



ORIGINAL

CITY COUNCIL MEETING Meeting Minutes of April 18, 2019

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

Also: Jan Johannemann, City Clerk
 Lucas Cooper, Police Chief
 JoAnn Hackworth, City Treasurer

Mike Duncan, City Attorney
 Sam Trapp, Public Works Supt.

APPROVAL OF MINUTES – April 4, 2019

MOTION: Kyle Sparks made a motion to approve the minutes of the April 4, 2019 meeting, seconded by Susan Vanlandingham. All in favor, the motion passed 5-0-0.

SCHEDULED VISITORS & GUESTS

Emmanuel Smith, US Census Bureau: He was present to raise awareness about the upcoming 2020 Census. An accurate census affects the amount of money that cities can receive for roads, funding for schools, grants, etc. The Census Bureau desires cities and communities to help spread the word. They are currently hiring and desire to hire people from within the community. The jobs have flexible hours and various positions available, and pay is \$14/hour. People can apply online at www.2020census.gov/jobs. This will be the first time a self-response to the census taking can be done online, but they will also have the mail-in/phone option.

UNSCHEDULED VISITORS & GUESTS – None

ORDINANCES & RESOLUTIONS

Mr. Duncan read the following.

Frist Readings:

ORD 2019-01: Amending section 31.44 of the City Code of Ordinances, in order to modify the compensation for members of the City Planning Commission.

The language is to change the compensation for regular members from \$20-\$40 and for the chair from \$40-\$80, which is what the commission has been paid for several years. Somehow the ordinance was missed in updating that information.

ORD 2019-02: Amending various sections of the City Code of Ordinances, in order to modify the bonding requirements for city officials and employees, and to make other technical corrections.

Mr. Duncan then read:

PROCLAMATION: Declaring Saturday, May 18, 2019 Kids to Parks Day

Mayor Schabell explained this has been done the past few years, Ms. Wagner will have an obstacle course set up at the Alexandria Community Park. More information will be announced later. There is also a website for Kids to Parks Day with a list of other participating parks across the nation.

DEPARTMENT REPORTS

Police Department: See attached report. Saturday, April 27 from 10:00 am-2:00 pm is National Drug Take-Back event at the Community Center (no inhalers or needles will be accepted). Also, the

speed trailer is up and running and is currently sitting on Ridgewood. There is no set schedule for locations of the speed trailer, it will be moved around on an as-needed/as-requested basis. Chief Cooper wanted to remind everyone that summer is approaching, which means more children are out, and the police department takes speeding in subdivisions very seriously. On May 25, starting at the Bridge Church, there will be the Concerns of Police Survivors motorcycle ride hosted by the City.

Public Works: See attached report.

Zoning Administrator: See attached report.

COUNCIL COMMITTEES

Personnel – Tom Baldrige: Next meeting is June 20.

Beautification – Sue Neltner: May 2 meeting will be cancelled.

Public Works – Bob Simon: Next meeting is May 2.

Finance – Bob Simon: The committee met Tuesday evening. The total budget is about \$5.4 million with the Police Department being the biggest part. The city's revenue is about \$20,000 less than the expenses and that is using \$405,000 budgeted for the gross receipts revenue. Next meeting is May 16. He asked council to review the copy of the budget and send any questions to the Committee. Ms. Hackworth will send the budget and profit and loss statement out to the other council members. The city is looking to spend about \$160,000 on roads, but we will also get some money from Road Aid.

Safety – Susan Vanlandingham: Next meeting is May 16 at 6:30 p.m. Please send her any agenda items that need to be discussed.

Ms. Vanlandingham also had a public service announcement: If there are any residents who do not have a working smoke detector, the American Red Cross will install one for free. Call 513-579-3003 to set up an appointment, or go online at www.redcross.org to fill out a form. This offer is valid through May.

BOARDS & COMMISSIONS – None

NEW BUSINESS – None

OLD BUSINESS

Grass: Ms. Neltner wanted to remind residents to not blow their grass out into the streets for safety reasons, and please do not litter.

MAYOR AND COUNCIL COMMENTS

Tom Baldrige: Upcoming Personnel Meeting and reading the City Official's Handbook.

Kyle Sparks: Met with Ted Long from KLC, who will be providing him with all of the resources that he has available, including the rules that council will have to follow. The City of Hopkinsville has a community development team and they have been a success story for KLC. Mr. Sparks believes he will need longer meeting times as the committee starts to build. He also found out from the Kentucky Transportation Department that the last traffic study was done in 2016. He is working on understanding these studies, which are hard to read, in order to give information to potential businesses. Mr. Sparks also brought up having a thoroughfare traffic study done. These are fairly economical and will show how many cars travel from south to north. Alexandria is the first "city" that

people hit traveling from Butler/Falmouth area. All of this information will be helpful as the committee looks to the future and begins planning.

Sue Neltner: Working on dates that the Beautification Committee could give up for the Business Retention & Development Committee meetings.

Also, she had sent a picture to the Mayor of a garage on Washington St. that was in disrepair and a code enforcement issue. She thanked Code Enforcement Officer Scott Davenport, Zoning Administrator Carol Hofstetter and the Mayor for acting so quickly to get it demolished.

Bob Simon: Continues to work on the budget.

Susan Vanlandingham: She was approached by several citizens in regard to the 2 car washes within 500 ft. of each other along US 27. She attended the Planning & Zoning meeting on April 16, 2019 to get some answers. Her observation was that the Commission was unsure of what actions should be taken. She gave a recap of the Planning & Zoning meeting and commented that neither the taxpayers nor council have influence in what types of businesses are established in the city. As long as businesses fit the current zoning requirements and variances are allowed, there is no plan or vision for what the city will look like in 5-10 years. She believes the process is not right and is not in the best interest of the city, that council should re-evaluate how Planning & Zoning works and should look at the expertise and qualifications of those who serve on the commission. She asked Mayor Schabell to develop a new direction and procedures for Planning & Zoning.

Mayor Schabell: Also attended the P&Z meeting and noted that council started this conversation under the previous Mayor. His position then and still is today is: Does the city want to steer what the city looks like by having zones for specific types of businesses? Some council members at that time did not want to limit free enterprise or competition. The city is growing and if we don't address the issue now, then we could end up with empty businesses because there are too many of the same kind. The P&Z Commission did nothing wrong by voting in favor of the site plan. The question then becomes, how do they do what is best for the city and not end up in a lawsuit. The answer lies in the zoning. Currently, the city's Highway Commercial zone is a blanket zone that includes 25-30 permitted uses. If the zones could be narrowed down, then council might have a better idea of our needs, where we need it, and what will be beneficial 10, 15, 20 years later.

Ms. Vanlandingham pointed out the car wash in question did not meet the requirements and was granted a variance, so at what point does the city say no, and make the businesses comply with the city's guidelines?

Ms. Neltner brought up The Seasons and the fact that banks, casinos, and bars were all included in the list of permitted uses in that zone. She suggested limiting some of the language. Ms. Vanlandingham would like the city to focus on providing services for the current residents, not so much on bringing others into the city.

There was much discussion on zoning and changing permitted uses for the Highway Commercial zone. Mr. Duncan said it is difficult to exclude a business if they applied and meet all the requirements for that zone. Some cities, including Florence, have Business1, Business2, Business3 and then limit the permitted uses for each. There are implications of restricting zones and it could be either good or bad for businesses. This is the perfect time to make this type of zoning change as P&Z is in the process of reviewing the Zoning Ordinance. They would need a public hearing, and then P&Z would make a recommendation to council for a final vote. The hard part will be rezoning properties into the various categories and the city may get some resistance from property owners.

Mr. Duncan suggested having a land planner look at the Comprehensive Plan. It has been a while since it has been updated. Mr. Baldrige asked if the city could create Special Development Zones as he has seen that to be effective in other cities.

TIFF districts were also discussed. There are geographical limits to a TIFF district and this is more of an economic classification rather than a land use classification.

The car wash that was the subject of Tuesday's P&Z meeting could have been denied based on the variance, but the problem with that particular lot is that no matter what is built there, no site plan will ever meet the requirements due to the location of the gas line.

Council then discussed how the city could take a more proactive approach in the future. KLC may offer some complimentary services for zoning and Mr. Sparks plans to have someone from KLC at the next Business Retention & Development meeting.

Mayor Schabell has asked Mr. Hart to provide a report from P&Z to Council so they are aware of what is taking place. He also met with Jennifer Teipel, Campbell County Media, to better engage with the residents of Alexandria. There are ways to utilize videos to get the word out about events, or even FAQs like how to pay taxes or apply for permits. Mayor Schabell will be making a video about the Town Hall meeting.

FUTURE MEETINGS

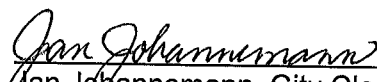
- May 1, 2019, 7:00pm – Park & Rec Meeting
- May 2, 2019, 7:00pm – Council Town Hall Meeting @ Community Center

COMMUNICATIONS

- April 20, 11:00am – Easter Egg Hunt @ Alexandria Community Park – Sponsored by Woodmen Life.
- April 22, 4:00-7:00pm – St. Elizabeth Earth Day Celebration. Free Health & Wellness Fair at St. Elizabeth Training & Education Center
- April 27 – Arbor Day Tree Give away at small shelter, Alexandria Community Park
- May 11 – Letter Carriers' Food Drive
- May 17 & 18, 8:00am-5:00pm – Campbell County Spring Clean-up

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 8:02 p.m.


Jan Johannemann, City Clerk

Date: 5/3/19


Andy Schabell, Mayor

Date: 5/3/19