

**City Of Taylor Mill  
COMMISSION MEETING  
January 13, 2016**

The meeting was called to order at 7:00 pm by Mayor Bell. Mayor Bell led the Pledge of Allegiance, followed by the invocation led by Commissioner Reis. The City Clerk called the roll.

Mayor Bell	Here
Commissioner Kreimborg	Here
Commissioner Kuehne	Here
Commissioner Murray	Here
Commissioner Reis	Here

The Mayor noted that a quorum was present for the meeting.

Commissioner Kuehne made a motion to accept the minutes from the Commission Meeting on December 9, 2015 as submitted. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

**GUESTS:**

Chief Stager presented a rank badge and fire helmet to Mr. Tom Bishop and Mr. Bryan Harrison on their appointment to Lieutenant. Chief Stager presented a rank badge and fire helmet to Mr. Adam Hinkle on his appointment to full-time Fire Fighter/Medic.

Ms. Lily Paganetto of Dixie Heights High School addressed the Commission. Ms. Paganetto stated visiting local government meetings for her A.P. U.S. Government class.

Mayor Bell recognized Ms. Bailey on her recent award of Administrator of the Year by the Northern Kentucky City Management Association.

**LEGISLATION:**

Mr. Wichmann gave a reading of Resolution No. 304 (01-13-2016) of the City of Taylor Mill, Kentucky, accepting the proposal of the Department of Highways and agrees to the transfer of ownership and maintenance responsibility for the Robertson Road Connector and its associated

right-of-way. Commissioner Murray made a motion to adopt Resolution No. 304 (01-13-2016) of the City of Taylor Mill, Kentucky, accepting the proposal of the Department of Highways and agrees to the transfer of ownership and maintenance responsibility for the Robertson Road Connector and its associated right-of-way. Commissioner Kuehne made a second. The Clerk called role.

Commissioner Murray—Yes  
Commissioner Kuehne—Yes  
Mayor Bell—Yes  
Commissioner Kreimborg—Yes  
Commissioner Reis—Yes

**MOTION CARRIED**

**UNFINISHED BUSINESS:**

Mayor Bell stated there was no unfinished business to discuss.

**NEW BUSINESS:**

Ms. Stephanie Allgeyer, VLCPA of VonLehman CPA and Advisory Firm addressed the Commission. Ms. Allgeyer presented the Fiscal Year 2014-2015 Audit. Ms. Wright stated the audit will be on the website once it is finalized. Ms. Wright stated the last seven years are currently online.

Mayor Bell stated being elected as the OKI Appointment for the last several years and the City needs to elect an OKI 2016 Appointment. Commissioner Murray made a motion to reelect Mayor Bell for the OKI 2016 Appointment. Commissioner Reis made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Mayor Bell stated Commissioner Reis has served on the PDS Council in the past and the City needs to elect a PDS 2016 Council Appointment. Mayor Bell stated Commissioner Murray served as the alternate. Commissioner Kreimborg made a motion to reelect Commissioner Reis as the PDS 2016 Council Appointment and for Commissioner Murray to serve as the alternate. Commissioner Kuehne made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Mayor Bell called for a five minute recess at 7:35 p.m.

Mayor Bell called the meeting back to order at 7:40 p.m.

Mr. Jim Cohen of CMC Properties addressed the Commission regarding The Farm at Taylor Mill Phase III Development Proposal. Mr. Cohen stated it has been twenty-five years since building The Farm and Shoppes of Taylor Mill. Mr. Cohen stated occupancy at The Farm has proceeded ninety-eight percent on average. Mr. Cohen stated the bad debt collection is a small fraction of one percent. Mr. Cohen presented the possibility of adding sixty-eight luxury homes which will include two and three bedroom town homes. Mr. Cohen stated the new townhome units will require a gross income of seventy-thousand dollars per year to afford. Mr. Cohen stated Phase III Development would be behind Phase II. Mr. Cohen stated a new club house and leasing office would be added. Mr. Cohen stated a development proposal on Old Taylor Mill Road of a dozen stand-alone luxury townhomes. Mr. Cohen stated the property is over six acres. Mr. Cohen presented an aerial view of the property and proposed leasing office floor plan.

Mr. Nick Selhorst of Choice One Engineering addressed the Commission. Mr. Selhorst stated the entire parcel is six point seven acres. Mr. Selhorst stated to successfully implement this project, the parcel needs rezoned to R2. Mr. Selhorst stated there would be a construction entrance coming off of Old Taylor Mill Road.

Ms. Bailey stated a minimum of five acres is required to rezone a parcel and the property exceeds the requirement to seek a zone change. Ms. Bailey stated the applicant will need to make the application to the Planning Commission seeking a zone change. Ms. Bailey stated the Planning Commission will make a recommendation regarding the zone change to the City and the final decision is left to the City Commission.

Commissioner Murray asked if there will be additional parking at the townhouses other than the two car garage and driveway. Mr. Cohen stated the driveway will fit approximately four vehicles. Mr. Cohen stated no additional parking beyond that.

Commissioner Murray asked if there will be a road for emergency personnel to gain quick entrance. Mr. Cohen stated the construction entrance could be seeded over and possibly serve that purpose.

Commissioner Kuehne stated being against people backing vehicles out of townhouses on Old Taylor Mill Road. Commissioner Kuehne stated the cars need to back on a street that comes out on Old Taylor Mill Road. Mr. Cohen stated it could be possible to create an apron at the end of the driveway for those to backup and turn around.

Mayor Bell stated a turn-around is a good idea. Mayor Bell stated seeing a good advantage to bringing more residents into the area to help supply the services we have in the shopping center and business districts.

Commissioner Kuehne stated the siding and painting on the existing Farm apartments are kept nice. Commissioner Kuehne thanked Mr. Cohen for continuing to maintain the looks of the apartment buildings.

Ms. Bailey stated touring Mr. Cohen's facilities with Mayor Bell in Milford and Loveland, Ohio. Ms. Bailey stated arrangements can be made for the Commissioners to take a tour as well.

Mr. Cohen stated if the zoning change went through, construction would begin immediately. Mr. Cohen stated the project could take ten to twelve months.

Ms. Bailey stated Mr. Cohen will be back on the agenda in April.

Mr. Rob Himes of Planning Development Services of Kenton County addressed the Commission on the Vacant Property Registration Ordinance. Mr. Wichmann stated the foreclosure process takes approximately six months. Mr. Wichmann stated the property begins to deteriorate after foreclosure. Mr. Wichmann stated cities then do not know who to notify regarding the deteriorating property. Mr. Wichmann stated when banks take ownership, it is hard to find someone to talk to regarding the property. Mr. Himes stated the ordinance would make it so that during the interim period after the foreclosure is filed, the lender is held responsible for upkeep of the property. Mr. Himes stated very strict penalties are involved. Mr. Himes stated it is difficult to find a responsible party with larger banks. Mr. Himes stated local municipalities have expended a great deal of funds to abate these issues. Mr. Himes stated the ordinance would make lenders responsible. Mr. Himes stated burden is put on the lender within ten days of filing foreclosure. Mr. Himes stated the lender would then have to register the property as vacant in that time.

Mr. Himes stated the Kenton County Judge Executive is looking for a letter of support to the county-wide ordinance. Commissioner Reis made a motion to send a letter of support to the Kenton County Judge Executive in favor of the vacant property registration ordinance. Commissioner Kuehne made a second. The Clerk called role.

Commissioner Reis—Yes

Commissioner Kuehne—Yes

Mayor Bell—Yes

Commissioner Kreimborg—Yes

Commissioner Murray—Yes

#### **MOTION CARRIED**

Mayor Bell stated being asked to present to the Commission a resolution supporting the implementation of a needle exchange program to be administered by the Northern Kentucky Independent District Health Department from the county health centers of St. Elizabeth Hospital in accordance with the Kentucky Revised Statute. The Commission tabled the discussion until more information regarding financial obligation and location is available.

Mayor Bell stated the Kenton County Planning Commission has submitted an increased fee proposal that Planning Development Services would monitor and collect on the various builders and inspection fees done by the Planning Commission over a year time. Mayor Bell stated the Planning Commission is funded by taxes paid by Kenton County tax payers. Mayor Bell stated the expense of providing that service is costing more than it did ten years ago. Ms. Bailey stated it has been a long time since a fee increase. Mayor Bell stated the fee increase will be discussed this week at the Mayor's Group Meeting.

## **BUILDING AND ZONING:**

Mayor Bell stated there was no building and zoning business to discuss.

## **REPORTS:**

### **City Administrator**

Ms. Bailey stated a need for an Executive Session this evening. Ms. Bailey stated Duke Energy will be in the community between the months of February and May inspecting gas metering equipment. Ms. Bailey stated as a result, Duke Energy will be in various neighborhoods looking at equipment. Ms. Bailey stated the Police Department has been notified and information will be available on the website. Mayor Bell stated Kenton County PVA is out in Taylor Mill assessing properties.

### **Administration**

Ms. Wright stated the Administration Department has seen a surge in passports this month. Ms. Wright advised calling the Administration Department before coming in for a passport. Ms. Wright stated the City processes passports Monday through Friday, 8:00 a.m. to 4:30 p.m. Ms. Wright stated the City is hosting a passport fair on Saturday, March 5th.

### **Finance**

Ms. Wright stated in the month of December, the City billed out approximately two point two million dollars in tax bills. Ms. Wright stated approximately one hundred thousand dollars is outstanding at this point. Ms. Wright stated delinquent tax letters will be mailed this month. Ms. Wright stated receiving approximately fifteen tax bills after the deadline that was mailed back. Ms. Wright stated the City does not accept postmarks.

### **Fire**

Commissioner Murray stated the Fire Department had forty-five EMS calls and twenty Fire Department calls in December. Commissioner Murray stated receiving one mutual aid and a total of six mutual aids were given. Commissioner Murray stated the Firehouse Dance is January 15th for grades fifth through eighth. Chief Stager thanked the Fire Review Board for their time and effort in the interview process and promotional process. Chief Stager stated leaving Saturday for Washington D.C. for one week to attend Chief Officer School. Chief Stager stated it's a free school offered by FEMA. Chief Stager stated the 2015 fiscal year grant request has been submitted.

## **Legal**

Mr. Wichmann stated having a need to meet for Executive Session 61.810(c), discussions of proposed or pending litigation and for Executive Session 61.810(f), discussions or hearings which might lead to the appointment, discipline, or dismissal of an individual employee.

## **Maintenance**

Commissioner Kuehne complimented the Maintenance Department for their work on the roads during the ice storm Saturday night. Mr. Roden stated using approximately fifty tons of salt for the last snow storm. Commissioner Kuehne stated the Maintenance Department cleaned debris off of Wayman Branch for another city who closed the road.

## **Parks and Recreation**

Ms. Forsyth stated the Taylored with Time Senior Group raised five hundred and ninety-four dollars at their annual Christmas auction. Ms. Forsyth stated many members participated in the Cops and Kids program at Wal-Mart by wrapping presents. Commissioner Kreimborg thanked those who participated in the canned food drive. Commissioner Kreimborg stated the Letters for Santa mailbox was wonderful and a huge success. Commissioner Kreimborg stated Santa's Neighborhood Visit was another success and many residents enjoyed it. Commissioner Kreimborg stated the Christmas Tree Recycling Program at Pride Park ends Friday. Commissioner Kreimborg stated Taylor Mill had been granted the ability to host the Vietnam Veterans Moving Wall. Commissioner Kreimborg stated more details will be announced soon.

## **Police**

Commissioner Reis stated the Police Department received a letter of resignation from Officer Mike Lyon. Commissioner Reis stated Officer Lyon accepted a position with Kenton County Police Department. Commissioner Murray made a motion to accept the resignation of Officer Mike Lyon. Commissioner Kuehne made a second. All Commissioners present were in favor.

## **MOTION CARRIED**

Commissioner Reis stated interviews will be conducted Friday for Officer Lyon's replacement. Chief Knauf stated the Police Department had their first Narcan save at the beginning of January. Chief Knauf stated it was a joint effort with the Fire Department. Chief Knauf stated a program is pending to take place at Scott High School regarding the heroin epidemic.

Mayor Bell stated the Commission needed to have an Executive Session under 61.810(c) to discuss proposed or pending litigation and 61.810(f) to discuss hearings which might lead to the appointment, discipline, or dismissal of an individual employee. Commissioner Kreimborg made

a motion for the Commission to go into Executive Sessions. Commissioner Kuehne made a second. All Commissioners present were in favor.

**MOTION CARRIED**

The Commission went into Executive Sessions at 8:46 p.m.

Mayor Bell called the meeting back to order at 10:24 p.m.

There being no further business, Commissioner Murray made a motion to adjourn. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

The meeting adjourned at 10:26 pm.

Due to scheduling conflicts, the next Commission meeting will be Friday, February 12, 2016 at 6:00 pm.

\_\_\_\_\_  
*Daniel L. Bell*

Mayor Daniel L. Bell

ATTEST: \_\_\_\_\_  
*Sena Smith*

DATE: \_\_\_\_\_  
*2/12/16*