



**CITY COUNCIL MEETING
Meeting Minutes of April 1, 2021**

Mayor Schabell called the Alexandria City Council Meeting to order at 7:00 p.m. followed by the invocation, then a moment of silence in memory of Council Member Dave Hart, who passed since the last council meeting. A pledge to of allegiance was then recited. The following Council Members answering roll call:

Stacey Graus	Present	Steven Shinkle	Present
Joe Anderson	Present	Tom Baldrige	Present
Kyle Sparks	Present		

Also: Jan Johannemann, City Clerk Mike Duncan, City Attorney
 Lucas Cooper, Police Chief Jeff Pohlman, Fire Chief
 Sam Trapp, Public Works Supt. Kim Wagner, Recreation Director

VISITORS & GUESTS

Kim Wagner, Recreation Director: Ms. Wagner gave an update on what has been happening at the Community Center and the Park. Mayor Schabell first praised her for all the hard work she has been doing during keeping everyone occupied during the lockdown.

The Community Center shut-down allowed her and her staff time to patch, sand and paint every inch of the center, along with deep cleaning everything, leaving it in great shape for all types of gatherings while still following all CDC guidelines. Basketball practice is back, as well as Zumba and Power Yoga. Walking members are also back and can participate in Chair Yoga. Chair volleyball is still on hold. There is a new Friday morning Drum Fun Class for walking members, which is a seated workout requiring a stability ball and drumsticks. She is looking to hire another Community Center worker, so anyone interested in a part-time job can see the city's website for information.

Restrooms at the Park will open next week. There are new concrete steps from the upper park (playground area), past the swings to the lake loop, and a new concrete pad picnic area by the swings, made possible by grant money. There are also two new playground backhoe diggers. The first Story Walk ("*Over and Under the Snow*") was done in February, and there will be another one through the month of April ("*The Positive Ninja*"), made possible by a partnership with the City of Alexandria, Police Department, and Campbell County Drug Free Alliance. Arbor Day Tree Give Away will be Saturday, April 24th, starting at 10:00 until Noon, or whenever all the trees are gone.

Keep an eye on the website and the City Facebook page for upcoming events.

APPROVAL OF MINUTES – March 18, 2021

MOTION: Stacey Graus made a motion to approve the minutes of the March 18, 2021 meeting, seconded by Tom Baldrige. All in favor, the motion passed 5-0-0.

ORDINANCES & RESOLUTIONS

Mr. Duncan read the following:

ORD#2021-04 (First Reading): An Ordinance of the City of Alexandria approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment for the undeveloped real estate and lots located in and about the Timber Creek Subdivision on the south side of Poplar Ridge Road, and off East and West Timber Creek Drives, from Residential One-D (R-1D) zone to Planned Unit Development (PUD) zone, in order to change the required side yard setbacks for homes to be built on the property, subject to the submitted Development Plan.

Mr. Duncan explained the city held a Public Hearing. The application will not increase the number of lots, but will allow for the side yard setbacks to be smaller to accommodate a larger house on the same lots. Attached to the ordinance is a recommendation of the Planning Commission Chairman and the Staff Report from Carol Hofstetter. A representative from Drees was also present tonight.

Matt Mains, Drees Company, explained there will be a 5' minimum side setbacks, but lots would have a 10' total setback versus a 15', allowing them to fit a more-popular size house. The lots are 60' wide allowing a 48' wide house on the lot. Mr. Mains gave a presentation (copy attached). Some houses would have a 3-car garage, which is what consumers are asking for. This does not change any of the existing green space, and the existing number of unsold lots are going to stay the same. There will be no more than 153 lots. Mr. Mains then answered some questions from council.

ORD#2021-05 (First Reading): An Ordinance of the City of Alexandria approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment for the AA Family Limited Partnership/Drees Company real estate at 8214 Tollgate Road, which is a parcel of land between Tollgate Road and Breckenridge Drive, from Residential One-D (P-1D) zone to Planned Unit Development (PUD) zone, in order to develop the real estate for a townhome community according to the submitted Development Plan and subject to the agreed-upon conditions.

Mr. Duncan explained the request is to rezone the property to PUD to allow for the development of 122 ranch-style townhomes. There are conditions placed on this development by the Planning Commission: 100-ft. setback at the entrance and landscaping installed during Phase 1; subsequent landscaping during each phase; and the undeveloped area of the property shall be a protected area and not allowed to be developed regardless of ownership of homes and roadways.

Mr. Mains then gave a presentation on this development, called Riffle Ridge. He referred to an area map to explained where the development is, with 48+ wooded and hilly acres, nestled between Tollgate and Breckenridge, and access off Breckenridge. The plan is for 36 buildings, 122 ranch-style townhomes. The PUD zone fits within the Comprehensive Plan, and allows the flexibility to push the development on top of the ridge, clustering them on the ridges to avoid extra excavation and tree-cutting for less of an environmental impact while increasing density.

There will be 3 detention ponds to handle storm runoff, 67 off-street parking pads, and each unit will have their own entry, a 2-car garage, and 25' driveways allowing 4 dedicated parking spots for each unit plus the additional 67 off-streets. The duration should be about 5 years with 4-5 different phases. The roads are 25' wide, similar to the townhome section of Arcadia. The minimum setback at right of way is 24'. Minimum setback from exterior property lines is 25'; minimum distance between buildings is 20'-25'. There will be a sidewalk along Breckenridge Drive, and an internal sidewalk on one side of the road. There was a lot of traffic discussion at the public hearing. A traffic study was completed, which found there was no need for additional road improvements to meet the requirements as there was adequate site distance to safely turn in and out of the community.

Another condition was monument landscaping in the first phase, which is what Drees wants also. There will be an entry monument, and landscaping will "meander" the sidewalk along Breckenridge Road. There will be pocket parks with benches, and maybe a dog park; however, since they are still in the beginning stages more exploration is needed. There will be a full facility clubhouse within the community and a pool.

68 units are walk-outs and 54 units are non-basement townhomes. The prices will range from \$230,000-\$350,000 or higher with square footage from 1,400-3,500.

After answering questions from council regarding where the green space will be enhanced, traffic study (a copy is available at the City offices), the type of individuals interested in a townhome (more

empty-nesters and millennials – people looking for no yard work and a HOA to maintain the outside). Also discussed was the location of the main entrance. There were concerns about which street residents would use for ins/outs, and peak and non-peak traffic. Also, of concern was what the development will look like 5-10 years down the road with regard to traffic and appearance. Mr. Mains believes there will be more non-peak travel, given the type of individual interested in living in a townhome. The HOA will be taking care of the appearance of the development, and Drees is always careful to leave HOA's on good, healthy grounds with sufficient reserve funds.

Gary Straus, 133 Breckenridge: Mr. Straus had several questions and concerns regarding sidewalks, increased traffic on Breckenridge, construction traffic, and traffic studies. There is currently a traffic pole set up on Breckenridge that area residents believed was the traffic study being done by Drees. However, Chief Cooper said this device was installed by the Alexandria Police Department to track speeding, etc. due to a complaint from a resident.

Mr. Straus has seen several cement trucks and foundation trucks using Breckenridge Road to enter and leave the Arcadia subdivision. Mayor Schabell understands Mr. Straus' concerns about current and future construction traffic, but this can be addressed at a later date.

Mayor Schabell addressed the comments on social media about letting the property stay as it is. The only way that can happen is if someone would buy it with the intent to leave the property as it is. The city is not in a position to purchase it, and if the sellers get an offer and will make a profit, it will be sold. The property has been for sale a long time. There was a prior potential developer interested who wanted to put in 280 apartments, which would have had a larger impact on traffic. He agrees there may be traffic issues, but this is a better plan for the property. Other council members agreed. Mr. Shinkle pointed out this is a rezoning matter, not a development submission, and the concerns mentioned will have to be addressed at a later time.

Mr. Mains agreed to put signs up stating "no construction traffic" through the areas of concern (from 27 to Tollgate through Breckenridge) to help mitigate some of these issues. Mayor Schabell thanked Mr. Mains for attending this meeting.

Chief Cooper explained to Mr. Straus the data collector will track traffic in both directions and will give the police department a lot of information on speed, number and type of vehicles, etc. Chief Cooper also said this is not the first time they have had complaints of speeding in this area, and they found it not to be as big a problem as was thought. He likes to encourage people to report serial speeders in their subdivision to the Police Department.

Mr. Sparks asked if the city could do anything to mandate construction use in a particular route. Mr. Trapp pointed out this was done some years ago in the Brookwood/Ridgewood Valley area. Mr. Sparks wants to make sure this is enforced.

DEPARTMENT REPORTS

Police Department: Chief Cooper will have his stat report at the next meeting. He also wanted to remind everyone that the Drug Take-Back Initiative will be April 24th, for anyone wanting to get rid of unused prescriptions. No liquids will be accepted. There is also a full-time drop off at the Community Center during normal working hours.

Fire Department: See report attached.

COUNCIL COMMITTEES:

Public Works – Tom Baldridge: The next meeting will be May 6th at 6:00 p.m. to discuss street overlays. The engineer's estimate was approximately \$315,000. The streets will be overlaid

depending on fund availability. The Mayor does not yet have information on the road aid funds for this year.

Beautification – Kyle Sparks: He chaired this meeting in lieu of Dave Hart. They addressed landscaping gravel for the north and south city signs. Estimates were submitted. Guidugli's was the lowest estimate at \$1,900 to remove mulch, add weed bedding, and add gravel. The rock will last much longer than mulch and will need less maintenance. This would also be a nice way to honor Dave Hart. They also talked about soliciting people to help with the beds on Washington Street.

Business Retention & Development – Kyle Sparks: The front office is working on getting Alexandria businesses organized by type to put on the City's website. He thanked Stephanie and Jan for working on this.

Finance – Stacey Graus: The next meeting will be April 15 to fine tune the budget.

BOARDS & COMMISSIONS – Nothing to report

NEW BUSINESS

Replacement for opening on council: Mayor Schabell does not like doing this, but KRS states the city has 30 days to fill the vacancy on city council. If the opening not filled within that time, it will be up to the Governor to appoint someone.

Dave Hart started with the City in 1991-1994 on Planning & Zoning; two of those four years he was Chairman. Then he served on city council from 1999-2012. In 2013 he was Planning & Zoning Chairman until December, 2020. He was elected to council this January. He was a bus monitor for Campbell County, and lots of kids are missing him. Dave was always proud of the things he had been involved with in the City. We will have to find someone to fill his spot, but he will not be replaced. We are in a difficult spot but we have to move forward.

For boards and commissions, the Mayor makes appointments; however, to replace a council member, City Council must decide how to pick the person. Mayor Schabell stressed the decision needs to be made by April 19th or else it is up to the Governor to appoint someone. Mr. Duncan pointed out this governor has been very active in filling vacancies. Mayor Schabell said council could go into executive session this evening and talk about some of the individuals who have already expressed interest in the position.

After much discussion, it was decided the open position will be advertised on the website, Facebook, and city signs to give everyone interested the opportunity to apply. Resumes/applications will be accepted until April 9th at Noon. The City Clerk will then send out all paperwork via email, then Council can review them over the weekend, make a decision on the best candidates, and hold a Special Council meeting on Tuesday, April 13th at 7:00 p.m. to interview candidates one at a time in council chambers. Council could make a decision that evening and vote on it, or vote at the regular meeting on April 15th.

OLD BUSINESS

Covid 19 Update: There was a public hearing at the P&Z meeting a couple of weeks ago that had to be conducted in the Community Center and the sound was not good. Also, there are not enough microphones in council chambers to accommodate everyone with the social distancing. The city is looking into a better, more portable sound system to use. Expected COVID relief funds can be used to help pay for this. The plan is to purchase a wireless system that can be used in both locations. Kim and Jan are looking into the possibilities.

The COVID rate today was down to 7.1/100,000 in Campbell County, which is good. As if this week, Governor Beshear reported there have been eleven straight weeks of decline in Kentucky. Vaccine availability is also increasing.

Mayor Schabell said people are calling the city asking about vaccinations. The City gets this information the same way the public does – through the Northern Kentucky Health Department and the Campbell County Office of Emergency Management. The posts the city puts on social media are being copied from their websites.

City Sign: Mr. Anderson said there was talk at the last meeting about a new LED city sign on the corner of 27 and Rt. 10. The Mayor had given him the okay to get some information on cost. Someone had come forward to offer his time and talent to lay up the brick/block on the corners for a digital sign. The sign would need posts on the four corners with an L-bracket to secure the sign to. He has checked out prices of signs, and they are not cheap, and asked if council was willing to move forward with this before he pursues any further. There was a question about whether this volunteer could build something nice around the portable sign that is at the Tribute Park in the meantime. Mr. Anderson believes he might.

There was discussion about the costs, if the sign would need to be moved, if the COVID money could be used to pay for the sign, and whether or not to do anything else at this time. There is no clear guidance yet as to what the next round of relief money can be used for. KLC has "forecasted" that we will be receiving around \$1.7 Million. Mayor Schabell said the Department of Local Government will be providing some information on how the relief money can be spent, so we should probably hold off on any decisions until we know for sure how much we are getting and what it can be used for. Council agreed the city needs a better-looking sign, but we should wait until we know more.

MAYOR AND COUNCIL COMMENTS

Tom Baldrige: He acknowledged the additional thank you notes from small businesses for the grant money. Please be careful at Easter gatherings and continue to social distance. Finally, he will really miss Dave Hart and his experience on council.

Kyle Sparks: He agreed with Mr. Baldrige's comments about Dave Hart, and was really looking forward to working with Dave.

Stacey Graus: He got to know Dave Hart in 1998 when he ran for city council and they became quick friends. For many years he would meet Dave and others after council meetings at the VFW. He was a good friend and he is going to miss Dave and his experience.

Joe Anderson: He knew Dave Hart for some time. He was a great man, a pleasure to be around. He always had the time to talk to you, and was a tremendous father. He will be greatly missed.

Steven Shinkle: He met Dave four years ago when he joined Planning & Zoning. Dave was a good person to talk to and he was very excited about coming back to council this time.

Mayor Schabell: He also echoed what council has said. We will fill Dave Hart's spot, but he will not be replaced.

FUTURE MEETINGS

- April 6, 7:00 p.m. Planning & Zoning
- April 7, 7:00 p.m. Park & Recreation
- April 14, 7:30 p.m. Board of Adjustments

COMMUNICATIONS:

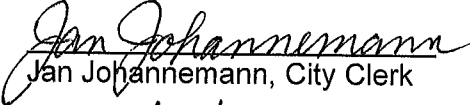
- Shred Event/Prescription Drug Disposal – April 10, 8:00 a.m. – 1:00 p.m. at Furniture Fair, Cold Spring
- Campbell County Spring Cleanup – April 23 & 24, 8:00 a.m. – 5:00 p.m.

MOTION: Tom Baldrige made a motion to go into Executive Session pursuant to KRS 61.810(1)(f) to discuss a personnel matter, seconded by Kyle Sparks. All in favor, the motion passed 5-0-0. The executive session began at 8:38 p.m.

MOTION: Tom Baldrige made a motion to return to Regular Session at 9:04 p.m., seconded by Kyle Sparks. All in favor, the motion passed 5-0-0.

ADJOURNMENT

MOTION: Steven Shinkle made a motion to adjourn, seconded by Kyle Sparks. All in favor, the motion passed 5-0-0. The meeting adjourned at 9:05 p.m.


Jan Johannemann, City Clerk

Date: 4/15/2021


Andy Schabell, Mayor

Date: 4/15/2021