



**ORIGINAL**

**CITY COUNCIL MEETING  
Minutes of July 6, 2017**

The Mayor called the Alexandria City Council Meeting to order at 7:00 p.m. followed by the invocation and the pledge, with 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: Karen Barto	City Clerk/Treas.	Mike Duncan	City Attorney
Joe Alexander	Asst. Police Chief	Sam Trapp	Public Works Supt.

**APPROVAL OF MINUTES – June 1, 2017**

**MOTION:** Bob Simon made a motion to approve the minutes of the June 1, 2017 meeting, seconded by Sue Neltner. All in favor, motion passed 5-0-0.

**VISITORS & GUESTS** - None

**ORDINANCES & RESOLUTIONS**

*Mr. Duncan read the following:*

*Second Reading:*

**ORD #2017-05:** Amending the City's Code of Ordinances by creating new Chapter 98 therein and thereby establishing a new rental license and safety inspection program.

Mr. Duncan explained this ordinance sets up a registration for rental units in the City, a license for each unit, and a fee for the license. The main thrust of this ordinance is to allow for one initial inspection and then subsequent inspections if the building official believes there is a problem, or one is reported.

Mr. Graus said the \$40 initial fee would offset the cost of checking on properties, but he suggests a lower "renewal" fee. Mr. Duncan said he left that figure blank for council to decide.

Mayor and council had a listing of rental properties in the City. Of the 239 potential rental units on the list, 82 of them are single family homes.

Mayor Rachford then opened up discussion to the public.

**1. Keith Arnold, 17 Viewpoint Dr.** – Asked if all properties fall under this ordinance's guidelines and who will be in charge of inspections? There is insufficient ordinance enforcement in the city now. Of the several complaints he has made, there was a response but not much of a follow-up. Will there be adequate personnel to enforce this ordinance? The Mayor responded that all properties do fall under this, and the inspections would be handled by a combination of people (code enforcement, zoning administrator, building inspector, and possibly others). The code enforcement officer works 20 hours a week and maybe his hours will have to increase. The intent is to go into each rental unit, inspect for problems, then the proper official will address them. Once addressed and fixed, future inspections would be "complaint driven". The ordinance was not intended for annual inspections.

Mr. Arnold pointed out some of the issues are clearly visible from the outside, and asked how the city plans to take care of those. He again stated it doesn't appear any follow-up is being done now.

**2. Pam Voelker, 78 Viewpoint Dr.** – She showed council pictures of three rental properties near her home that had been in foreclosure and are now owned by PLP Properties. One is rumored to be

full of mold and the yards are not being kept clean. Often renters will move in a residence, but do not stay long. She would like the city to be held accountable for the ordinances currently on the books. There are properties in her neighborhood that look trashy and unmaintained. The City should be enforcing the laws and holding landlords and renters accountable to make sure the community is a safe place to live.

Ms. Voelker also mentioned a property between 25 and 29 Viewpoint where something is oozing from the ground and there is standing, stagnant water. She notified the City, but there was a question of who owns the property. Her other complaints were speeding on Viewpoint, old animal feces with odors (15 Viewpoint), teenagers throwing a cardboard box into residents' yards, and renters harassing the neighbors (93 Viewpoint). She would like to see an annual inspection on rental properties.

Mr. Simon explained the council members don't always know about the complaints and the follow-ups as they are handled at the City offices. Mayor Rachford is aware of a couple of the issues Ms. Voelker brought up, and some are ongoing issues. Enacting this ordinance is a good start. He will meet with the Code Enforcement Officer to try to resolved some of the issues that Mrs. Voelker mentioned. He encouraged her to continue informing us of any problems.

Mr. Graus brought up the dollar figure that needs to be added. If there are 250 rental units, the City will have to increase the hours of the Code Enforcement Officer to get this done. Based on the \$40 initial fee per unit, the revenue generated will be about \$9,000 for those additional personnel hours. A small percentage of these units are probably the problem properties. Whatever the renewal figure, it can be adjusted up or down as needed. A \$25 renewal fee was agreed upon.

Mr. Duncan explained the building inspector will not charge for their initial inspection; however, if something needs to be fixed, they will have to apply for a building permit which requires a fee paid to the county building inspectors.

**MOTION:** Stacey Graus made a motion to amend Section 98.06 of Ordinance 2017-05 to add a renewal license fee be \$25.00, seconded by Sue Neltner. All in favor, the motion passed 5-0-0.

Ms. Vanlandingham asked if there will be an annual inspection after the initial inspection. Mr. Duncan explained Alexandria's ordinance states there will be one inspection, then the property will have to be brought up to code if necessary. Thereafter, the property will be inspected only when there are reasonable grounds to believe there is another violation, or a complaint is registered by a tenant or a neighbor. Ms. Neltner said the word "periodic" in the ordinance language allows for leeway if there is an issue. Mr. Schabell is also satisfied with this language, as not every landlord should be subjected to annual inspections because they keep their properties in pristine condition.

Mr. Arnold suggested changing the ordinance language to require an inspection each time a new renter comes into the unit, especially with the "problem landlords", but Mr. Graus doesn't think this is necessary. If the tenants and neighbors take responsibility for calling in a complaint, then this ordinance gives the City authority to earmark persistent violators and call for multiple inspections.

**MOTION:** Bob Simon made a motion to adopt Ordinance #2017-05, seconded by Sue Neltner. All in favor, the motion passed 5-0-0.

*Mr. Duncan then read the following:*

**RES #2017-01:** Recognizing Senator Wil Schroeder, co-sponsor of Senate Bill 226 calling for the separation of County Employee Retirement System from the Kentucky Retirement System.

**MOTION:** Stacey Graus made a motion to adopt Resolution #2017-01, seconded by Bob Simon. All in favor, the motion passed 5-0-0.

**RES #2017-02: Adopting Northern Kentucky Area Development District's Regional Hazardous Mitigation Plan for the City of Alexandria.**

**MOTION:** Stacey Graus made a motion to adopt Resolution #2017-02, seconded by Susan Vanlandingham. All in favor, the motion passed 5-0-0.

**DEPARTMENT REPORTS:**

**Beautification Committee: Sue Neltner** – They meet tonight to discuss the 2017-18 budget, ideas to beautify the City, and the beautification award to be awarded next month.

**Public Works Committee: Bob Simon** – They met tonight and the 2017-18 street paving should begin around August 1<sup>st</sup> and be finished within 30 days. The streets are off Whispering Woods Subdivision, Springwood, Southbrook, Sylvan, N & S Cedarwood, and 600-700 block of Brookwood.

**NEW BUSINESS:**

**Possible Cancellation of July 20<sup>th</sup> meeting** – After discussion, the council meeting, Personnel, and Annexation Committee meetings will all be cancelled for 7/20.

**OLD BUSINESS:** None

**COMMUNICATIONS:**

- Free Movie Nights: July 28<sup>th</sup> - "Moana"; August 25<sup>th</sup> – "Sing". Movies start at Dusk at the Park
- The City is working on directional signs for the Old Towne Business District
- Will be grading and graveling the parking lot at Washington and E. Main
- Updating the city's website and social media pages.

Stacey Graus addressed the proposed Cold Spring drug treatment facility and the issues (pros and cons) that have been going on. If someone's child was affected by the disease of drug addiction, they would want a facility for their child to be treated. He understands that no one wants a treatment center in their backyard, but some of the responses he's heard and seen are highly inappropriate, particularly to Dr. Schroer's comments at the recent meeting. Mr. Graus publicly supports Dr. Schroer's position.

**ADJOURNMENT:**

**MOTION:** Bob Simon made a motion to adjourn, seconded by Sue Neltner. All in favor, the motion passed 5-0-0. The meeting adjourned at 8:07 p.m.

  
\_\_\_\_\_  
Karen M. Barto, City Clerk Treasurer

Date: 8-3-17

  
\_\_\_\_\_  
William T. Rachford, Jr., Mayor

Date: 8-3-17

Approved: *August 3, 2017*