

**City of Taylor Mill
SPECIAL COMMISSION MEETING
February 12, 2016**

The meeting was called to order at 6:00 p.m. by Mayor Bell. Mayor Bell led the Pledge of Allegiance, followed by the invocation led by Commissioner Kreimborg. 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, and that the regularly scheduled monthly Commission Meeting had been rescheduled due to scheduling conflicts with KLC's City Night in Frankfort.

Commissioner Murray made a motion to accept the minutes from the Commission Meeting on January 13, 2016 as submitted. Commissioner Kuehne made a second. All Commissioners were in favor.

MOTION CARRIED

GUESTS:

Mr. Austin Stevenson - Northern Kentucky University – was not in attendance.

Mr. Mike Blackburn - 707 Forest Lane - addressed the Commission and indicated that he had been researching the City's Lighting Plan for Pride Parkway and felt like the likes should be solar powered. He stated that he had been in contact with a company from Florida who designs solar powered lights and also discussed with a representative at the Kentucky Transportation Cabinet the lighting requirements on state roadways. Based upon his research he felt like the City could save money if they installed solar lighting in lieu of LED lighting. He also thought more generic lights should be placed along the corridor for safety. He also stated that he held a certificate from Cincinnati State in Solar Lighting and while not looking to install this specific lighting plan indicated that he only needed one more solar lighting installation project before he could reach his next level of certification. He also referenced a 2025 Resolution passed by the

Commonwealth of Kentucky that requires that 25% of the energy we use by the year 2025 should be of an alternative nature. Additionally, he questioned the vision of the City as it pertained to alternative energy sources.

Ms. Bailey discussed that the DTM/Pride Parkway Lighting Project was designed several years ago and that the project was not permitted by the Kentucky Transportation Cabinet after it was filed and under review for over a year. The original lighting project was submitted under current state lighting requirements and after the subsequently rejected the City was informed it would not be approved until it met new State Lighting Standards that were in the process of being instituted. Subsequently the lighting project plans had to be modified to match the newer standards and resubmitted for permits, which were ultimately approved. She further indicated that the City looks for LEAD Certified Energy Efficient Opportunities with all new projects. In response to Mr. Blackburn's concerns about alternative use of energy plans, Ms. Bailey indicated that the City of Taylor Mill currently has no plans to generate their own electricity. In follow up, Commissioner Murray stated that the City has installed LED lighting at Pride Park and worked to update lighting as feasible in city owned buildings. Commissioner Kuehne stated that he and Mayor Bell have geothermal heating and cooling their homes and supported overall alternative energy options, however, at this time the retrofit of such a system in government operations were cost prohibitive. Mayor Bell stated the Commission followed the state guidelines for the DTM/Pride Parkway Lighting Project. Ms. Bailey introduced a lighting consultant from KLH Engineering that the City had retained to assist in the development of the lighting plan and facilitate the permit and construction phase of the project.

Ms. Laurie Emery of KLH Engineering addressed the Commission. Ms. Emery outlined her credentials which included among her various degrees and experience being with KLH for over eleven years and working in the lighting industry since 1986. Ms. Emery stated the cost of the lighting project based upon State requirements, including the aesthetics with all LED energy efficient fixtures was on target with her modified projected expense analysis. She emphasized that all the state requirements were followed and that the project had been approved by the state as required. Additionally, she indicated that Pride Parkway is within a flight zone and as a result the state was requiring that each light pole receive specific permits from the FAA. It was discussed that even though the project was being phased in due to the expense that we have moved forward with obtaining permits for the entire project so that subsequent phases can proceed in a timelier manner. Ms. Emery also expressed that while she supports solar lighting projects she has serious concerns about the ability of our area to harvest enough solar power to provide sufficient lighting along the corridor as required by law. In addition to the lighting project City Engineer Mark Brueggemann stated that his staff was making progress on the design of the traffic signals that were to be installed at the intersection of Honey Drive and Pride Parkway. He further indicated that the street light construction would be coordinated in conjunction with the installation of the traffic signal as feasible.

Mr. Phil Peace - 5360 Millstone Court - addressed the Commission. Mr. Peace started be referencing and reading a recent article in the River City News regarding Taylor Mill staying committed to its vision for the development of Downtown Taylor Mill. Mr. Peace quoted various parts of the article and expressed concern that the Trifecta development did not meet minimum acreage requirements, minimum parking space requirements, or the thirty-foot minimum spacing

requirements on the rear property line. He stated that these changes were made without anyone appearing in front of the Commission. He also stated that he had vacant acreage for development in the Downtown Taylor Mill Zoning Area and that developers are not being sent to him so that he can develop and profit from his property. He also expressed displeasure that Ms. Bailey told him to not speak to the City Commission and to go through the City's attorney Frank Wichmann. Mr. Peace stated there was no compromise for UDF.

Ms. Bailey refuted many of Mr. Peace's statements and indicated that they were absolutely not true. Ms. Bailey stated the Holland Rosen Group did purchase the required five acres necessary to develop their site, and that they met all of the minimum requirements pertaining to parking spaces. It was not until after the completion and approval of their site plan that the City reduced the minimum development acreage to 2.5 acres and approved a reduction in minimum parking spaces to the benefit of all property owners/developers in the DTM Zones. Regardless, the Holland Rosen Group developed their project under the original zoning conditions and did not seek to utilize or take advantage of any modifications to the zoning codes. She further explained that the parking requirement was identified as being too stringent by zoning staff. In reference to the thirty-foot buffer, Ms. Bailey pointed out that the City Commission was not the authorizing board for the necessary variance. She indicated that that issue was addressed by the Taylor Mill Board of Adjustments and that the Holland/Rosen Group went through all the appropriate channels, and paid the appropriate fees, to achieve that variance from the zoning code, which included adjacent property notifications and a public hearing. Additionally, Ms. Bailey stated that Mr. Peace had been on numerous occasions argumentative and adversarial and had retained an attorney to help facilitate his efforts to develop a UDF on his property. As a result, Ms. Bailey advised all that all communications should go through each groups perspective attorney's indicating that that is standard protocol when attorneys are brought into a situation as a safe guard for not only the City but for Mr. Peace as well. Ms. Bailey also indicated that she still advises all inquiries of property available in the DTM Zone including Mr. Peace's Property. However, she is unable to force developers to work with him and that the feedback she has received is that developers have found Mr. Peace to also be argumentative and adversarial. Ms. Bailey pointed out that in terms of the UDF site the property Mr. Peace wanted to develop has many issues and that it was wrong to over simplify the development project by indicating the only thing that needed to be addressed was the relocation of gas pumps. Ms. Bailey emphasized that it is to the benefit of everyone to see Mr. Peace's property develop successfully, and that they City even employed the City Engineering and Architectural firm to develop some very broad sketches on how Mr. Peace and UDF might attempt to meet the zoning design standards that are in place.

LEGISLATION:

No Legislation

UNFINISHED BUSINESS:

No Unfinished Business

NEW BUSINESS:

Ms. Bailey stated St. Anthony Church has contacted her regarding the use of the City's tent at their summer festival to be held on June 3rd and June 4th. Ms. Bailey recommended they lend the tents as in the past as long as St. Anthony's signed a release of liability, secured the proper tent permits, and named the City as an additional insured for the event.

Commissioner Kuehne made a motion to allow St. Anthony Church the use of the City's tent as recommend by Ms. Bailey with St. Anthony providing proof of the required permits, receipt of the release of liability, and proof of insurance. Commissioner Reis made a second. The Assistant City Clerk called role.

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

MOTION CARRIED

BUILDING AND ZONING:

No Building & Zoning Reports

REPORTS:

City Administrator

Ms. Bailey stated the office has been running smoothly and summer projects are moving forward.

Engineering

Mr. Brueggemann stated the survey crew has been out on Rust Road, and that the anticipate plan completion date for design of the project was mid-March and they are planning to open project bids in April. Construction is anticipated to be completed by the end of summer.

Administration

Ms. Wright stated the audit is finalized and on the website, and that delinquent tax letters were mailed this week. Additionally, the Administration Department will be hosting a Passport Day on Saturday, March 5th at the City Building from 10:00 a.m. to 3:00 p.m. Anyone with questions about obtaining passports were encouraged to call the City Administration Department for specific requirements.

Fire

Commissioner Murray stated the Fire Department took fifty-six total calls last month, with forty-six calls EMS related and ten were Fire related calls. He said they received two mutual aid assists and provide mutual aid on 8 occasions. The Fire Department is currently hiring, and he thanked the Maintenance Department for their work on the new fitness room.

Chief Stager stated he attended a NFA continuing education class in Maryland. He also indicated that open burning is still going on and to call the fire house for a permit. Currently we have three volunteer fire fighters begin drill school recently. Additionally, the fire house dance is canceled for the month.

Legal

Mr. Wichmann stated there was no legal business to discuss.

Maintenance

Commissioner Kuehne stated the Maintenance Department did a great job during the last snow storm, and that we had received many compliments from residents on their snow removal efforts. Mr. Roden stated he has used two hundred and seventy five tons of salt this year.

Parks and Recreation

Commissioner Kreimborg stated the Easter Egg Hunt at Pride Park is Saturday, March 12th, and it begins at 1:00 p.m. March 19th is a rain date in the event of inclement weather. It was also noted that the Recreation Dept will be hosting a meeting on Tuesday, February 16th at 7:00 p.m. for the purpose of hosting the Vietnam Veteran's Moving Wall at Pride Park from July 28th to August 1st.

Ms. Forsyth stated Taylored with Pride Senior Group has been going well and that the group only had to cancel once due to weather conditions. Ms. Forsyth announced that Mr. Tony Works of Jackson Florist is coming back in March for a group presentation. Mayor Bell thanked Ms. Forsyth for her work in getting The Moving Wall to Taylor Mill.

Police

Commissioner Reis stated the Police Department is going through the hiring process to fill a vacancy. He also indicated officers recently took the Police Explorers to Gatlinburg for participation in the Winter Games.

Chief Knauf stated the Police Department placed a traffic data system at the location of Lakewood Drive and Pride Parkway to monitor traffic during the last week. He stated it captured vehicles traveling both north and south bound, and that eighty-six percent of vehicles drove at the speed limit or below. Thirteen percent were speeding between forty-six and fifty miles per hour. He felt like the Police Department has a good presence on Pride Parkway and will continue to monitor traffic regularly.

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

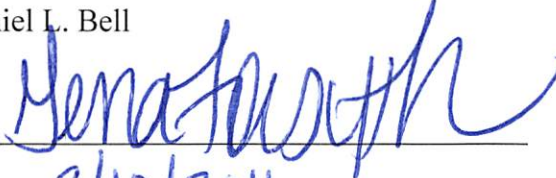
MOTION CARRIED

The meeting adjourned at 7:08 pm.

The next Commission meeting will be Wednesday, March 9, 2016 at 7:00 pm.



Mayor Daniel L. Bell

ATTEST: 

DATE: 3/10/2016