



ORIGINAL

**CITY COUNCIL MEETING
Minutes of January 19, 2017**

The Mayor called the Alexandria City Council Meeting to order at 7:00 p.m. with the following Council Members answering roll call:

Bob Simon	Absent	Sue Neltner	Present
Stacey Graus	Present	Sandy Decker	Present
Scott Fleckinger	Absent	Andy Schabell	Present
Also: Karen Barto	City Clerk	Mike Duncan	City Attorney
Sam Trapp	Public Works Supt.	Joe Alexander	Asst. Police Chief
Carol Hofstetter	Zoning Administrator		

Andy Schabell read the invocation and Mayor Rachford led the pledge to the flag.

APPROVAL OF MINUTES: January 5, 2017

MOTION: Stacey Graus made a motion to approve the minutes of the January 5, 2017 meeting, seconded by Sandy Decker. All in favor, motion passed 3-0-1 with Ms. Neltner abstaining.

VISITORS & GUESTS:

1) Jonathan Adee, Executive Director of Holly Hill Children’s Services – He explained the history of Holly Hill and the services that it provides. They are a residential treatment program serving young ladies from 11-17 with behavioral health diagnoses who have been remanded into the custody of the State by DCBS. Other services offered at Holly Hill are community-based therapy; a supervised visitation program; and starting later this year an alcohol and drug family services program. He is grateful for the support of the community and the City of Alexandria.

2) Jeff Smith, 7674 Arcadia Boulevard – He is here on behalf of concerned Arcadia residents who would like some type of traffic control system in their neighborhood. Both resident and construction traffic have increased and many seem to think they can speed in the subdivision. He asked for stop signs at each of the side streets along Arcadia Boulevard to try to control speed and for the safety of the residents. Mayor Rachford has spoken with Chief Ward, and they will address the best way to handle this problem. Stacey Graus asked the Safety Committee to also take a look at this.

3) Josh Zetterberg, 8376 East Main St. – About two weeks ago, at the request of a local salon owner, Alexandria posted street signs on East Main Street that read “2-hour parking 7:30 a.m.- 7:30 p.m. between signs”. Because of this, parking has almost completely been eliminated for the other residents of East Main Street. He asked council if those signs could be removed. He is also disappointed on how this matter has been handled by the City. What he was told did not happen and he did not hear back from individuals who promised to follow up. There has been a history of parking issues in this area, and he is willing to come to some type of compromise with the business owner. He had asked the City for permission to put in a driveway which was denied. He also mentioned the shop owner has 9 dedicated spots to use for her employees and customers: 5 paid spots across the street, 2 dedicated spots in front of her business, her driveway, and the spot directly in front of her driveway). The rest of the residents in that area have none. Even if the 2-hour parking limit were removed she would still have 7 designated spots, one being directly in front of her driveway that could be used by her elderly and handicapped customers.

Mayor Rachford is aware of those parking issues and he will discuss this issue with the Police Chief and the Public Works Director to see what can be done. He will work on the best solution possible for all parties involved. Mr. Zetterberg asked for a time frame and Mayor Rachford will follow up with him in two weeks.

4) Steve Pendery, Campbell County Judge Executive – He thanked the City for having a good relationship with the County, and stated all the cities within the three counties of Northern Kentucky have set a good example for all of Kentucky. He spoke on drug overdose statistics, up 35% from the prior year, and how Northern Kentucky taking aggressive action to prevent overdoses. An \$8 million jail expansion was completed that includes additional space to facilitate treatment programs for inmates.

5) Matt Elberfeld, Campbell County Administrator – The police and fire departments have been using an analog system since 1968. There are limitations to this system. The three Northern Kentucky counties started looking at the possibility of upgrading to a new digital radio system. Allowing multiple conversations at the same time, building penetration and much better coverage are some of the advantages of a new digital system. Also since the Airport, Hamilton County, and much of Indiana operate digital systems, they could talk tone another in the case of a major event.

The three County Judge Executives decided to move forward with this so that everyone is on the same page and to save money. This would not be a consolidation of dispatch operations. The estimated cost is approximately \$30,000,000 and Campbell County's share is 27.8%. After plans are in place, they hope to start building this summer with an 18-month timeline. Campbell County will pay for the infrastructure. Because the old analog devices won't work with the digital system, the cities must purchase all new subscriber units. The county is working diligently to keep the cost to the cities at a minimum by purchasing devices in bulk. Mr. Schabell asked what the estimated cost would be for Alexandria. Chief Ward said it can be anywhere from \$1,800-\$3,000 each for portable *and* mobile radios times 17 officers. He would like to use all portable radios, but there are dead spots in our area that require mobile radio usage, so both types of radios are needed.

6) Seth Cutter, Campbell County Economic Development Officer – Mr. Cutter gave a brief overview of economic conditions in the county. After being stagnant for years, things have improved in 2016. Along with growth, critical infrastructure projects, like roads, sewers, things that enable development are being planned county-wide. Two of the planned projects for 2017 are site readiness and workforce readiness. Currently in Campbell County, less than 1% of 36,000+ parcels that would be considered "pad ready" (zoning, infrastructure, utilities), if a major industrial/commercial company is interested. The second project is workforce readiness, meaning the competition for good workforce is limited to what is available given the lower unemployment rate.

Fiscal Court recently adopted a Property Assessment Moratorium Program. This is an incentive program designed for any commercial building 25 years or older that needs significant rehabilitation or improvement. Petitioners can apply and request their county tax assessment (pre-improvement tax) be frozen for five years as an incentive to move forward with the improvement.

Mr. Cutter also noted they have been working closely with Alexandria on business tax collection, and as Alexandria transitions to the new gross receipts tax model, the County has been fielding those calls. To date, there have been no complaints, only technical questions and the transition is going smoothly.

He also had handouts regarding planned county park events. The Spring Clean-Up Days are set for March 13-April 1 at the same three locations as in the past; Shred Day is April 29 at the DAV, Cold Spring.

He then explained TIF districts – which is a development incentive to help businesses locate within the county, and to make the numbers work for developers. A TIF district is outlined in the city or county a certain area (number of parcels) where new growth and development is anticipated within a number of years per the Comprehensive Plan. What is estimated from tax sources within a TIF district for a decided number of years is locked in, and then the city would pledge a certain percentage of any new money from any new developments/businesses that would go back into the TIF district. For example, instead of putting 100% of all new money from taxes into the general fund, 80% of all the new money generated over the next 20-30 years will be reinvested into the public infrastructure needed to help further development in that district. He referred to the packet that was given to council at the last meeting that illustrated this.

Once a TIF is set up, it sends a message to developers that a city is serious about funding what needs to be funded to make development occur. A TIF is a good way to start building up funds to have the money for the big items that are needed, like sewer and new roads. The County historically participates whenever a city or cities ask them to create a district.

In creating a TIF district, you identify a development area (where new development is going to occur), set out a pledge rate (new money over the base line to pledge back, usually about 80%, County pledges a portion as well), then the district is implemented and overlaid for 30 years. Essentially, year by year, calculations are made of how much new money is generated across those tax sources and puts them into a special fund. A committee is created of all the participating jurisdictions (i.e. Alexandria, County, and any other participating cities) and meets annually to review the amount accrued, and the city councils make a decision on how their portion of the money gets spent.

For example, Campbell County has identified an area in the mid part of the County that has not yet been developed and there are no sewers. It would be costly to develop (sewer lines and pump stations). Campbell County is competing with other counties for development, and if we wait for SD1 to fully fund the sewer project absent any development, it will be a long time. A TIF district is a way to fund a needed sewer infrastructure by building up local money set aside from a general fund to fund this.

ORDINANCES & RESOLUTIONS:

Mr. Duncan read the following:

Second Reading:

ORD2017-01: Amending Section 94.03(b) of the City Code of Ordinances in order to modify the requirements for membership on the City's Park & Recreation Board.

MOTION: Andy Schabell made a motion to approve Ordinance 2017-01, seconded by Stacey Graus. All in favor, the motion passed 4-0-0.

Mr. Duncan then read the following:

MO2017-01: Reappointing Fred Hollmann for a four-year term on the Park & Recreation Board to expire on 12/31/2020 or as soon as his successor is appointed, approved, is qualified and sworn in.

MOTION: Stacey Graus made a motion to approve Municipal Order 2017-01, seconded by Sandy Decker. All in favor, motion passed 4-0-0.

DEPARTMENT REPORTS:

City Clerk: Karen Barto had posted on Facebook that plans were submitted to the City for a Taco Bell. There were 21,000 hits and wanted to share this due to only receiving 1800 when job openings posted.

Public Works: See report attached.

Zoning Administrator: See reports (Nov. & Dec.) attached.

Beautification Committee: Sue Neltner – There will be a meeting in February and she would like to have the Alexandria Clean-Up day on April 1st to coincide with the County Clean-Up.

Park & Recreation Board: The sponsor sign at the park has been refinished, and it will be stained to match the other signs when the weather allows.

NEW BUSINESS: None

OLD BUSINESS:

Update on Completed Sidewalk Repairs –Precision Concrete has already repaired \$9,300 worth of work on the sidewalks in Alexandria.

Sue Neltner asked for a status report on the old Medialog Building. They are working on the electric and the handicap approach. There is no date yet for opening the business. Mr. Duncan drove by the building today and noticed the new handicap ramp was poured, but the pavement to the left of the ramp still needs to be done.

COMMUNICATIONS: None


ADJOURNMENT:

MOTION: Sandy Decker made a motion to adjourn, seconded by Stacey Graus. All in favor, the motion passed 4-0-0. The meeting adjourned at 8:30 p.m.



Karen M. Barto, City Clerk Treasurer

Date: 2-2-17



William T. Rachford, Jr., Mayor

Date: 2-2-17

Approved: *February 9, 2017*