

ORIGINAL



**PLANNING & ZONING MEETING
Minutes of July 16, 2019**

Chairperson Dave Hart opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present: Dave Hart, Chair Ron Johnson Tom Wheeler
Steven Shinkle Randy Nehus Sonny Markus

Absent: Nick Reitman

Also Present: Stephanie Tarter, Admin. Clerk Carol Hofstetter, Zoning Administrator
Mike Duncan, City Attorney Robert Seitzinger, City Engineer

Chairman Hart opened the public hearing at 7:02 p.m.

PUBLIC HEARING

To hear and gather evidence and public comment regarding the application of Wallick-Hendy Development Company, LLC to rezone the property located at 8822 Constable Drive from its current zoning of R-1D (Residential) to R-3 (Multi-Family Residential).

Mr. Duncan explained Under the Federal and Kentucky Constitutions, property owners are eligible to use their property in an economically feasible manner. If the homeowner wants to develop the land and the land is not zoned properly for the use, they would go through this process and hold a public hearing for rezoning the property. A final decision would be made by City Council. By holding the public hearing, the city is neither endorsing nor opposing the application. Evidence will be presented both for and against the zoning map amendment with references to the City's Comprehensive Plan and zoning ordinances. At the close of the public hearing, the Planning Commission will weigh the evidence, and decide whether or not to make a recommendation to City Council to approve the zoning map amendment. Additional conditions could be added to the Site Plan development that would have to be agreed to by the applicant. If council is inclined to approve the zoning map change, it would be done via ordinance with two readings and approval by council. If council does not agree to the zone map amendment, there are additional steps to be followed.

Mr. Duncan added a caveat for everyone to be respectful to those who are speaking at the lectern.

John Leonard, Senior Vice President for Development & Construction, Wallick-Hendy

Development: He gave a history of the company and their mission, and explained that the company develops, builds and manages their properties. They currently manage 200 properties in multiple states though not all are Wallick-owned. They manage for non-profits, housing authorities and others. They construct different types of buildings. This public hearing is a Housing Tax Credit Development, and it is not a project for public housing, rent-subsidies housing, project based-Section 8 housing, assisted living, skilled nursing facility or a memory care unit. It does not support housing for the homeless; rather, it is for seniors 55 and older, where rent is priced below the area median income. Wallick is not asking for any concessions, tax abatements, city funding or variances for the development. Their economic impact has resulted in \$120 million in Kentucky over the last 8 years. The total development cost for this project is \$9.5 million, contributing approximately, \$33,000/year in taxes to the city with half going to the school system. The project will create temporary jobs in the development and building and will also create a few full-time jobs once completed. They will use local businesses for material, as available, and will use local maintenance companies for ongoing needs. Mr. Lenoard shared a story of a senior gentleman, from a property that Wallick built a year ago, who after losing his wife, moved into the property and has loved the community and glad with the decision. Mr. Lenoard stated this is what Wallick would like to bring to Alexandria.

Alexis Dunfee, Wallick-Hendy Development: Ms. Dunfee explained what a tax credit project involves. If the zoning map amendment is approved, they will seek housing credits from the State through a competitive process. If they are awarded the credits, Wallick will then sell those credits to investors to provide equity on Day 1 of the project to be used to construct the project. After completion, there are no on-going operational subsidies, or subsidies to the owner or residents. There are income and rent restrictions that come with the housing credits. Residents cannot make more than 60% of the area median income, which in 2019, would mean residents could not make more than \$30,000-\$40,000 annually. There will be one- or two-bedroom units with rent at \$750-\$950/month. Rent can increase with time, but will always be subject to maximums that Wallick agrees to uphold for a minimum for 15 years. The rent is 100% the responsibility of the resident and they will not receive assistance to help pay for the rent. There is also an age restriction where 80% of the residents have to be 55 and older. Because of the Fair Housing law and revisions to the Housing for Older Persons Act of 1995 the project can't be 100% 55 and older. This is to account for flexibility in households where spouses are not the same age. All residents have to be on the lease and are subject to background, credit, and reference checks. If someone else is found to be residing in a unit, they have to either leave or be added to the lease and verified. Failure to comply will result in eviction. Wallick is legally bound to uphold these restrictions and they are recorded with the property at the county via a LURA (Land Use Restriction Agreement). These restrictions are attached to the property and not the owner, so any new owner would have to uphold these requirements.

Ms. Dunfee stated the proposed project would meet current and future demographic needs of the city. The project is for independent senior living and will have a fitness center, computer center, and a community kitchen to boost a sense of community and fellowship among residents. There would be 2 full-time staff, access to 24/7 maintenance, and accessibility via an elevator. Some units will be fully handicap-accessible to aid in all mobility impairments. Wallick does not provide any services to the residents including, medical, personal care, or meal service.

This project is in line with the City's Comprehensive Plan, and in compliance with the community goals: *"Encourage and support efforts to construct and maintain affordable housing for elderly, handicapped and other disadvantaged persons..."* Ms. Dunfee also referenced the city's adopted future land use map that recommends multi-family housing at 5-14 units/acre ratio. The proposed 50-unit project accomplishes both of the aforementioned plans, and is compatible with the neighborhood. They are interested in being good neighbors to the adjacent land owners, serving as a transition from single family homes to a more heavily traveled thoroughfare in the community. The development is set as far away from Constable as physically constructible, and because of topography, about a story and half lower than the adjacent neighbors to the north. The scale of the building, in terms of height and length, should be minimized with these design considerations. The exterior will feature building materials compatible with the surrounding single-family homes, with at least 50% brick façade that is at least 50% brick and other high-quality, durable siding materials, energy-star windows and doors, and 30-year dimensional shingle roof.

Ms. Dunfee also addressed some concerns that have been raised regarding traffic, noise and sewage. According to operational data collected from similar projects, they typically see one car per residence regardless of bedroom size. According to the Institute of Transportation Engineers Tripp Generation Manual used to calculate traffic studies, this would equate to 50 cars with an additional 2-3 cars for staff, and 174 daily trips. In comparison, a subdivision with 50 homes would generate 479 daily trips. Older adults affect transportation needs and usage in a much different way than younger adults, it's not just the number of trips but the time of day those trips are made that contribute to congestion. They no longer engage in typical daily activities like commuting to work and picking up/dropping off children at school. Residents will also have access to public transportation via TANK routes and on-demand senior transportation service for on-site pickup.

The concern of noise was addressed. This is not an assisted living or nursing facility so the number of EMS calls/sirens would not be any greater than any other residential area. The local Fire Chief had said most likely any Fire or EMS responders will enter off Alexandria Pike and not Constable Drive.

They have had preliminary conversations with SD1 and the city engineer regarding sewage connection and capacity to determine the best point of connection and they have indicated a couple of points to consider. Capacity will not be an issue. As of Monday, Wallick has submitted their reservation for capacity with SD1.

John Lang, Attorney of the Schneider Family Trust: Mr. Lang spoke on behalf of the current property owners, stating this is the last piece of property to be sold from the Schneider Family Trust. The proposed use is a good transitional use in conjunction with the commercial use, police station, and move from the heavily traveled US 27 to the residential area on Constable. He asked the commission to use their best judgement for the zone change, as this is the best use for this property at this time. The Schneider Family is no stranger to the controversy that can arise from a zone change and they have been on both sides of the aisle.

Jeff Schumacher, Attorney representing 142 homeowners on Constable, Southwood & Stonegate and surrounding areas: Mr. Schumacher did not hear much about the actual site and that was because the documents provided to the commission were not for the proposed site. He pointed out the elevation pages included in the application packet are for a location in Elsmere. Wallick has an application pending in Elsmere and he made the assertion Wallick simply attached the Elsmere application to the one for Alexandria. There is no way for the Commission to know the correct elevation for the piece of property in question. He then pointed out Wallick's cover letter, sent with the application, is grounds for not approving the application because it states that certain items listed below have not been supplied:

- Letter of approval from the Water District
- Letter of approval from the Sanitation District
- Letter of approval from the Fire Department

According to the cover letter, there were other items not included and would not be available prior to the meeting. He commented on his experience and what is required for Planning and Zoning items in Maysville, KY. From the onset, Wallick's application is incomplete because of these missing items.

Mr. Schumacher stated the proposal is not in line with the low density, single-family residential development and environmental surrounding. Wallick should not be considered because as of the morning of the meeting, the company was not in good standing with the State. His check on the Secretary of State's website revealed there was no certificate of authority to do business in the state. Wallick may have been in business for 50 years, but the LLC has only been in business in the State of Kentucky since 2013. Because of their bad standing, Mr. Schumacher believes that their application should not be considered.

He took the application submitted by Wallick and applied the city's Zoning Ordinance and Comprehensive Plan to it. He then defined the word "shall" according to KRS 446.010 as meaning "mandatory and cannot be waived". Anywhere the word "shall" is used in the city's Ordinance, it is mandatory, not only for the applicant, but for the Commission as well. The reason documents are mandatory is so that the Commission can look at all information to make the best decision they can and especially on a project as large as the one currently being proposed.

He then moved into his prepared 16-page statement in opposition to the proposal by Wallick. (This document will be filed with the city at the close of the meeting and is attached to these minutes.) While reading through the statement, he made the comment, around page 5 that the reason Wallick has not provided soil tests or boring tests is because they are expensive to do. Wallick is trying to push through the application without due process because they want it presented to Council two days from tonight's meeting. It does not appear that the City of Elsmere has taken any action yet on the proposal

presented to them. He believes Wallick is either trying to throw the same project at two cities to see where it sticks or to see who is gullible enough to take it quickly. He also mentioned that this property may be perfect for multi-family use, just not a 3-story building. Why not a 1-story building?

Mr. Hart then opened the floor for public comment, asking that each speaker limit their comments to two minutes and to not reshare something that had already been spoken.

Charlie Coleman, 10 Stonegate: Mr. Coleman made a statement about one of their properties and that it had a couch sitting out on the sidewalk. Also, the applicant had applied to Cold Spring and they were denied. Over 50% of SD1's budget goes to debt service and he does not believe they will bring sewer line to the proposed project. He pointed out the adjacent plot of 10 acres has their own sewer treatment plant. The residents on Constable have an HOA and have their own treatment plant. He believes there is not enough capacity there for sanitation. He also asked why District 6 has not been asked to do a traffic survey. The numbers presented by Wallick are their numbers.

He then pointed out the different access points from arterial roads onto 27 that are near the project. He does not believe there is a need for this project because the County sold Lakeside Senior Apartments due to there being empty rooms. The biggest investments people make are in their homes and they chose the area because they were single-family homes and they are looking for neighbors. He fears that if the rezone goes through for this property, then the owner of the 10-acre land next to it would be rezoned as well and then there will be another apartment complex. He doesn't believe that is what the Commission wants for Alexandria. When apartments come into a community there are negative effects on that community and the schools with a transient population. Test scores decrease and discipline issues increase. Also, there are issues with speeding on Constable and the city did put a permanent speed bump in. There are also no sidewalks on Constable. People walk their dogs and families go for walks so there should not be an entrance on Constable.

Gretel Stephens, 8852 Constable Dr: Constable is a small road and her mailbox has been knocked down multiple times.

Brett Ruschman, 16 Broadfield Ct: Mr. Ruschman read a prepared statement that highlighted the history and development of Woodstone, Southwood, and Stonegate. The Schneider Family Trust owned the property that the Southwood subdivision sits on since 1929 and when that land was up for rezoning it was approved against popular opinion. He shared personal memories from the Schneider Farm and personal feelings when the property was sold to make way for the subdivision. The city was losing something great, but had gained the community of Southwood. The same family that sold the property for Southwood is asking to sell another piece of land to allow for more people to enjoy life in Alexandria, and they are wanting to sell to a company who can provide 50 new homes to those who can not afford \$150,000-\$350,000 homes. There have been 305 new homes built in the past 35 years and the proposed 50-unit building would only be a 16% increase compared to the 65% increase when Southwood was added to Woodstone. There is one senior housing option located on Breckinridge but he believes there needs to be more adult senior housing. He closed by stating that he welcomes the zoning change and welcomes the potential of new neighbors. The city could use the increase in tax money to add sidewalks to the rest of Constable and install a stop sign to increase the safety of all.

Carol Bartels, 8896 Constable Dr: She believes there will be children residing in these units because grandparents are now raising their grandchildren. She also believes the project should be located closer to medical options and shopping.

Ryan Amburgey, 102 Quailwood: He and his wife moved into Alexandria last July and chose the community because it is growing and they like the direction the City is headed. His desire is for his property value to increase and he believes this project will negatively affect that. He believes that if this project is approved, the city could see people leave the area causing tax base to decrease, which would not be good for the growth of Alexandria.

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Imogene Enzweiler, 7021 Glen Kerry Rd, Florence: She agreed with what Brett Ruschman had to say, commending him on what he said and how he said it. She used to live on the property and could come back and live on it again in the senior housing and would enjoy that opportunity. She asked the commission to consider everything and grant the rezoning for seniors.

Brett Faulkner, 5 Woodcrest Dr: Mr. Faulkner stated the applicant compared the traffic pattern of a 50-unit building to a 50-house subdivision. He surmised that the property in question could not hold 50 homes, more like 5-6 homes. The number of cars would be around 12 rather than 100.

Rick Bird, 9 Woodcrest Dr: He commended Mr. Schumacher on his presentation and pointed out the applicant's intended goal is 10-15 years. At this point, they will have made their money, and after that time, if Wallick chooses to leave, the building and the residents will still be there.

Dan Guidugli, 8751 Constable Dr: Mr. Guidugli has lived on Constable for 42 years; he has seen lots of changes, not only to Alexandria, but to Constable, going from farm land to being developed. He has never opposed any of the changes, but he opposes this one. This project is not in the best interest of the city, it is not in the best interest of the community, and it won't help anything in the long run. The property should be developed and he hopes that it is as the Schneider Family deserves, but this is not the right one and he ask that it be denied.

Linda Ravencraft, 8954 Constable Dr: She believes that senior housing is needed in Alexandria, but she pointed out the building on Breckinridge is never full. The elderly do not need 2-bedroom apartments and they do not need to be in a building with three stories. She understands that there will be elevators, but then that means the hallways will be on the inside and you will be able to hear people coming and going. Her biggest fear was if there were a fire, since they are elderly and disabled in some small way, those on the top floor will not be able to get out.

Christopher Glynn, 7 Broadfield Ct: Mr. Glynn moved into the neighborhood in February and he sought this area out specifically because it was single-family residential. He reiterated what others had said about Constable being a small road and the potential for noise pollution. What happens when they can't fill all of the units, do they just sit or do they get opened to others? Also, there are no conveniences and necessities close by.

John Heisler, 40 Broadfield Ct: He chose to live in Southwood 20 years ago even though he was the one building the homes. He chose to live among those that he worked for and to send his children to the schools because he loves Alexandria. He is all for helping others and doing things right, but they are making a profit. Wallick is painting rainbows of what they are trying to put in around their homes. Are they going to chose to live around the project and share the burden after the 15 years are up? Would the commissioners choose to move into Southwood after the project is built?

Jennifer Korth, 11 Paul Ln: She believes that traffic has increased over the years and she had a question about the transportation that is being offered; whether it was an additional cost to the resident or was it included in the rent payment.

Imogene Enzweiler: She gave some history about the property and that other developers of single-family homes had been contacted but no one was interested in developing this property. She has now been presented with an offer worth entertaining. There are other things along Constable that are not residential and homes without landscaped front yards. She does not believe that the proposed project is out of line with the area.

Mike Davis, 11 Rockledge Ct: He commented on the transportation option of the 25X Tank bus, that it is an express route from Alexandria to Cincinnati. They make about 4 or 5 runs in the morning and in the afternoon and he doesn't believe this is a viable option unless they are going to and from Cincinnati.

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Gina Rebholz, 8914 Constable Dr: When she saw the sign for the zone change, she started looking into the company making the proposal. She found other Wallick locations around Northern Kentucky and took photos of the properties. She had those pictures and specified the locations of each.

Derrick Sharp, 6 Southwood Dr: He believes this building will change the character of the neighborhood. It would dwarf anything around it, and add extra traffic. He questioned where extra cars would go when they run of parking in the lot. He doesn't want to see the neighborhood ruined.

John Brennan, 9832 Cedar Cove Ln: He is concerned that if grandchildren are transferred into the custody of their grandparent, that is a hard time in their life and that will trickle into the lives of the students around them.

John Heisler: He wanted to know how many kids will likely be living on site. Schools are already at capacity and they can't handle anymore.

Matthew Enzweiler, Imogene Enzweiler's son: He empathizes with what everyone has said but he posed the question to the residents why the developers of Southwood didn't develop the other side of the road. He surmised this was likely due to the fact that only a small number of houses could fit there. He asked what would make their homes worth more as they don't believe that it is a multi-unit building of lower income individuals. He challenged the opposing residents to come up a solution since this family has tried and came up short. They have been held hostage by zoning and location, and while he realizes that is not their problem, he asked for some suggestions for solutions, suggesting a group of them come together to purchase the land to make it what they want. This may be a better option than one day having a strip mall or a Target in that location.

Venice Bertucci, 8 Broadfield Ct: She is a realtor and was a part of the team that helped with the sale of the land that Southwood now sits on. She believes the land is a viable option to be sub-divided and sold for custom home lots. If it goes multi-family, the appeal that makes Southwood a desirable place to live will be lost.

Mike Trauth, 9 Broadfield Ct: This will directly affect him and his family when they are out in their pool. People chose Alexandria to increase their property value and to get away from the noise and traffic. He asked the Schneider Family Trust if they were interested in donating the property for a dog park and Ms. Enzweiler answered "absolutely not". He then went on to asked if there were any walking paths in Alexandria and was informed there are walking paths at the Alexandria Community Park. He does not want a three-story building in his backyard and does not believe this is the place for old folks.

Michael Creech, 3 Southwood Ct: He wanted the commission to know that he has sacrificed a lot to own his home as have many others. He realizes that the city has to look at money and what could be raised in taxes, but believes that they would make the same from a line of homes in Southwood. He thanked the commission for listening to his concerns and the concerns of others.

Ms. Dunfee addressed the issue of the application being incomplete. The city has received elevations for the proposed location, all required letters were provided, and the landowner has also signed the application. The Elsmere project has been approved by that community. She chose not to go into detail in regards to the Comprehensive Plan since the city engineer provided a letter indicating that the Site Plan meets the intent of the Comprehensive Plan. There have been studies done examining the effect of tax credit projects on the value of single-family homes, and sited a summary of those studies from the Center of Housing Policy funded by MacArthur Foundation. It concluded, after several decades of the program, that a project of this nature does not depress property values. She commented on some of the properties in the pictures stating that some are not Wallick-owned. One picture is a Section 8 family community, which is not an equal comparison to the currently proposed project. She addressed transportation, explaining on-site, on-demand pick up is a service provided by TANK.

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Mr. Leonard commented one of the reasons they were drawn to Alexandria was its passion and sense of community. If the project were to move forward, he committed to the Commission and City Council that they would hold town hall meetings to address as many concerns and questions as possible.

Mr. Markus asked whether the project had to be 3-stories or if it could be one story with multiple wings since it seems the audience would be receptive to that. The easy answer is yes, but there are other driving components to this project. In order for them to make a profit on the project there is a minimum unit count that they are required to have, and because of the topography it leads itself to vertical construction.

If there are open units, Wallick would not be permitted to lease to anyone under the age of 55 because of the deed restriction. Mr. Leonard said in the 15 years he has been developing properties such as the one being proposed; they have always filled to capacity. There is a huge need for affordable housing in the United States and seniors are the fastest growing group.

It was suggested the developers go back to the drawing board to see if they could come up with a one- or two-story plan, and to place the building as close to US 27 as possible, with the Constable entrance being a secondary entrance. The applicant stated the Constable entrance could definitely be secondary and they would commit to moving the structure as far away from Constable as structurally possible. The plot plan would be deed restricted to the 50 units and would prevent them from building more units.

In answer to the question of why do they need two bedrooms, Mr. Leonard explained sometimes couples end up in separate bedrooms, some use the second bedroom as a craft room, sewing room or just as extra space. There will be 25 one-bedroom units and 25 two-bedroom units.

Mr. Shinkle asked about the housing credits being sold has equity. How do they get paid back or made whole? It was explained they sell the credits to investors who get a dollar-for-dollar tax reduction on their tax liability. They would pay Wallick .90 cents on the dollar of money to construct the project and they would be part owner in the project. They are non-voting members, so they don't get to make decisions about the project, but they are tied legally to the project and are in the compliance period of 15 years with Wallick. A lot of the investors are members of the community who have Community Reinvestment Acts. The zoning map amendment is tied to Wallick's application, meaning if Wallick is unable to secure financing or get the housing credits then then the amendment would revert back to what it was before. Mr. Duncan explained the city would need to have the property owner on record stating they agreed with that stipulation as well. The family's attorney stated they did agree to that stipulation. The selling of the tax credits will generate about 70% of the equity needed for the project.

A question was asked what section of HUD this project would fall under. The project falls under Section 42 of the Federal Tax Code. Tax credits are regulated by the IRS and not HUD. There are times where HUD will be partnered in terms of a debt service, but that is not what they are proposing. Their loan would be conventional.

Mr. Wheeler asked what happens if after 15 years Wallick is no longer the owner, can the building be changed to Section 8 housing? Section 8 housing is regulated by HUD and the project-based portion of it is no longer under new opportunities, strictly renewals. There are no opportunities for a developer to ask for a project-based Section 8 contract as they do not exist anymore. The compliance period is for 15 years, but Wallick is a long-term owner of their assets. After 15 years, there are items that need updated and maintained, so they will reapply for credits and do the process over again to get the needed capital to make those renovations. If they decided to sell the property then the building would be changed to market value apartments, but the senior restrictions on the property will stay for 30 years. The restrictions come with the deed; it has nothing to do with ownership.

Wallick also stated that they were in good standing with the State.

Deanna Thomas, 11 Stonegate Dr: She was confused on how someone making so little could sustain living in the apartments. Residents making \$40,000/year at age 55 are not going to have the retirement savings to still be living there at age 72 or 80. This is not geared toward someone who is leaving their home and looking for a place to put the money from that sale; this is for people who are living paycheck-to-paycheck, moment-to-moment. They will not qualify for assistance for healthcare and groceries, so the result is 50 more homes being added to the "free food assistance" programs in Campbell County. She explained why the building should not be in the proposed location. She would support it if it were placed elsewhere. The developers are being irresponsible by placing seniors with limited resources in a location where there are no resources.

Mr. Schumacher presented a copy of what he printed out from the Secretary of State's website to show Wallick is in bad standing, requested it to be a part of the official record

Ms. Dunfee explained they have multiple single-purpose entities that they file with the State. This is one those entities. The "bad standing" is simply a form that needs to be updated with the State, it is not a representation of bad performance but is a clerical error in updating records with the State. Regarding age restrictions, they do review age deviations on a case-by-case basis. If they do not stay in compliance, there are huge penalties for not being in compliance with the legally binding documents that they sign.

Regarding how Wallick finds their locations, the State of Kentucky sets forth rules and regulations and how they would like to appropriate their money. They are interested in being in communities that are strong and would have a positive influence on the people who would live in the community. Alexandria happens to be one of those communities and in order to meet the funding requirements and the desires of the state, Alexandria is a community that Wallick wishes to be part of.

Mandy Smith, 30 Southwood Dr: She stated in her previous work, she had to do deal with collecting money from LLC companies. In her experience, they go inactive and then pop back up under a different LLC. When she sees a company change LLC's, that throws up a red flag for her.

Mr. Hart then closed the Public Hearing at 9:19 p.m.

Mr. Duncan explained the regulations the commission must follow when considering a zoning map amendment. Testimony has been given from both parties referencing the Comprehensive Plan, pointing out that the developers focused more on the future land use map. The property in question has a slated future land use of higher density residential and part of it is for public institution and recreational. The future land use map has the north and south end of the property for high density residential and the middle for institutional/recreational. He added clarification to some of the things stated by Mr. Schumacher - all needed documents have been turned in but they were not turned in with the original application. The other items mentioned are things that are reviewed at a later date when a full Site Plan is submitted. Section 14.0.1.1(a) of the Zoning Ordinance states the Zoning Administrator is able to waive some of the engineering details until the Commission is able to make a decision on whether the zone change is appropriate using just a concept plan. The Commission has to make a finding based on the evidence presented - whether it meets the Comprehensive Plan and Zoning Ordinances that apply. The vote, whether for or against, should reference evidence supporting that vote. The points presented by Mr. Schumacher should be weighed along with the future land use map.

MOTION: Sonny Markus made a motion to table the zoning map amendment to allow time to consider all that was presented, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

APPROVAL OF MINUTES – July 2, 2019

MOTION: Steven Shinkle made a motion to approve the minutes of July 2, 2019, seconded by Tom Wheeler. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS – None

UNFINISHED BUSINESS – None

INTERNAL BUSINESS

Treasurer Report: Randy Nehus presented the Treasurer's Report for July 16, 2019.

Beginning Balance \$12,130.94

Receipts	+669.40	Development Plat/Site Plan approval, Wallick-Hendy Development
Expenses	- 1,066.00	Ziegler & Schneider Inv. #223
	-1,720.50	CT Consultants Inv. #190283-5

Ending Balance \$10,043.84

MOTION: Steven Shinkle made a motion to pay invoices as presented, seconded by Tom Wheeler. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.


MOTION: Steven Shinkle made a motion to accept the Treasurer's Report dated July 16, 2019, seconded by Tom Wheeler. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

Other Items: There is an HB55 course on July 31 and is all day 8:00-5:00 in Lexington. Mr. Hart asked that the commissioners let himself or Ms. Hofstetter know if they are interested in attending.

ADJOURNMENT

MOTION: Tom Wheeler made a motion to adjourn, seconded by Steven Shinkle. All in favor, the motion passed with a 5-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 9:35 p.m.

Attested to and submitted by:


Jan Johannemann, City Clerk

Dated: 8/7/19


Dave Hart, Chair

Dated: August 6, 2019