

# ORIGINAL



## CITY COUNCIL MEETING Meeting Minutes of April 15, 2021

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	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.	JoAnn Hackworth, City Treasurer
Kim Wagner, Rec. Director	Rick Carr, Park & Rec.

### CEREMONIAL SWEARING IN OF NEW COUNCIL MEMBER

City Attorney Mike Duncan administered the Oath of Office to Susan Vanlandingham who was appointed and approved by Council to fill the vacancy on City Council. Everyone congratulated Ms. Vanlandingham and welcomed her back on council.

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### PUBLIC HEARING

*The Under the Land and Water Conservation Fund Act of 1965 (Public Law 88-578), citizens are afforded the opportunity to express their views concerning the recreational needs of their community. To provide a forum for discussion, the City of Alexandria will be hosting an open meeting on Thursday, April 15, 2021 at 7:00 p.m. at the City Building, 8236 West Main Street, Alexandria, KY 41001. The specific purpose of this meeting is to discuss an upgrade to Alexandria's Community Park upper area near the playground in order to create a larger shelter covering more than twice the area of the existing structure and providing picnic spots for several families.*

*The public is invited to review and voice their opinion on the proposed activities and potential impacts of the project. Anyone wishing to support or oppose the proposed project can also submit written comments to the City Clerk, 8236 West Main Street, Alexandria, KY 41001 ([janj@alexandriaky.org](mailto:janj@alexandriaky.org)) prior to 12:00 p.m., April 15, 2021.*

City Attorney Mike Duncan read the public notice. There was a legal ad placed in the April 8, 2021 edition of the Recorder. No citizen input was received. Mayor Schabell opened the Public Hearing at 7:03 p.m.

Kim Wagner then gave a report on the growing population, number of homes, and median income. The largest age group for Alexandria is 35-54; the second-largest group is youth ages 5-17. Therefore, a large portion of our population could benefit from opportunities parks can provide. A new larger shelter would be a welcome addition to the Alexandria Community Park. There has been an increase in popularity of the park, especially since the pandemic hit, giving people a place to exercise, play, and relax. The proposed project would be an upgrade to the park's upper park shelter. The Park Board would like to construct a more accommodating picnic shelter in the same area as the current small shelter. The current small, 20-yr. old shelter, can fit about one family. The Board's vision is to create a larger shelter providing picnic spots for several families, incorporating some platform-style seating which would provide several more places for people to sit.

In 2019, the Park Board reached out to Martin Koepke, Landscape Architect, who created the 5-year master plan in 2012, which included a rendering and cost for a playground shade structure. The estimated cost is between \$37,000 for a 300 sq. ft. structure, and \$52,000 for a 400 sq. ft. structure.

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This includes materials, concrete footing, paving, platform seating, demo, picnic table. The cost does not include utilities. In the 2021 Land and Water Conservation Fund Grant Application, the Park Board is requesting \$31,000 (with a city match of \$31,000) for a total project cost of \$62,000. If the City were to receive Federal approval and funding through the LWCF Grant, we would begin prep and construction of the larger shelter to replace the existing shelter. The alternative would be to leave the small shelter as is until the City can find another way to fund a replacement shelter project.

After answering several questions from city council, asking for public input, and distributing a form for all in attendance to complete, Mayor Schabell closed the public hearing at 7:12 p.m.

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**VISITORS AND GUESTS:** None

## **APPROVAL OF MINUTES** – April 1, 2021 Regular Meeting *and* April 13, 2021 Special Meeting

**MOTION:** Stacey Graus made a motion to approve the minutes of the April 1, 2021 regular meeting and the April 13, 2021 special meeting, seconded by Tom Baldrige. All in favor, the motion passed 5-0-1 with Ms. Vanlandingham abstaining.

## **ORDINANCES & RESOLUTIONS**

*Mr. Duncan read the following:*

**ORD2021-04 (2<sup>nd</sup> Reading)** 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 of 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.

**MOTION:** Kyle Sparks made a motion to approve Ordinance 2021-04, seconded by Steven Shinkle.

Mr. Baldrige had some questions on the PUD zone. Mr. Duncan explained this zone classification is mostly for a cluster type development where individual lots are smaller but there is more green space, typically used in an area where the topography is difficult to work with. Also, rules are relaxed somewhat on sideline setbacks so a larger house can be built on the same size lot. There was then discussion on what residents want, and the amount of control the City can exercise in a PUD zone.

Matt Mains, Drees Company, explained a PUD locks you into a plan while also allowing more flexibility. What most people want is a 48-ft. wide house with a 3-car garage, but they are not overly concerned about a lot size. This gives the developer ability and flexibility to design lots and houses, while also allowing for green space and trails for the community to use that is maintained by HOA.

Ms. Vanlandingham requested to go on record as recusing herself from the voting on Ordinance 2021-04, and the following Ordinance 2021-05, since she was previously on Planning & Zoning when they made the recommendation to approve both matters.

The motion was then brought up for a vote, and passed 5-0-0 with Ms. Vanlandingham recusing.

**ORD2021-05 (2<sup>nd</sup> Reading)** 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 (R-1D) zone to Planned Unit Development (PUD) zone, in order to change the real estate for a townhome community according to the submitted Development Plan and subject to the agreed-upon conditions.

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Mr. Duncan explained this was recommended by Planning Commission with the conditions as follows:

- A 100-ft. setback of the entrance with the landscaping installed during Phase 1 and subsequent landscaping during each phase; and
- The undeveloped area of the property will be protected area and not allowed to be developed regardless of ownership with homes or roadways.

**MOTION:** Tom Baldrige made a motion to approve Ordinance 2021-05, seconded by Steven Shinkle.

Mr. Sparks has an issue with Drees and their subcontractors. There was a visitor at the last meeting complaining about concrete trucks using Breckenridge. He wonders if Drees can meet with their subcontractors to properly keep the roads cleaned and prevent the traffic from driving on roads they should not be on. He would like to get a guarantee from Drees to make sure this is taken care of.

Mr. Mains said he has talked to his construction managers that oversee the subs and explained this was a concern of the city. Drees is committed to making sure everyone in and around the community is satisfied with what is being done. He will again relay council's concerns to his managers. He urged anyone to reach out to him personally and he will pass complaints on immediately, and is happy to take these calls and hold his sub-contractors accountable. Mr. Graus said there has always been a good relationship between Drees and the City, but if these issues keep happening, something more drastic needs to be done. He wants Drees to know the city is serious. After more discussion among council members about issues with construction, Mr. Duncan said this could be made an additional condition of this ordinance. Mr. Mains agreed to the additional condition that Drees install signage and advise all of the subcontractors to follow these signs.

Mr. Baldrige and Mr. Shinkle, who motioned and seconded the original motion to approve Ordinance 2021-05 agreed with this additional condition.

The motion was then brought up for a vote, and passed 5-0-0 with Ms. Vanlandingham recusing.

**RES#2021-04:** A Resolution of the City of Alexandria to sign and file an Application for Land and Water Conservation Fund Grant.

Mr. Duncan explained this follows the Public Hearing, and the Resolution will authorize the Mayor to sign the Application for a project for the estimated cost of \$62,000. One of the requirements of the grant is that the city set aside their 50%, or \$31,000.

**MOTION:** Stacey Graus made a motion to approve Resolution 2021-04, seconded by Kyle Sparks.

Mayor Schabell noted a comment on Facebook Live regarding whether the estimate is "updated" with the raising prices of lumber. The original quote was less than what is being asked for.

The motion was then brought up for a vote. All in favor, the motion passed 6-0-0.

**RES#2021-05:** A Resolution of the City of Alexandria adopting and approving the execution of a Municipal Aid Co-op Program Contract between the Incorporated city and the Commonwealth of Kentucky, Transportation Cabinet, Department of Rural and Municipal Aid for the fiscal year beginning July 1, 2021, as provided in the Kentucky Revised Statutes and accepting all streets referred to therein as being streets which are a part of the Incorporated City.

Mr. Duncan explained Alexandria is estimated to receive \$172,171.14. Mayor Schabell noted this amount is approximately \$20,000 more than what we received last year.

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**MOTION:** Tom Baldrige made a motion to approve Resolution 2021-05, seconded by Susan Vanlandingham. All in favor, the motion passed 6-0-0.

## DEPARTMENT REPORTS

**Police Department:** March reports are included in council packets. Mr. Baldrige thanked the PD for paying attention to people stopping at stop signs in his neighborhood.

Mr. Sparks asked about the boarded-up house on Main Street. Chief Cooper said Carol Hofstetter is working on this. She has been in touch with Mr. Duncan as well.

Chief Cooper also reported on the stats pulled from the traffic device that was on Breckenridge from March 23 through April 5. During that time, there were over 4,000 vehicles in that area. The posted speed on Breckenridge is 20 mph. The average speed was 22 mph. He pointed out the battery on the data collector solar panel is going bad, so the only stats collected were through the daylight hours. They ordered a new battery and will run the device in that area again soon.

Mr. Shinkle also asked about putting a stop sign on Tollgate across from Arcadia because of the line-of-sight issue on Tollgate. Chief Cooper said this is a State issue. Mr. Trapp also pointed out the two streets in that intersection do not align. Chief Cooper will have his department keep an eye on this area.

**Public Works:** See report attached. Mayor Schabell noted the cost of salt will increase from \$66.32/ton to \$99/ton. The city has about 300 ton left this year. The average usage per year depends on the weather.

**Zoning Administrator/Code Enforcement:** Reports attached. Mr. Baldrige said the pothole at Walmart is starting to erode again. He also asked about the sound issue at the car wash. Trees have not yet been planted, but the owner did do something to lower the noise. Mr. Sparks thinks it could be better.

**Community Center:** See report attached. Rentals are starting to increase.

## COUNCIL COMMITTEES:

**Public Works – Tom Baldrige:** The next meeting will be May 6, 6:00 p.m.

**Business Retention – Kyle Sparks:** The next meeting will be on May 6 at 6:30 p.m. Work continues on the website for Alexandria Businesses. Also, there are a couple of new businesses opening this week - Brass Key Coffee Shop and also a dress boutique next door at 8109 Alexandria Pike.

**Finance – Stacey Graus:** They met tonight and spent some time going over revenues and expenses. The next meeting is May 20<sup>th</sup> and he is confident the budget will be firmed up at that time.

**Safety – Joe Anderson:** The next meeting will be June 17, 6:00 p.m.

**Beautification – Susan Vanlandingham:** The next meeting will be on June 3. Sam Trapp said the stone has been ordered for the north and south signs.

**BOARDS & COMMISSIONS** – None.

## NEW BUSINESS

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**Declare PD Property Surplus:** Chief Cooper explained there are number of items (see list attached) that are no longer needed by his department. The majority of the items on the list are old radio systems that are no longer compatible with the new system, and old body camera systems. There are also a few printers, holsters, and things that have been lying around the office. The items can be given/sold directly to another government entity, and the remainder will be posted on govdeals.com to see if they can be sold. Some of the radios will be sent the jail to use inside their building.

**MOTION:** Stacey Graus made a motion to approve the master list of items included in the council packet as surplus property, seconded by Susan Vanlandingham. All in favor, the motion passed 6-0-0.

**Profit & Loss Report:** See attached report. Mayor Schabell asked if there were any questions.

Mayor Schabell and Sam Trapp had met with CT Consultants regarding an OKI Alternate Transportation Grant. They would like to add sidewalks from the Stillwater Subdivision up to Old Town/downtown Alexandria. He believes OKI will pay 75% of the funds and the city pays 25%. The caveat is that it is Federal money which means Federal standards and it can be almost twice as expensive to apply for the grant. He thinks it is a worthwhile project to look into, but it would cost \$5,000 for the Engineers to put the application together. His thought is to string these together in a series of project phases with the ultimate goal of getting sidewalks from downtown Alexandria to the City Park, and maybe some other sidewalks. He asked council for their thoughts on this project. The expensive part of the project is not the sidewalk itself but the grading and acquisition of the land.

## OLD BUSINESS

**COVID 19 Update:** No update.

## MAYOR AND COUNCIL COMMENTS

**Tom Baldrige:** He mentioned the two gravel spills on US27 in Alexandria and wondered who spilled the gravel and who incurred the cost to clean it up. Chief Cooper said Public Works brought their equipment out to help clear the first spill; the State cleaned up the second spill with the Public Works' assistance. Chief Cooper encouraged his department to increase their patrols on 27.

**Kyle Sparks:** He asked if the new federal funding was discussed at the Finance Committee meeting earlier this evening. Mr. Graus said yes, but they are still unsure of the exact amount and what the money can be used for. Mayor Schabell said the Governor would share this with everyone when he gets it, and council will be invited to join in on that meeting to see if they are interested.

**Stacey Graus:** Two nights ago, Council met to appoint someone to take Dave Hart's place. There were six excellent candidates that were interviewed, and he wanted to thank each of them again for coming forward. It was very encouraging to see the commitment they had to the City and their level of skill and unique abilities.

**Joe Anderson:** Mr. Anderson re-visited the sidewalk project the Mayor and spoken of earlier in the meeting and wondered if this was something the Public Works Department could plan, oversee and do the work. It was explained there is a lot of cutting and grading and utilities to be moved, so it will be more involved than just pouring sidewalk.

Also, he asked again about the prospect of the sign on US27 and whether the COVID money could be spent on that. Mayor Schabell has not found out yet. There is no other money in the budget to pay for the sign. Mr. Graus wants to wait to see what money we will be receiving first and what it can be used for. This could free up other monies in the budget, but he was optimistic. Mr. Anderson said he found another way the sign could be built that might be less expensive. He has not checked on the cost.

Mayor Schabell agreed there is enough interest to push forward with this sign, but did council want to wait until we know more about the extra COVID funds? After more discussion, it was decided to wait until the budget is finalized and then see how the City finances pan out.

**Steven Shinkle:** He mentioned the new coffee shop in Alexandria and encouraged everyone to support this business.

**Susan Vanlandingham:** She thanked everyone for having her back on City Council.

**Mayor Schabell:** Congratulations to BBHS girls' basketball team on making the Sweet 16. He will be out of town for the next Council meeting, and Stacey Graus will run the meeting.

## FUTURE MEETINGS

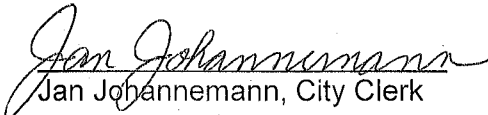
- April 22, 7:00 p.m. Property Maintenance
- May 4, 7:00 p.m. Planning & Zoning
- May 5, 7:00 p.m. Park & Recreation

## COMMUNICATIONS:

- Campbell County Spring Cleanup – April 23 & 24, 8:00 a.m. – 5:00 p.m.
- Drug Take-Back Initiative – April 24, 10:00 a.m. – 2:00 p.m.
- Arbor Day Tree Give-Away – April 24, 10:00 a.m. – Noon, Volunteers are welcome.

## ADJOURNMENT

**MOTION:** Joe Anderson made a motion to adjourn, seconded by Kyle Sparks. All in favor, the motion passed 6-0-0. The meeting adjourned at 8:14 p.m.

  
Jan Johannemann, City Clerk

Date: 5/20/2021

  
Andy Schabell, Mayor

Date: 5/20/2021