

**City of Taylor Mill  
Commission Meeting  
May 11, 2016  
7:00 p.m.**

**CALL TO ORDER:**

**INVOCATION/PLEDGE OF ALLEGIANCE:** Mayor Bell and Commissioner Murray.

**MINUTES:** Minutes from the April 6<sup>th</sup>, 2016 Special Commission Meeting.

**GUESTS:** ♦ **Senator Chris McDaniels/Senator Damon Thayer – Legislative Update.**  
♦ **Joe Rieskamp – Firefighter/Paramedic Retirement (April 1, 2016).**  
♦ **Firefighter/Paramedics – Lynch, Hicks, Feldkamp (Intro of New Staff).**  
♦ **Patricia Black – 740 Parkview Drive (No Parking Request).**  
♦ **Phil Peace – 5360 Millstone Court (DTM Development).**

**LEGISLATION:** ♦ **Proclamation** recognizing Building Safety Month.  
♦ **Proclamation** recognizing Public Works Week.  
♦ **Proclamation** recognizing National Peace Officer's Memorial Day.  
♦ **Resolution** honoring Memorial Day and Military Service Men and Women.  
♦ **Resolution** in regards to KYTC Contract for Traffic Signal at Parkway/Honey.

**UNFINISHED BUSINESS:** ♦ **Rust Road Repair – Contract Award (Emergency Road Aid)**  
♦ **Jim Cohen – The Farm Development Proposal**

**NEW BUSINESS:**

**BUILDING & ZONING:**

**DEPARTMENT REPORTS:** City Administrator.                      Legal Counsel.  
Administration.    Maintenance.  
Engineering.    Parks & Recreation.  
Finance.    Police.  
Fire.

**EXECUTIVE SESSION:** 61.810 (c) – Discussions of proposed or pending litigation.

**ADJOURNMENT:**

**ANNOUNCEMENTS:**

**City of Taylor Mill  
COMMISSION MEETING  
May 11, 2016**

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

Mayor Bell	Here
Commissioner Murray	Here
Commissioner Kreimborg	Here
Commissioner Kuehne	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 Special Commission Meeting on April 6, 2016 as submitted. Commissioner Murray made a second. All Commissioners were in favor.

**MOTION CARRIED**

**GUESTS:**

Senator Damon Thayer addressed the Commission with a Legislative Update. Senator Thayer stated a twenty-one billion dollar budget was passed and will go into effect on July 1, 2016. Senator Thayer stated Taylor Mill resident Senator McDaniel was an architect on the budget. Senator Thayer stated the completion of Pride Parkway (KY-16) is one of his proudest accomplishments. Senator Thayer stated Pride Parkway changed the face of Taylor Mill, the quality of life, and the safety of the traffic patterns. Senator Thayer complimented the Mayor and City Commissioners for their vision of the Districts of Taylor Mill. Senator Thayer congratulated Mr. Joe Rieskamp on his retirement as Firefighter/Paramedic for the City of Taylor Mill. Senator Thayer welcomed newly hired Firefighter/Paramedics, Bryan Lynch, Matthew Hicks and Joe Feldkemp. Senator Thayer stated he is proud of the conservative approach on this budget under the leadership of Governor Matt Bevin. Senator Thayer stated the next big road project in Kenton County is KY-536. Senator Thayer stated the goal is to improve and widen KY-536 through Kenton, Boone and Campbell County.

Senator Chris McDaniel addressed the Commission with a Legislative Update. Senator McDaniel stated the final vote for the new budget was one hundred thirty-seven to one. Senator McDaniel stated the overarching issue dealt with this time is the fact that in 2008, eighteen percent of the Commonwealth's budget went to pay for Medicaid and pensions, and in 2018 thirty-three percent of the Commonwealth's budget will go to Medicaid and pensions. Senator McDaniel stated the explosive growth in those two items has put a constraining effect on the balance of the budget. Senator McDaniel stated in 1895 a statute was passed that required only Kenton County to keep recording books in two different locations. Senator McDaniel stated that Gabrielle Summe brought the issue forth and worked with the House and Senate to change the requirement saving Kenton County fifteen thousand dollars per year. Senator McDaniel discussed Legislative Updates. Senator McDaniel stated funds have been allocated to improve the Brent Spence Bridge. Senator McDaniel discussed the Hands Pike reconstruction project.

Commissioner Murray and Chief Stager introduced Firefighter/Paramedic Joe Rieskamp. Commissioner Murray reviewed Mr. Rieskamp's work history. Chief Stager discussed his personal work history with Mr. Rieskamp. Chief Stager stated Mr. Rieskamp started with the City in April 2009 when Taylor Mill started the ALS Program. Chief Stager stated Mr. Rieskamp was one of the pioneers of the program. Chief Stager stated Mr. Rieskamp has been working with various agencies for the past forty-six years. Chief Stager stated there is a tradition in fire service when someone retires after a distinguish career, their fire helmet is retired with them. Mr. Rieskamp thanked Taylor Mill for the opportunity. Commissioner Kuehne stated Mr. Rieskamp is a true professional.

Commissioner Murray and Chief Stager introduced newly hired Firefighter/Paramedics Bryan Lynch, Matthew Hicks and Joe Feldkamp. Mr. Wichmann swore in newly hired Firefighter/Paramedics Bryan Lynch, Matthew Hicks and Joe Feldkamp.

Ms. Patricia Black of 740 Parkview Drive was absent.

Mr. Phil Peace of 5360 Millstone Court was unable to give his presentation due to waiting on equipment. Mayor Bell allowed Mr. Peace to speak later in the Commission Meeting.

Commissioner Kuehne stepped away at 7:36 p.m.

#### **LEGISLATION:**

Mr. Wichmann gave a reading of a Proclamation in summary proclaiming the month of May 2016 as Building Safety Month in the City of Taylor Mill. Commissioner Murray made a motion to adopt the Proclamation proclaiming the month of May 2016 as Building Safety Month in the City of Taylor Mill. Commissioner Reis made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Commissioner Kuehne returned at 7:41 p.m.

Mr. Wichmann gave a reading of a Proclamation in summary proclaiming the week of May 15 thru May 21, 2016 as Public Works Week in the City of Taylor Mill, and encouraging citizens to join us in recognizing their contributions and praising the many skills and talents they contribute to the betterment of our Community.

**MOTION CARRIED**

Mr. Wichmann gave a reading of a Proclamation in summary proclaiming May 15, 2016 as National Peace Officer's Memorial Day in the City of Taylor Mill. Commissioner Reis made a motion to adopt the Proclamation proclaiming May 15, 2016 as National Peace Officer's Memorial Day in the City of Taylor Mill. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Mr. Wichmann gave a reading of Resolution No. 306 (05-11-16) of the City of Taylor Mill, Kenton County, Kentucky encouraging all residents to pause on Memorial Day – Monday, May 30<sup>th</sup>, 2016 – this special day of remembrance and recognize and honor those Americans who have lost their lives while serving our Nation in American Wars. Commissioner Kuehne made a motion to adopt Resolution No. 306 (05-11-16) of the City of Taylor Mill, Kenton County, Kentucky encouraging all residents to pause on Memorial Day – Monday, May 30<sup>th</sup>, 2016 – this special day of remembrance and recognize and honor those Americans who have lost their lives while serving our Nation in American Wars. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Mr. Wichmann gave a reading of Resolution No. 307 (5-11-16) of the City of Taylor Mill, Kenton County, Kentucky adopting and approving the execution of an Agreement between the City of Taylor Mill and the Commonwealth of Kentucky Transportation Cabinet to improve signals on Pride Parkway at the intersection of Honey Drive. Commissioner Reis made a motion to adopt Resolution No. 307 (5-11-16) of the City of Taylor Mill, Kenton County, Kentucky adopting and approving the execution of an Agreement between the City of Taylor Mill and the Commonwealth of Kentucky Transportation Cabinet to improve signals on Pride Parkway at the intersection of Honey Drive. Commissioner Kuehne made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Mr. Wichmann gave a reading of Resolution No. 308 (5-11-16) of the City of Taylor Mill, Kenton County, Kentucky adopting and approving the execution of an Agreement between the City of Taylor Mill and the Commonwealth of Kentucky Transportation Cabinet to improve signal on Taylor Mill Road at the intersection of Old Taylor Mill Road. Commissioner Murray made a motion to adopt Resolution No. 308 (5-11-16) of the City of Taylor Mill, Kenton County, Kentucky adopting and approving the execution of an Agreement between the City of Taylor Mill and the Commonwealth of Kentucky Transportation Cabinet to improve signal on Taylor

Mill Road at the intersection of Old Taylor Mill Road. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

**UNFINISHED BUSINESS:**

City Engineer Mr. Robert Seitzinger of CT Consultants addressed the Commission. Mr. Seitzinger stated on April 7, 2016 a bid opening took place for the Rust Drive Roadway Stabilization project. Mr. Seitzinger stated a total of four bid proposals were received. The base bid is for the portion of the road where there is significant erosion problems and the alternate bid is for portions just outside of that where erosion has been seen. Mr. Seitzinger stated Smith Construction had a base bid of seventy-eight thousand four hundred dollars with an alternate bid of twenty-six thousand eight hundred and fifty dollars with a total bid of one hundred and five thousand two hundred and fifty dollars. Mr. Seitzinger stated Scherzinger Drilling had a base bid of eighty-six thousand one hundred and fifty-three dollars with an alternate bid of twenty-one thousand eight hundred and twenty-seven dollars with a total bid of one hundred and seven thousand nine hundred and eight dollars. Mr. Seitzinger stated SP Drilling Services had a base bid of ninety-three thousand four hundred and twenty-seven dollars with an alternate bid of twenty-six thousand six hundred and five dollars with a total bid of one hundred and twenty thousand and thirty-two dollars. Mr. Seitzinger stated Advanced Contractors had a base bid of one hundred and fifteen dollars six hundred and seventy-six dollars and forty-two cents with an alternate bid of thirty-nine thousand one hundred and thirty dollars and sixty-three cents with a total bid of one hundred and fifty-four dollars eight hundred and seven dollars and five cents. Mr. Seitzinger stated Engineer's Estimate had a base bid of eighty thousand seven hundred and fifty dollars with an alternate bid of twenty-eight thousand two hundred and fifty dollars with a total bid of one hundred and nine thousand dollars. Mr. Seitzinger stated it is the recommendation of CT Consultants to award a contract to Smith Construction for the project bid of the Rust Drive Roadway Stabilization of one hundred and five thousand two hundred and fifty dollars. Commissioner Kuehne made a motion to award a contract to Smith Construction for their project bid for the Rust Drive Roadway Stabilization of one hundred and five thousand two hundred and fifty dollars. Commissioner Murray made a second. The Clerk called role.

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

**MOTION CARRIED**

Mayor Bell called for a recess at 7:54 p.m.

Mayor Bell called the meeting back to order at 7:59 p.m.

Mr. Jim Cohen of CMC Properties addressed the Commission regarding The Farm Development Proposal. Mr. Cohen stated the property being discussed tonight is zoned DTM-1 and believes it is the wrong zoning for this parcel. Mr. Cohen stated it is the right zoning for Downtown Taylor Mill but does not believe this parcel should be incorporated in it. Mr. Cohen asked the Commissioners to look at the facts he presents and to support a rezone if he is successful at proving physical and economical changes in the area. Mr. Cohen stated the property in question is only a six acre parcel but is divided into two separate zones. Mr. Cohen stated it is unusual for one property of that size to be divided into two separate zones. Mr. Cohen stated the parcel was lumped into the DTM-1 Zone because there wasn't a logical zone for it at the time. Mr. Cohen presented a list of permitted uses in the DTM-1 Zone. Mr. Cohen stated the list of permitted uses in the DTM-1 Zone would never go on this parcel. Mr. Cohen stated there is a sixty-six foot grade change from the front of the site at Old Taylor Mill Road to the back of the site. Mr. Cohen stated a sixty-six foot grade change is a very steep hillside and retailers do not like locating at the top of hills. Mr. Cohen stated retailers demand flat sites. Mr. Cohen stated there is no convenient access onto the property. Mr. Cohen stated the only access is through The Farm of Taylor Mill. Mr. Cohen stated prior to Pride Parkway, Old Taylor Mill Road carried four thousand vehicles per day. Mr. Cohen stated it now carries hundreds of cars per day to service subdivisions off Old Taylor Mill Road. Mr. Cohen stated retailers depend upon traffic. Mr. Cohen stated the new buildings would be a minimum of two hundred and eighty-five feet to the closest neighbor to a maximum of five hundred twenty-three feet with the five closest neighbors. Mr. Cohen stated meeting with neighbors. Mr. Cohen stated the purpose of the Taylor Mill land use plan is to promote new investment into the City of Taylor. Mr. Cohen stated this project will be approximately a seven point five million dollar investment and will bring one hundred fifty or more high income residents into the area. Mr. Cohen stated the minimum household income required to live at the next phase of The Farm exceeds fifty thousand dollars per year. Mr. Cohen stated in order to bring the retailers you need to have a vibrant downtown with population.

Commissioner Murray stated when the plan was originally brought forward it was going to be two buildings at twenty four units. Commissioner Murray asked if there is enough parking for the complex and if there will be a retention pond for water runoff. Commissioner Murray asked how wide the entrance will be when turning into the new entrance of the complex. Commissioner Murray stated he would like to see an entrance for emergency vehicles.

Mr. Cohen stated the original plan was to have eighteen row houses slated to go along Old Taylor Mill Road and he received quite a bit of negative feedback from the Planning Commission on the town homes. Mr. Cohen stated eliminating the eighteen row houses and added another twenty-four unit building in order to make it economically feasible because of buying the entire site. Mr. Cohen stated the parking is a little over two to one. Mr. Cohen stated as far the emergency entrance, the access road will remain and is twenty-four feet wide and will be wide enough for emergency vehicles.

Mr. Nick Selhorst of Choice One Engineering addressed the Commission. Mr. Selhorst stated meeting with SD1 a couple months ago for their requirements. Mr. Selhorst stated with having a third apartment building they will more than likely need underground retention. Mr. Selhorst

stated the site will capture as much water as possible from the pavement, direct to the underground retention and less collection will be released during storms.

Commissioner Kuehne asked how many section eight tenants currently reside at The Farm.

Mr. Cohen stated due to the rates at The Farm Apartments being close to nine hundred dollars a month, it well exceeds section eight.

Commissioner Kuehne asked if section eight can be mandated to him.

Mr. Cohen stated section eight can be mandated by the economy because they couldn't build units at the price that it costs them to do it and afford to be in the section eight program.

Commissioner Kuehne asked what the occupancy rate is at The Farm Apartments.

Mr. Cohen stated it is as close to one hundred percent that you can get in an apartment complex that size. Mr. Cohen stated collecting around ninety seven percent of the rent every single month at The Farm of Taylor Mill.

Mayor Bell asked about the clients renting in the current units and the perspective clients in the potential new units.

Mr. Cohen stated having great success with this product with both the millennials and baby boomers. Mr. Cohen stated both groups want pedestrian friendly downtown urban feeling neighborhoods. Mr. Cohen stated units are built to today's modern standards with a lot of storage, granite counter tops, hardwood floors, and stainless steel appliances. Mr. Cohen stated receiving calls from communities all over the region because of their experience and success in development and to replicate what they've done.

Mayor Bell asked what the price would be for the potential units.

Mr. Cohen stated one bedroom dens will start at nine hundred dollars and two bedroom dens up to twelve hundred dollars a month. Mr. Cohen stated The Farms current units are all two bedrooms.

Mr. Cohen stated being in contact with abutting property owners. Mr. Cohen gave the Commission a copy of an email conversation with Ms. Frantz.

Commissioner Reis stated abutting property owners want Mr. Cohen to continue being a good neighbor.

Mr. Cohen stated The Farm being in Taylor Mill for the last twenty years. Mr. Cohen stated The Farm's manager has been the manager almost twenty years. Mr. Cohen stated the entire staff at The Farm has been there for double digit years. Mr. Cohen stated CMC has been in business for fifty years. Mr. Cohen stated CMC has sold only a hand full of properties in the last fifty

years. Mr. Cohen stated the likelihood is they will continue to manage as they have. Mr. Cohen stated CMC was rated one of the top one hundred places to work in 2015.

Mayor Bell asked about litter control.

Mr. Cohen stated The Farm has a full-time groundskeeper and has budgeted for the potential new property to have another full-time employee. Mr. Cohen stated the closest neighbor is almost three hundred feet away. Mr. Cohen stated a lot of the trash that flows through the area is being blown from the Shoppes of Taylor Mill. Mr. Cohen stated the groundskeeper is diligent.

Jane and Bill Frantz of 724 Red Bud Drive addressed the Commission. Ms. Frantz stated they are not in complete opposition to the plan but has a lot of question. Ms. Frantz stated not having an agreement with Mr. Cohen. Ms. Frantz stated the distance from the corner of their house to the property line is two hundred and three feet. Ms. Frantz stated it is all trees and a significant portion of that is ash trees that are dying and dead.

Mr. Selhorst stated two hundred and eighty five feet is from building to building, not from building to property line.

Ms. Frantz stated the property is perfect for R1-C. Ms. Frantz stated other concerns include the location of the dumpsters, the preservation of trees, and the replacement of damaged trees. Ms. Frantz stated Mr. Cohen stated they will stay at least fifteen feet away from the property line. Ms. Frantz stated in the original plan Mr. Cohen presented a leasing office in the DTM-1 Zone that has not been addressed. Ms. Frantz stated the new renters need to know where the property line is and would prefer a nice vinyl or privacy fence. Ms. Frantz stated requirements for buffer zones, landscaping and sidewalks. Ms. Frantz stated the temporary access road for emergency vehicles was listed as an aggregate road on the plan presented to the Planning Commission. Ms. Frantz stated a geotechnical report will be required for the runoff. Mr. Frantz stated it is the responsibility of the City of Taylor Mill to protect the citizens of the City and property values. Mr. Frantz stated they face getting one hundred and fifty new neighbors and want assurances that their property will be protected. Mr. Frantz stated concerns of people cutting through their property.

Ms. Linda Verst of 718 Red Bud Drive addressed the Commission. Ms. Verst stated not seeing many people walking to the Shoppes of Taylor Mill or the Trifecta. Ms. Verst stated a concern that the three new buildings will be using the same driveway to get out of the apartment complex. Ms. Verst stated it is a major change to have this many potential new neighbors. Ms. Verst stated litter concerns. Ms. Verst stated concerns regarding people cutting through her property.

Ms. Deborah McMillen of 742 Winston Hill Drive addressed the Commission. Ms. McMillen stated the original plans of town homes would have affected her but as it stands now the three new buildings will not as much. Ms. McMillen stated concerns of Mr. Cohen building town homes in the future. Ms. McMillen stated concerns of potential renters and safety. Ms. McMillen suggested putting a fence up to keep people from trespassing.



Mr. Cohen stated The Farm of Taylor Mill has been at this location for twenty years. Mr. Cohen stated the City of Taylor Mill has codes, regulations, ordinances and laws that protect things like trespassing, litter, obnoxious noises, and overgrown grass. Mr. Cohen stated making a significant investment in the City of Taylor Mill and will do whatever they can to protect that investment. Mr. Cohen stated the engineer indicated the distance of two hundred and eighty-five feet to the Franz property is residence to building. Mr. Cohen stated it is a significant distance through woods. Mr. Cohen stated the existing dumpster pad will be expanded. Mr. Cohen stated no one wants to damage any tree that can be saved and will make every effort to save trees on both properties. Mr. Cohen stated they will stay at least fifteen feet away from the Frantz property line. Mr. Cohen stated the excavation that will take place at the back of the property abutting their property and the Frantz property is a twelve foot cut. Mr. Cohen stated it is a two to one slope. Mr. Cohen stated the idea of a fence is almost irrelevant as there will be a twelve foot grade change. Mr. Cohen stated the temporary construction access will be aggregate and fire trucks are capable of getting through on a gravel driveway. Mr. Cohen stated the Commission knows CMC Properties well. Mr. Cohen stated CMC is the only landlord of the history of the Better Business Bureau to win the International Torch Award for Market Place Ethics. Mr. Cohen stated police prefer one means of egress. Mr. Cohen stated a geotechnical study will tell them where to build and dig, along with how deep they need to go. Mr. Cohen stated a geotechnical engineer will be onsite to make sure they have the right stability.

Ms. Frantz asked further clarification on the replacement of trees.

Mr. Cohen stated they will replace any trees along the property line that are ash trees. Mr. Cohen stated any trees that are not ash trees within the drip line will be marked to make sure they stay at least fifteen feet away. Mr. Cohen stated if any of those are damaged during construction then they will only do it upon agreement.

Ms. Frantz stated not wanting any trees that are not ash trees to be taken down. Ms. Frantz stated wanting the trees to be protected and if they are damaged or die then to be replaced.

Mr. Cohen stated he will commit to surveying the large trees on the property line and will make that survey available to the Frantz family. Mr. Cohen stated once equipment is there and if there are trees that are damaged they will replace them. Mr. Cohen stated he will take down the ash trees on their property that are on the property line only. Mr. Cohen stated if there are trees that they unknowingly kill in the process they will replace them.

Ms. Verst stated the fence has not been addressed. Ms. Verst stated that it would be nice to have a clear designation that states these woods are not part of The Farm. Ms. Verst asked where the additional leasing building will go.

Mr. Cohen stated showing it on previous plans but not this plan since it is not a part of the rezone. Mr. Cohen stated it is a leasing office that will be smaller than the existing club house. Mr. Cohen stated there will be a twelve foot grade change between their property and the Frantz property.

Mr. Cohen stated he is happy to talk to his neighbors if people cutting through becomes a problem and put up a fence like any other good neighbor would.

Ms. McMillen asked what will keep the twelve foot difference from eroding over a period of time if a retaining wall is not put up. Ms. McMillen stated when Pride Parkway was being developed the constant burning of the woods affected her.

Chief Stager stated the burn ban is in effect from May 1st to October 1st and no land clearing is allowed. Chief Stager stated agricultural burning is allowed by state law as long as a permit is obtained.

Mr. Michael Scott Smith of 6185 Maple Ridge Drive addressed the Commission. Mr. Smith stated he is against the zoning changes being requested. Mr. Smith stated the zoning changes are not minor. Mr. Smith stated they are wanting a change to a highly restricted commercial zone to a completely different residential zone. Mr. Smith stated the plan has been different every time it's been presented. Mr. Smith stated the new plan was not approved by Area Planning. Mr. Smith stated the highly restricted DTM-1 Zone prohibits residential with the exception of existing residential in the area. Mr. Smith stated the City has clung to this vision over the years prohibiting other businesses to build claiming DTM-1 is the strictest of the zones because of its importance to the plan. Mr. Smith stated the long term plan has been stated to take up to twenty-five years to fulfill. Mr. Smith stated it seems Mr. Cohen is asking for the zone change on the behalf of Holland Development. Mr. Smith stated it has been noted in the past the Mr. Holland is a philanthropist and visionary and standup guy and an investor in the future of Taylor Mill. Mr. Smith agreed. Mr. Smith stated the Commission gave Mr. Holland a key to the City and named a street after him. Mr. Smith stated if changes are made the Commission needs to look at a new vision that will work for the entire Districts.

Mr. Cohen stated the requirement of the Commission is to look at the facts and if the applicant can successfully prove that the current zone for a particular parcel is inappropriately zoned because of physical or economic changes you are obligated to vote to support the rezone.

Mayor Bell stated that in 2004 they did not know where the new road was going. Mayor Bell stated the original plan was the road going down Old Taylor Mill Road. Mayor Bell stated the parcel was placed into the DTM-1 Zone because they thought it was going to be right by access off of Pride Parkway. Mayor Bell stated that is not the case anymore.

Commissioner Murray stated knowing The Farm Apartments and it is a very nice apartment complex that is well managed and well taken care of. Commissioner Murray stated at the end of the day it is a good use for the land. Commissioner Murray stated they should look at a fence and it doesn't have to be anything fancy. Commissioner Murray stated at the very least put up signs stating private property behind this line. Commissioner Murray stated that he hopes if it goes forward tonight that the Commission changes their attitude and becomes more receptive to changes in other zones.

Commissioner Reis made a motion for Mr. Wichmann to read an ordinance amending the Taylor Mill Zoning Ordinance located at 5136 Old Taylor Mill Road. Commissioner Kreimborg made a second. All Commissioners present were in favor.

### **MOTION CARRIED**

Mr. Wichmann gave a reading of an Ordinance of the City of Taylor Mill, in Kenton County, Kentucky, amending the Taylor Mill Zoning Ordinance to change the zoning map thereof to re-classify thereon an approximate 6.8 acre parcel that is located and known as 5136 Old Taylor Mill Road in the City from DTM-1 (a Multi-Use Zone) and R-1C (a Single Family Residential Zone) to R-2 (an Attached Single-Family and Multi-Family Zone) with an agreed Development Plan.

Ms. Bailey stated a Special Meeting will be advertised for a second reading and the deadline for a second reading is June 1st.

### **NEW BUSINESS:**

Mr. Phil Peace of 5360 Millstone Court addressed the Commission. Mr. Peace stated two years ago at the May 2014 Commission Meeting the Commission unanimously voted to fix the problems in the DTM-2 Zoning by having his attorney work with Mr. Wichmann to come up with text amendments to allow UDF to build in Taylor Mill. Mr. Peace stated the requested changes came down to relaxing setbacks and allowing limited parking in those setbacks. Mr. Peace stated the Commission requested a development concept for his site including the acreage on both sides of Honey. Mr. Peace stated meeting with all the Commissioners ahead of time with this plan with the exception of Commissioner Kreimborg. Mr. Peace gave a power point presentation with the development concept with the assumption that the text amendments are adopted. Mr. Peace stated his property is challenging. Mr. Peace stated several years ago he and Ms. Bailey spoke about the idea of replacing current Davis Drive. Mr. Peace stated the idea was for him to construct a new road on his land at his expense and they would somehow trade right-of-way. Mr. Peace stated development one is a gas station and reviewed its location on power point slide. Mr. Peace stated running into roadblocks with zoning. Mr. Peace stated zoning is not written with corners in mind. Mr. Peace stated the zoning text needs adjusted. Mr. Peace stated his story hasn't changed and the design hasn't changed. Mr. Peace stated zoning text does not care which way the buildings face. Mr. Peace shared design work by Midland Retail. Mr. Peace stated having a relationship with Midland Retail and is anxious to start working with them. Mr. Peace stated the key to any downtown area success is desired businesses and convenient access. Mr. Peace stated a potential for a medical building to go in. Mr. Peace stated there is room for future development in the rear. Mr. Peace stated zoning was written without any regard to corners and that is all he has. Mr. Peace reviewed his site on power point. Mr. Peace stated by allowing the setbacks to change and allowing parking they can get this type of development. Mr. Peace stated there has been no action taken in two years. Mr. Peace stated the DTM-1 to R-2 Zone change is destructive to the City's vision. Mr. Peace asked for discussion and a vote to be taken on the text amendments immediately.

Ms. Bailey asked for a copy of Mr. Peace's presentation since one was not submitted prior to the Commission Meeting. Mr. Peace did not submit the requested information.

Commissioner Murray made a motion to accept the recommendation of the Planning Commission two years ago and to prepare an ordinance to enact that text amendment. No second motion was made.

**MOTION NOT CARRIED**

**BUILDING AND ZONING:**

No Building & Zoning Reports.

**REPORTS:**

**City Administrator**

Ms. Bailey stated the current contract with VonLehman CPA and Advisory Firm in regards to auditing services has expired. Ms. Bailey stated they are proposing a three year contract. Ms. Bailey stated the first year with the audit ending June 30, 2016 would be eleven thousand six hundred dollars. Ms. Bailey stated the audit in 2017 would be eleven thousand six hundred and fifty dollars. Ms. Bailey stated the audit in 2018 would be eleven thousand seven hundred dollars. Ms. Bailey stated this is comparable to auditing services in prior years. Ms. Bailey stated being billed last year for eleven thousand dollars and the six hundred dollar difference equates for changes in reporting.

Commissioner Kreimborg made a motion to enter into a contract with VonLehman CPA and Advisory Firm for auditing services. Commissioner Reis made a second. The Clerk called role.

Commissioner Kreimborg – Yes

Commissioner Reis – Yes

Mayor Bell – Yes

Commissioner Kuehne – Yes

Commissioner Murray – Yes

**MOTION CARRIED**

**Engineering**

Mr. Seitzinger stated progress is being made on various projects in the City. Mr. Seitzinger stated a preconstruction meeting is forthcoming for the Rust Road project.

**Finance**

Ms. Wright stated the fiscal year is wrapping up next month.

## **Fire**

Commissioner Murray stated in the month of April the Fire Department had thirty-four EMS calls and forty Fire Department calls for a total of seventy-four calls for service. Commissioner Murray stated receiving two mutual aid from Covington and giving a total of three. Commissioner Murray stated total billing for the month was twenty-eight thousand two hundred and seventy-nine dollars. Chief Stager stated the Fire Department hosted a local Brownie Troop and taught them First Aid. Chief Stager stated a burn ban is in effect until October. Chief Stager stated hydrant service will begin in late May.

## **Legal**

Mr. Wichmann stated a need to have an Executive Session under 61.810 (c) for discussions of proposed or pending litigation.

## **Maintenance**

Commissioner Kuehne stated the Maintenance Department has been busy with heavy rains and ditch cleaning. Commissioner Kuehne stated the City street sweeping will take place on May 16th. Mr. Roden stated cutting a lot of grass in the rain lately.

## **Parks and Recreation**

Commissioner Kreimborg stated the City hosted a Shred Event on April 23rd and it was a huge success. Commissioner Kreimborg stated the City-Wide Yard Sale is on May 20th and May 21st. Commissioner Kreimborg stated Pride Park is a finalist for Best Park in NKY and will be celebrating at the Northern Kentucky Convention Center Best of NKY event. Commissioner Kreimborg stated Tasty Tuesday begins May 31st with Marco's Pizza. Commissioner Kreimborg stated the second annual Taste of Taylor Mill is June 30th from 5:00 p.m. to 10:00 p.m. on Holland Drive. Commissioner Kreimborg stated dates of The Vietnam Moving Wall events. Commissioner Kreimborg stated vendors are wanted for the City Flea for All on August 13th. Commissioner Kreimborg stated vendor spaces are pre-sold for twenty-five dollars and vendors include farmer's markets, yard sale items, home show items and more.

## **Police**

Commissioner Reis stated Chief Knauf has completed the budget report and submitted to Ms. Bailey. Mayor Bell asked Chief Knauf to look into the stop signs at Blackstone for a safety opinion. Ms. Bailey suggested putting the traffic counter at the intersection to get a count and speed.

Commissioner Kuehne stated he is for Mr. Peace getting his development done and done properly. Commissioner Kuehne stated for Mr. Peace to present something tonight that he has never seen before and to be asked to vote on it, then he is against it. Commissioner Kuehne stated he would like to review and see the plan. Commissioner Kuehne stated if it meets the guidelines then he will vote for it.

Commissioner Murray thanked the departments for their part in completing the workout room.

Mayor Bell stated the Commission has a goal and a vision and is trying to make it happen for the citizens of Taylor Mill.

Mayor Bell stated the Commission needed to have an Executive Session under 61.810(c) to discuss proposed or pending litigation and 61.810(b) to discuss deliberations on the future acquisition or sale of real property. Commissioner Kuehne made a motion for the Commission to go into Executive Sessions. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

The Commission went into Executive Sessions at 10:01 p.m.

Mayor Bell called the meeting back to order at 11:00 p.m.

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

**MOTION CARRIED**

The meeting adjourned at 11:02 p.m.

A Special Commission Meeting will be Wednesday, June 8, 2016 at 7:00 pm.

          Daniel L Bell          

Mayor Daniel L. Bell

ATTEST:           Gene Smith          

DATE:           6/16/16