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CITY COUNCIL MEETING Meeting Minutes of March 5, 2020

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 Present	Susan Vanlandingham Present
Bob Simon Present	Sue Neltner Present
Kyle Sparks Present	Tom Baldridge Present

Also: Jan Johannemann, City Clerk Mike Duncan, City Attorney
 Sam Trapp, Public Works Supt. Joe Alexander, Asst. Police Chief

APPROVAL OF MINUTES – February 20, 2020

MOTION: Stacey Graus made a motion to approve the minutes of the February 20, 2020 meeting, seconded by Susan Vanlandingham. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS

Kevin Grantlin, TAC Fitness: He thanked the citizens of Alexandria for their hospitality and stated the quality of people has not let him down. TAC Fitness is located in the space that was formerly Body Dynamics and they want to continue the feel of the "Hometown Gym". They are excited to offer the art of fitness to the City of Alexandria. Their goal is to treat everyone with love and respect and practicing excellence. They have updated the cardio machines, have functional training for athletes, and a free-weight floor. Mayor and Council welcomed him to the city.

ORDINANCES & RESOLUTIONS

*Mr. Duncan read the following:
Second Reading:*

ORD #2020-05: An ordinance approving the recommendation of the Alexandria Planning Commission, in order to adopt text amendments to Sections 4.17 and 4.18 of the Alexandria Zoning Ordinance in order to remove car washes as permitted uses in the HC and NSC commercial zones; and to Section 3.8 in order to classify grass and weeds above eight inches in height to be a violation.

Mayor Schabell spoke with the gentleman who had asked him to postpone having the second reading of this ordinance until he had a chance to speak to council. He wanted to know if an existing car wash were to purchase an adjoining lot and only install vacuums, would that be allowed? Mr. Duncan explained with the new language added after the first reading, that would not be permitted. If this ordinance is passed as written, someone wanting to expand to an adjoining lot would have to go through the entire process of requesting a text change, including a public hearing. After further discussion, council agreed to keep the language in the ordinance, limiting the expansion of a car wash only to its current lot/parcel.

MOTION: Susan Vanlandingham made a motion to approve Ordinance 2020-05, seconded by Bob Simon. All in favor, the motion passed 6-0-0.

ORD #2020-06: An ordinance of the City of Alexandria, in Campbell County, Kentucky, approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment to rezone the Perry/Strickmeier/Kendall Property Group real estate located at 7541 Alexandria Pike from its current zoning of Residential Rural Estate & Agricultural (R-RE) to Planned Unit Development (PUD) zone, subject to the submitted development plan and to the agreed conditions of approval, in order to develop the real estate for an apartment project, with some commercial lots along Alexandria Pike.

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Council spent some time discussing the proposal. Ms. Neltner questioned whether the distance between the proposed light and the light at 709 would be too close together. A light is not based on distance but whether or not the numbers warrant it. They talked about the overall layout of the project, the use of the land, traffic and safety as well as the proposed entrance. There was also discussion on the tax revenue that would be generated from the project and the fact that the city does not have to maintain the streets, sidewalks or lights. Mr. Baldrige was still concerned about the safety aspect and the best use for the property. Mr. Simon believes this proposal is the best use for the land at this time. There will be commercial lots up front which will bring in tax revenue and overall will generate more revenue than a single-family residential lot.

MOTION: Stacey Graus made a motion to approve Ordinance 2020-06, seconded by Bob Simon. The motion passed 5-1-0.

DEPARTMENT REPORTS

City Clerk: Ms. Johannemann received the updates to the Code of Ordinances. If council would like their books updated with the new pages please bring them in. The online version will be updated next week.

Community Center: See attached report.

COUNCIL COMMITTEES

Personnel – Tom Baldrige: Next meeting will be the 16th at 6:00 p.m.

Bus. Retention & Development – Kyle Sparks: Next meeting will be March 19 at 6:30 p.m. He gave an update on the website and will send out a link to council for their input.

Beautification – Sue Neltner: They met this evening and discussed the two bids that came in for landscaping. They voted to accept the bid from Guidugli but will need to send the figures to the Finance Committee as the bid came in above what they had spent in the past.

Ms. Neltner passed out the pictures of a proposed new city sign and explained the cost would be \$18,863 for either brick or stone. The biggest cost is the LED sign itself at \$14,886. The sign is programmable and is 10mm, which allows for a crisper look. Mr. Sparks pointed out this would be a capital improvement and questioned whether the city has ever taken out a loan for something like this. It was asked if local businesses could chip in and have their name run on the screen for an allotted amount of time. Mr. Duncan said it is possible but there is a process for that. Grants were also brought up as a way to cover some of the cost.

Public Works – Bob Simon: They met this evening and discussed the estimate of \$363,000 from CT Consultants for Thatcher Ct., Thatcher Ave., Paul Ln., Maplewood Ct., Ashwood Ln., Brookwood Dr., Rainbow Ln., Enzweiler Rd., and storm work on Orlando Dr. They will put all streets out to bid. The road aid fund is around \$176,000 and they have typically budgeted around \$200,000.

Ms. Neltner said Stillwater is crumbling, and Mr. Trapp reported they will be doing spot repair in the coming weeks.

They have completed the budgeted sidewalk program, and will be getting estimates on the remaining sidewalks. They will also begin to address the sidewalks on U.S. 27. It was asked if the State has any liability for there being no curb in certain areas due to repaving and whether there are standards for curb requirements. There was some discussion about what the State will maintain.

Safety – Susan Vanlandingham: Next meeting will be April 2.

Finance – Stacey Graus: Next meeting will be March 19 with the first draft of the budget.

BOARDS & COMMISSIONS – None

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NEW BUSINESS

Trash Removal: Ms. Neltner would like the city to look into a new company for garbage pickup. For the past several months Rumpke has been coming into her subdivision well before the contracted time of 6:00 a.m. and she has received a complaint from another resident in a different subdivision. They discussed what the current contract states in regards to penalties if they violate the contract. It was mentioned maybe they need to hear from the city's legal department since there have been so many complaints with not much resolution. The city will be putting waste removal out to bid mid-year as the current contract ends 12/31/2020. There should be a penalty provision in the new contract. It was suggested to invite the Rumpke representative for the city to the next council meeting.

OLD BUSINESS – None

MAYOR AND COUNCIL COMMENTS

Tom Baldrige: He asked if there was a plan to have another public forum for this year because the one last year seemed to be really successful. He would like to have a better sound system as it was difficult to hear.

Mayor Schabell said this was going to be in his comments as well and he will be contacting Campbell Media about the sound system. Scheduling a Town Hall Meeting will be on the next council agenda to discuss agenda items as well as a date and time that would work with the Community Center.

Kyle Sparks: During the zone change hearing he heard people mention the schools were too full and overcrowded. He suggested having the superintendent come to a meeting to inform council about where they are and to have open transparent conversation as the city grows.

Mayor Schabell stated the current apartment project went to the schools before anyone on Planning & Zoning or Council saw the plans. They were able to make comments to the plans in regards to how the buses would get in and out and the developers made those changes. They also were asked if they had room for the students, and the answer was yes. He agreed with Mr. Sparks on having Dr. Rust at a future meeting and has already asked him to attend one in the coming weeks. He would like Dr. Rust to also talk about the School Resource Officer, the importance of having one in the schools, and the city's legal responsibility as well as a "State of the Schools".

Mr. Sparks would also like to see a dialog started with NKU as there are students from this area who attend. Things are still up in the air with TANK and it would be nice to have a bus service for NKU students to Alexandria. He would like to see some transparency with NKU and get a dialog started before summer. He has NKU contacts and will start a conversation with them.

Sue Neltner: Craft Show is Saturday, March 14.

Susan Vanlandingham: She would like to have Campbell County Emergency Management come to a council meeting to review home safety, emergency preparedness, etc. Ms. Neltner suggested making a commercial to get the word out and Mayor Schabell encouraged her to reach out to Chief Cooper to get something set up.

Stacey Graus: He commended Kentucky Transportation Cabinet for getting the hole filled on the AA but hopes they will address Riley Rd. soon.

Mayor Schabell: He is excited about the PUD development; this is the best use for that land. He is optimistic that good things will come to the 13 acres of commercial space along U.S. 27 and believes this will be good for the city overall. The grand opening for Burkes Outlet is April 16. Lou Lou's Café is open in the old Spare Time Grill location; they replaced all of the neon lights and it looks really

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good. Their hours of operation are on their Facebook page. He has reached out to them to come to a council meeting. Also, if there are any other new businesses in the city, we should reach out to them and invite them to a council meeting. New businesses are required to fill out a City form so we have contact information for them. He attended RECA's last day this past Sunday and they were very crowded.

FUTURE MEETINGS

- Code Enforcement Board – March 12 at 7:00 p.m.
- Planning & Zoning Meeting – March 17 at 7:00 p.m.

COMMUNICATIONS

- Middle & High School Open Gym every Wednesday, 2:30-4:30 p.m. in the Community Center
- March 14, 9:00 a.m.-1:00 p.m. – Spring Craft Show at Community Center
- March 28, 8:00 a.m.-1:00 p.m. – Shred Day/Prescription Drug Disposal at Furniture Fair in Cold Spring, KY
- March 28, 11:00 a.m. – Easter Egg Hunt at Alexandria Community Park hosted by Woodmen Life

Mayor Schabell read a flyer about the Community Easter Giving Tree (attached). Anyone can take an egg from the tree, purchase the non-perishable item on that egg, and return the item to the Calvin A. Perry Community Center by April 3, 2020. Food items will enable needy families to enjoy an Easter meal. Meat will be provided by First Assembly of God Church.

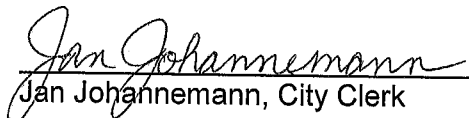
Ms. Neltner mentioned on Wednesday afternoon, March 18, the sewing group will be showing students how to make a pillowcase. Students need to bring 2 yards of coordinating fabric.

MOTION: Sue Neltner made a motion to go into Executive Session pursuant to KRS 61.810(1)(b) to discuss a real estate matter, seconded by Susan Vanlandingham. All in favor, the motion passed 6-0-0. The executive session began at 7:57 p.m.

MOTION: Susan Vanlandingham made a motion to return to Regular Session at 8:26 p.m., seconded by Tom Baldrige. All in favor, the motion passed 6-0-0.

ADJOURNMENT

MOTION: Stacey Graus made a motion to adjourn, seconded by Bob Simon. All in favor, the motion passed 6-0-0. The meeting adjourned at 8:26 p.m.


Jan Johannemann, City Clerk

Date: 4/16/2020


Andy Schabell, Mayor

Date: 4/16/2020