



**CITY COUNCIL MEETING  
Minutes of October 5, 2017**

The Mayor called the Alexandria City Council Meeting to order at 7:00 p.m. followed by the invocation and the pledge. The following Council Members answering roll call:

Stacey Graus	Present	Susan Vanlandingham	Present
Bob Simon	Present	Scott Fleckinger	Present
Sue Neltner	Present	Andy Schabell	Present
Also: Karen Barto	City Clerk/Treas.	Mike Duncan	City Attorney
Sam Trapp	Public Works Supt.	Joe Alexander	Asst. Police Chief
Dave Hart	P&Z Chair		

**APPROVAL OF MINUTES – September 21, 2017**

There was one correction/addition to the minutes on page 3 – adding “Motion was seconded by Scott Fleckinger” to the motion made by Stacey Graus. The minutes were corrected prior to tonight’s meeting.

**MOTION:** Stacey Graus made a motion to approve the minutes of September 21, 2016, as amended, seconded by Andy Schabell. All in favor, motion passed 6-0-0.

**VISITORS & GUESTS**

**1. Tad Murphy** - Assistant Chief Joe Alexander introduced newly hired officer, Tad Murphy. He had recently completed all testing and will begin school at the Academy on Monday. City Attorney Mike Duncan administered the Oath of Office.

**2. J. C. Morgan, Campbell County Library** – The Campbell County Library has done extensive research, including a long-range strategic planning exercise assisted by Mayor Rachford. Mr. Morgan gave the report to the community which is attached. A part of the strategic plan was bringing a limited service facility to Alexandria, which will be located on the first floor of 8333 Alexandria Pike. This branch will provide library services to the southern end of the County. It is anticipated to be open on January 15<sup>th</sup>. The hours will be Tuesday – Friday, 11:00 a.m. – 7:00 p.m., and Saturday, 10:00 a.m. – 5:00p p.m.

Mr. Morgan also announced there is a “Drop Your Drawers” campaign, where the library collects underwear in November and December and distributes them to the family resource centers throughout the County. Last year they collected almost 7,000 pairs of underwear. Anyone wishing to donate new packs of underwear can turn them in at the library.

Mayor Rachford believes the new library branch is a win for everyone and congratulated Mr. Morgan.

**3. Dennis Wagner, 60 S. Jefferson** – He heard council was going to talk about rezoning 6 S. Jefferson Street tonight. Mayor Rachford explained rezoning would not take place at a council meeting, but at Planning & Zoning. When this does take place, he is more than welcome to come and share his comments. Mr. Wagner thanked the Mayor for notifying residents about the proposed apartment complex on 6 S. Jefferson.

Mr. Duncan met with the Zoning Administrator today and they discussed the wording of the zone that is in place at 6 S. Jefferson. All of that property is zoned Old Town Business, which lists 25 permitted uses. Mr. Neltner made a motion at Tuesday’s P&Z meeting to initiate the process to look at the wording of that zone and permitted uses to determine if it needs changing or revision. Use

#25 states "multi-family dwellings only in accordance with provisions of the R-2 and R-3 zones". The R-2 zone allows for multi-family, 10 units per acre, and the R-3 zone allows for multi-family, 14 units per acre. A review of the zoning map does not show any places in the Old Town Business zone that would be appropriate for a traditional multi-family development. There are lots of multi-family uses in the existing zone, so he doesn't think the city would want to do anything to the existing multi-family. If we don't want a new multi-family to go in this zone, the most efficient way to do this would be to tweak the language in the Old Town Business zone by changing the language to say "multi-family dwellings existing only as of the adoption of this ordinance" which would preclude new multi-family developments. The property owner would be eligible to develop it under any of the other permitted uses in the Old Town Business zone.

Rezoning a property would require the property owner's agreement, or the city initiating it but the property owner could object and sue the city if they didn't like the proposed zone. The remainder of the Old Town Business zone would still have the language that allows multi-family.

**4. Debbie Hicks, 54 S. Jefferson** – She asked Mr. Duncan if multi-family addressed apartment buildings and condominiums. Mr. Duncan explained this change would include condos, unless language was added to say condos only. Also, in order to change a text of an ordinance, the Planning Commission must hold a public hearing where people could give comments, then they would make a recommendation back to council, who would then adopt an ordinance to make that change. Planning & Zoning meetings are held on the first and third Tuesdays at 7:00 p.m. All city meetings are on the website calendar.

Mr. Wagner then asked how close something could be built to the property line, as his property backs up to 6 S. Jefferson. Mr. Duncan explained if this development would have gone forward, the plans showed they were not getting very close to his lot because of topographical reasons. There are restrictions in the Zoning Ordinance that require green space buffering, etc. which would have to go through P&Z for approval. Mr. Wagner asked if they would be able to build more units on that property without authorization once the original development was completed. Mayor Rachford explained they would have to submit another plan to be reviewed and approved. P&Z would be able to make certain conditions, which the developer has to agree to. Mr. Wagner knows someone who lives in Arcadia who was promised green space, but now there is building on that green space. Dave Hart said green space would have been noted on the site plan on record at the City Building, so this might just have been something the sales personnel at Drees or Fischer were telling people. Anyone who wants to view the green spaces are welcome to view the plans on record with the City. All construction should conform to an agreed-upon plan.

#### **ORDINANCES & RESOLUTIONS** - None

#### **DEPARTMENT REPORTS:**

**City Clerk:** Tax bills were mailed out last week, payments are coming in, and due by October 31<sup>st</sup>.

**Beautification Committee: Sue Neltner** – They met tonight and will be looking for the most awesome Halloween decorations or great Fall decorations for the next Beautification Award. Please contact Andy Schabell, Susan Vanlandingham or Ms. Neltner by October 25<sup>th</sup>, with names. The award will be presented at the November 2<sup>nd</sup> council meeting.

Also, an Alexandria Neighborhood Association is being formed to help beautify the city and anyone interested in getting involved with this should contact one of the members.

Alexandria will have a Spring Craft Show on March 17<sup>th</sup> at the Community Center. Interested vendors should contact the Community Center.

**Public Works Committee: Bob Simon** – They met tonight. Street program is complete and the Public Works crew is doing sidewalk repairs and crack sealing.

**Safety Committee: Susan Vanlandingham** – The next meeting scheduled for October 19<sup>th</sup>. If anyone has any safety issues to discuss, please let her know.

**NEW BUSINESS:** None

**OLD BUSINESS:**

**Update on Alexandria Meadows Development, 6 S. Jefferson** – Mayor Rachford reported the firm planning this development e-mailed to him to say they decided not to submit an application and will not be constructing any apartments in that area after attending the Town Hall meeting on Monday night and hearing from the residents. The Mayor doubts they will pursue anywhere else in the city, although the communication was specific to that site.

Mr. Schabell attended the Town Hall meeting and said it was good to see the number of people who attend and expressed interest. He thought it would have been better if more information was given in the letter sent out by the Mayor. He thinks the letter could have directed them to the video of their presentation to City Council or given a better explanation of what they were planning to do. It would have taken away some of the concerns and questions of people who attended had the letter been sent to residents earlier. The Marian Group was trying to work with the City, and he hopes they didn't get scared away by those attending the meeting that did not understand what was going on. Also, many who came to the meeting said they wished they had more advanced notice.

Ms. Neltner said there are plans to make the city's website friendlier so the meeting agendas are easier to view. Jan Johannemann stated this is now fixed, with a button on the Home page titled "Current Agendas", and all of the agendas for meetings can be viewed.

Mayor Rachford gave the timeline of events. He met with the Marian Group on August 1<sup>st</sup> after they addressed some issues. At that time the Mayor invited them to a council meeting, but the next meeting was not until 9/7 because the 8/17 council meeting had been cancelled. Ten days later, letters to residents within 1,000 were mailed out. Three days later at the council meeting the Mayor announced the Town Hall meeting on October 2<sup>nd</sup>, and that letters had been sent. About 200 people attended the 10/2 meeting and 27 of them spoke. Two days after that, he received the e-mail from Marian Group that they had decided not to submit an application.

Mr. Simon thinks the Marian Group is a good company and was aware of the work they did in Covington. He's glad they came to the 10/2 meeting to answer the questions. He was also impressed with the letter that was sent after the decision was made to not go forward.

Ms. Neltner checked the Better Business Bureau found the Marian Group had an A+ rating with no complaints for the last 36 months. She felt bad for them in the way there were received at the meeting.

**COMMUNICATIONS:**

- October 8, 12:30-4:30 p.m. – Hero's Day at CCMS (Rain Date is 10/15-check Facebook)
- Halloween Hours: Tuesday, October 31<sup>st</sup> 6:00-8:00 p.m.
- October 21 – Haunted Walk at the Community Park.
- There was a good turnout at the 20<sup>th</sup> Anniversary of the Park last Saturday. John Stein was very impressed with how the park as evolved over the past 20 years.

- The Walk Down Main Street was this past Saturday from 10:00 a.m. – 2:00 p.m. Mayor Rachford visited the Historical Society and was very impressed with what they had on displays and encouraged everyone to go visit.
- November 4<sup>th</sup>, Free Household Waste Collection Event at Florence Freedom Stadium. They will take aerosol cans, antifreeze, batteries, flammables, electronic scraps, etc. Call 859-547-1866 with questions.


**ADJOURNMENT:**

**MOTION:** Bob Simon made a motion to adjourn, seconded by Sue Neltner. All in favor, the motion passed 6-0-0. The meeting adjourned at 7:50 p.m.

  
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Karen M. Barto, City Clerk Treasurer

Date: 10/20/2017

Approved: **October 19, 2017**

  
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William T. Rachford, Jr., Mayor

Date: 10/20/2017