

**City of Taylor Mill
Special Commission Meeting
February 19th, 2014
7:00 p.m.**

CALL TO ORDER:

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

MINUTES: Minutes from the January 15th, 2014 Special Commission Meeting.

GUESTS: Officer Mike Lyon – Governor’s Award Impaired Driving Enforcement.
Phil Peace – 608 Brandtly Ridge Drive, Covington.
Martin Butler – Attorney representing Phil Peace.
Tim Kling, John Johnston, Tom Tepe – United Dairy Farmers.

LEGISLATION: **Resolution** recognizing Steve Stevens, former Chamber President.

UNFINISHED BUSINESS:

NEW BUSINESS: Wolf Road Repair Request (City of Covington)
Highridge Subdivision Expansion/Bonnie Drive Connection.

BUILDING & ZONING:

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

EXECUTIVE SESSION:

ADJOURNMENT:

ANNOUNCEMENTS:

**City Of Taylor Mill
SPECIAL COMMISSION MEETING
February 19, 2014**

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

Mayor Bell asked for a moment of silence in remembrance and to honor fallen soldier Christopher A. Landis, 27, from Independence who was killed in action in Afghanistan from an enemy attack on patrol on February 10, 2014. Our condolences go out to his family as well as our thoughts and prayers.

Commissioner Murray made a motion to accept the minutes from the Commission Meeting on January 15, 2014 as submitted. Commissioner Kuehne made a second. All Commissioners were in favor.

MOTION CARRIED

Guests

Commissioner Reis presented the Governor's Award for Impaired Driving Enforcement to Officer Mike Lyons for outstanding achievement in the apprehension of impaired drivers.

Phil Peace stated he would respect the commissioner's time and wait until the next meeting to discuss the zoning text amendment since city attorney Frank Wichmann is not in attendance due to an injury.

Martin Butler stated that he will respectfully wait until the next commission meeting as well.

Tim Kling, Director of Real Estate for United Dairy Farmers, presented a preliminary plan for a store in Taylor Mill at the site of Pride Parkway and Honey Drive.

John Johnson, Architect for United Dairy Farmers, discussed the stores features, design and site development at the site at Pride Parkway and Honey Drive.

Mayor Bell stated that this was the first time the city has seen any plans and would like to see their monument signs.

Commissioner Murray asked whether the plans were for a one story or two story and stated that the steeped roof gave the structure height.

Commissioner Kuehne asked if they had a turn lane on their plans. Mr. Johnson responded that there was a turn lane. Commissioner Kuehne stated that the commissioners and the Mayor have met with Mr. and Mrs. Phil Peace and stated their personal intentions. He believes UDF would be a good neighbor but there are many issues to resolve involving watershed, greenscape and ingress/egress.

Commissioner Murray asked if there were sidewalks surrounding the store. Mr. Johnson stated that there were sidewalks.

Mayor Bell stated that it is ironic that he sees a lot of text amendments that would have to be done for this plan.

UDF stated that they know there is a lot of work that would need to be done but that they are here and willing to work with the city.

Discussion ensued regarding the many issues that would need to be addressed to build on the site. The biggest issues being that the design is not compliant with the design development guidelines and that the guidelines have not changed and are not changing at this time.

A full application will need to be submitted to the Northern Kentucky Area Planning Commission.

Ms. Bailey stated that Mr. Peace does not own all of the property right of way and that the Kentucky Department of Transportation would need to lease the right of way to the city and this could be a two year process.

There was discussion regarding the size of the acreage at the site and Mr. Peace's property on the other side of Honey Drive. Mr. Peace stated he is working with a developer on his other site.

The commissioners thanked United Dairy Farmers for coming to the meeting

The next commission meeting will be March 19th at 7:00 pm.

Scott Smith, 6185 Maple Ridge spoke to the commission regarding the traffic issues on Pride Parkway. Mr. Smith contacted the Kentucky Department of Transportation regarding the intersection at Taylor Creek.

A discussion ensued regarding all the contacts made to the Kentucky Department of Transportation by Jill Bailey, the Mayor and Chief Knauf. Chief Knauf reported that over an 11 day period there were only 4 violations and he has checked all of the crash data and there have been no accidents at this location of Taylor Creek and Pride Parkway. KYDOT will not do anything until there are accidents. Mayor Bell wanted to put on the record that the city has been working on this issue for the past four weeks and that Mr. Smith's comments on Facebook asserting that the city was not doing anything is incorrect. The city will review the area once it opens fully. Mr. Smith thanked Jill Bailey, Chief Knauf and the commission for helping out with this issue and he would appreciate any extra time the police could patrol the area. The city will formally request a 35 mph speed limit once the project is complete and is fully open.

Legislation

Mayor Bell introduced a Resolution for Commissioner Murray for his retirement from USPS after over 40 years of service. Mayor Bell proclaimed February 19th a day in Commissioner Murray's honor and congratulations on his retirement.

Commissioner Reis made a motion to approve the Resolution recognizing Commissioner Murray. Commissioner Kuehne made a second. All Commissioners were in favor.

MOTION CARRIED

Mayor Bell introduced a Resolution honoring Steve Stevens, former President of the Northern Kentucky Chamber of Commerce for his service to the community, chamber and a Taylor Mill resident.

Commissioner Kuehne made a motion to approve the Resolution. Commissioner Murray made a second. All Commissioners were in favor.

MOTION CARRIED

Unfinished Business

None

New Business

Ms. Bailey discussed the Wolf Road repair request from the City of Covington. Ms. Bailey stated that staff was still reviewing the request and would table the issue until the next meeting.

Ms. Bailey presented to the commission a request from the developer of the High Ridge subdivision regarding expansion and building of 60 more homes and connecting Bonnie Drive to High Ridge subdivision. They are in compliance to build the sixty homes within zoning standards. The commission discussed the project and how it will affect the existing homeowners, significant elevation difference of 20 ft. drainage and flooding. NKAPC recommendation is to not connect the subdivision. In order to do this there has to be the vacating of right of way. Bayer Becker the engineer is working on remedying the water issue.

Commissioner Murray made a motion to close/vacate right of way on Ivy Brook extension off of Bonnie Drive (Ms. Bailey to clarify name of street). Commissioner Reis made a second. Commissioner Murray – Yes, Commissioner Reis – Yes, Mayor Bell – Yes, Commissioner Kreimborg – Yes, Commissioner Kuehne – Yes. All Commissioners were in favor.

MOTION CARRIED

The commission discussed the DTM4 zoning. Ms. Bailey stated adjacent to the Taylor Creek subdivision there is a R1A zone for single family residential and then there is the DTM4 zone. Only a small section of that zone abuts the DTM4 zone. There were two concerns raised regarding the DTM4 zone regarding a buffer zone and the term warehouse. The commission's vision for the area is for a campus style office complex not a warehouse. The zoning states that there is a 50% gross 1st floor area of the complex for warehouse storage or 10,000 sq. ft. It is for an area of storage not a warehouse. There are design guidelines that would prohibit this type of structure. Also, there are ordinances against noise and vibration. Mr. Smith stated his concern was for limited fabrication and/or manufacturing. Mayor Bell responded that we have ordinances against pollution and noise and the city would turn down any application for heavy manufacturing and each application is reviewed individually.

Commissioner Kuehne stated that TANK did a survey regarding bus routes. TANK made a recommendation to eliminate Route #9. Commissioner Kuehne stated that this route is not being eliminated but being re-evaluated. The bus will stop at the Districts of Taylor Mill and then proceed at least until Hans Pike and turn around. Commissioner Kuehne serves on the TANK Board of Directors and their concern is a lack of ridership down to Cherokee. Additionally the new route will connect the Districts of Taylor Mill with Crestview Hills Mall.

Commissioner Kuehne wanted to thank the Maintenance Department on the great job they have done during the snow storms. We have had 42 inches of snow in the city 971 tons of salt and 50 tons of sand have been used. We started out with 100 tons of salt for the season. Marc Roden wanted to thank his department and the three fireman who have helped with the snow removal Chad Huth, Tom Bishop and Bob Ward.

Commissioner Kuehne asked that the residents alert the city to any pot holes in the city so we can get them fixed.

Reports

Building and Zoning

None

City Administrator

Ms. Bailey stated that there is still a vacancy in the Administration Department. The position is being advertised again and the deadline for applications is March 14, 2014.

Engineering

We are continuing to coordinate with the Holland Rosen Group with their development project and we have an underground utility project we are working on in that area.

Fire Department

Commissioner Murray announced that the Fire Department had 31 fire runs and 28 EMS runs which 25 were ALS and 3 were BLS for a total billing of \$8,038.65. The last dance was cancelled due to inclement weather. The next dance is this Friday, February 21st from 7pm – 10pm and is \$5 per person.

Chief Halpin stated that Lieutenant Steger, Firefighters Harrison and Biery used the Bobcat to help push the snow off the parking lot. He submitted his end of the year report. There was discussion regarding the amount of ALS runs the department has. The Chief stated that the majority of runs are ALS – Advanced Life Support.

Legal

Kim Quinn reported that they are busy and will continue to be busy.

Maintenance

Commissioner Kuehne wanted to thank the Maintenance Department again for their hard work during the snow storms and ask Mother Nature to take it easy on us. We have used our budget and are now using our spare dollars. He wanted to thank the Fire Department for helping as well. Marc Roden reported that we have 200 tons of salt on hand and 100 tons coming next week.

Recreation

Zumba classes are starting on Thursday, February 27th. There will be two classes a Learn the Moves class from 5:45 pm – 6:15 pm and a regular Zumba class from 6:30 pm to 7:30 pm. The Learn the Moves class is \$25 for a six week session and the regular class is \$45 for a six week session. We are going to schedule a Passport Day to coincide with the US Department of State National Day on one of the Saturdays in March. The Easter Egg Hunt will be held on Saturday, April 5th at 1:00 pm which is Commissioner Kreimborg's birthday. Rain date for the event is Saturday, April 12th. The Annual Shred Event will be held on Saturday, April 26th from 9:00 am – 12:00 pm at the city building.

Police Department

Commissioner Reis stated Officer Mills and Officer Mitchell took the Explorer group to a competition in Gatlinburg, TN. They took 4th place in the Drug ID event. The commission appreciates their efforts with the Explorers.

Ms. Bailey stated that the police year-end report was submitted via e-mail to the commissioners.

Mayor Bell stated that the text amendments would be discussed and possibly voted on at the March 19, 2014 meeting and reminded people that it takes two readings for an ordinance to pass.

Richard Krauth, 2750 Wayman Branch, wanted to discuss the condition of Wayman Branch Road and the repairs needed to be done on that road as well as the possibility of installing a light

Mayor Bell has had conversations with Chief Knauf and the KYDOT. The Mayor will petition for a light there once construction is complete.

The city cannot make KYDOT anything they do not want to do. We can strongly suggest changes but it is not our jurisdiction. KYDOT has indicated they are going to install temporary road markings. Their goal is to move traffic. The city asked for a traffic signal at Scott High School which was not originally planned and got it.

Ms. Bailey stated the city does not have jurisdiction over the corridor and would like to install stop signs and traffic signals they cannot assume the liability to install those items without jurisdiction to do so.

Marc Roden will go and look at Wayman Branch. The asphalt plants do not open until April. In addition we will have CDS go out and look at it as well. The road may be eligible for the Emergency Road Fund that we may be able to use.

Jill Bailey stated that they are trying to see if the February 3rd and 4th snow event meets the criteria for FEMA's level to submit to Homeland Security to receive reimbursement for some of our expenses associated with that.

There being no further business, Commissioner Kuehne made a motion to adjourn. Commissioner Murray made a second. All in favor. The meeting adjourned at 8:25 pm.

Next Commission meeting will be Wednesday, March 19, 2014.

Daniel L. Bell
Mayor Daniel L. Bell

ATTEST: Marilyn [Signature]

DATE: March 19, 2014