

**Commission Meeting**  
**September 13, 2017**  
**7:00 p.m.**

**City of Taylor Mill Agenda**

**CALL TO ORDER:**

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

**MINUTES:** Minutes from the August 9<sup>th</sup>, 2017 Commission Meeting.  
Minutes from the August 16<sup>th</sup>, 2017 Special Commission Meeting.

**GUESTS:**

**LEGISLATION:** **Resolution** recognizing Specialist Timothy Bailey.  
**Resolution** recognizing Admin Assistant Sandy Meyer.  
**Proclamation** recognizing Sept 2017 as City Government Month.  
**2<sup>nd</sup> Reading** of an Ordinance amending the text of the DTM Zone.  
**2<sup>nd</sup> Reading** of an Ordinance amending text of the NC Zone.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:** **\*Tuscany Zoning Issues – Kirk Ridder.**  
**\*Real/Tangible Tax Rates for FY 2017/2018.**  
**\*Church Street/North End Paving Project.**

**BUILDING & ZONING:**

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

**SPECIAL ANNOUNCEMENTS:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

**City of Taylor Mill  
COMMISSION MEETING  
Wednesday, September 13, 2017**

**CALL TO ORDER:**

The meeting was called to order at 7:00 p.m. by Mayor Bell. In attendance were: Mayor Bell, Commissioner Frietch, Commissioner Kreimborg, Commissioner Murray, Commissioner Peace, and City Attorney Frank Wichmann. The Mayor noted that a quorum was present for the meeting.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

Commissioner Frietch led the invocation followed by the Pledge of Allegiance led by Mayor Bell.

**MINUTES:**

Commissioner Murray made a motion to accept the minutes from the Commission Meeting on August 9, 2017 as submitted. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Commissioner Frietch made a motion to accept the minutes from the Special Commission Meeting on August 16, 2017 as submitted. Commissioner Peace made a second. All Commissioners present were in favor.

**MOTION CARRIED**

**GUESTS:**

No Guests.

**LEGISLATION:**

Commissioner Frietch made a motion to adopt Resolution 321 (9-13-17) recognizing Specialist Tim Bailey. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Commissioner Murray made a motion to adopt Resolution 322 (9-13-17) recognizing Administrative Assistant Sandy Meyer. Commissioner Frietch made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Commissioner Murray made a motion to adopt a Proclamation of the City of Taylor Mill proclaiming the month of September 2017 at City Government Month. Commissioner Peace made a second. The Clerk called the role.

Commissioner Murray – Yes  
Commissioner Peace – Yes  
Mayor Bell – Yes  
Commissioner Frietch – Yes  
Commissioner Kreimborg – Yes

**MOTION CARRIED**

Commissioner Murray made a motion to adopt Ordinance 324 (9-13-17) of the City of Taylor Mill in Kenton County, Kentucky amending the text of Sections 9.29, 10.18, 10.19, 10.20, 10.21 and 11.0 C 1d. of the Taylor Mill Zoning Ordinance regarding some DTM Zone regulations. Commissioner Frietch made a second. The Clerk called the role.

Commissioner Murray – Yes  
Commissioner Frietch – Yes  
Mayor Bell – Yes  
Commissioner Kreimborg – Yes  
Commissioner Peace – Abstained

**MOTION CARRIED**

Commissioner Peace made a motion to adopt Ordinance 325 (9-13-17) of the City of Taylor Mill in Kenton County, Kentucky amending the text of Section 10.14 of the Taylor Mill Zoning Ordinance to add: (1) existing private clubs or lodges as a permitted use within the NC (Neighborhood Commercial) Zones; and (2) outdoor dining areas in connection with a restaurant, or private club or lodge as a conditional use. Commissioner Murray made a second. The Clerk called the role.

Commissioner Peace – Yes  
Commissioner Murray – Yes  
Mayor Bell – Yes  
Commissioner Frietch – Yes  
Commissioner Kreimborg – Yes

**MOTION CARRIED**

**UNFINISHED BUSINESS:**

No Unfinished Business.

**NEW BUSINESS:**

Mr. Kirk Ridder of Fischer Development Company and BF Development addressed the Commission. Mr. Ridder presented information regarding the Tuscany project and zoning. Mr. Ridder reviewed the current approved development plan for the Tuscany project. Mr. Ridder

reported condos currently are approved in Taylor Mill and he wants to add the flexibility that would allow them to change from condos to a town home, paired patio product, or single family home. Mr. Ridder stated Taylor Mill's portion of the product is ten (10) to fifteen (15) years down the line. Mr. Ridder stated apartments will not be permitted in the Taylor Mill area. Mr. Ridder reviewed products. Mr. Greg Berling of BF Development addressed the Commission and reviewed products and market research for products. Mr. Berling reported subdivision regulations must be followed. Mr. Ridder asked Ms. Bailey to provide him with a list of questions in addition to the percentage of brick and information on the Maple Street Home that the Commission would like answered. Commissioner Frietch requested specific locations in the Northern Kentucky area with Maple Street homes. Mr. Berling stated Shady Brook Trails in Independence.

Ms. Bailey stated it is time to establish the tax rate for personal and real property. Ms. Bailey stated a Public Hearing will be scheduled if anything above the compensating rate is taken. Ms. Bailey stated after the Public Hearing, a Special Meeting is held with a first reading of the ordinance. Ms. Bailey stated a second reading happens at the following Commission Meeting. Ms. Bailey reviewed the 2016/2017 tax rates with real property at four point three-nine (4.39) per one thousand dollars (\$1,000.00) and generated an estimated one million eight hundred five thousand one hundred and one dollars (\$1,805,101.00). Ms. Bailey stated the compensating rate this year to bring the exact same revenues is point four six four zero (.4640) and yields revenues of one million nine hundred and nine thousand four hundred and seventeen dollars (\$1,909,417.00) and does include new growth. Ms. Bailey reviewed compensating rates plus one (1), plus two (2), plus three (3), plus four (4) percent. Ms. Bailey stated in terms of the budget, she recommends taking compensating rate plus four (4) percent.

Ms. Bailey stated in terms of personal property the current rate is seven dollars and fifty cents (\$7.50) per one thousand dollars (\$1000.00) and that yielded revenues last year of two hundred eighty-five thousand seven dollars and forty-nine cents (\$285,007.49). Ms. Bailey stated by statute, the City is limited to not taking any more than the seven dollars and fifty cents (\$7.50) in the state of Kentucky. Ms. Bailey recommended the rate again for the upcoming year which would yield a total of two hundred ninety-five thousand three hundred and eighty three dollars and twenty-seven cents (\$295,383.27).

Ms. Bailey stated the waste collection fee is billed on the property tax bills. Ms. Bailey stated the City accepted Rumpke for services and it was the lowest of the bids received. Ms. Bailey stated it put services in the first year at fourteen dollars and forty-nine cents (\$14.49) and is approximately one hundred seventy-three dollars and eighty-eight cents (\$173.88) per customer per unit. Ms. Bailey stated there is two thousand one hundred and ninety-seven (2,197) residential units collected in the community. Ms. Bailey stated the current rate is one hundred and forty-five dollars (\$145.00). Ms. Bailey stated to cover the cost of the contract the fee needs bumped up to at least one hundred seventy-three dollars and eighty-eight cents (\$173.88) and recommends rounding it up to one hundred and seventy-five dollars (\$175.00) to cover cost of administrating the contract and bidding process.

Commissioner Frietch requested an email with all the statistics and dollar amounts recited tonight including the pension numbers and waste collection fees. Commissioner Frietch stated

looking forward to building the business district by being a little more business-friendly for businesses to come to Taylor Mill, and having the roll-out with the county and Tri-Ed with services from Pat Wingo. Commissioner Frietch asked Ms. Bailey if she has been in contact with Ms. Wingo frequently. Ms. Bailey stated meeting with Ms. Wingo twice, most recently within the last two (2) weeks and she is working on collecting data and information. Ms. Bailey reported Ms. Wingo indicated promoting the community to developers and is working to collect data. Ms. Bailey reported Ms. Wingo has provided her suggested changes in the marketing brochure. Commissioner Frietch reporting wanting to use all available resources to get moving and revenue in the City.

Mayor Bell reviewed funding issues concerning CERS and KERS. Mayor Bell stated the state has not been funding KERS as the cities have paid for CERS. Mayor Bell stated if no changes are made, the City's rate for non-hazardous is going up fifty percent (50%) and hazardous is going up sixty percent (60%). Mayor Bell stated the rate the City will be responsible for is going up two hundred and seventy eight thousand dollars (\$278,000.00) over the next two (2) years, in addition to what the City already pays. Mayor Bell stated supporting the separation of CERS and KERS. Ms. Bailey stated these numbers are in the ballpark but not exactly correct as Chief Knauf previously made the recommendation to hire retired police officers and the City is not contributing towards them in the retirement system, which is a substantial savings to the City in terms of what the payout will be. Ms. Bailey stated the City is roughly looking at a ten percent (10%) for non-hazardous and nineteen percent (19%) increase for hazardous. Ms. Bailey stated she will prepare a Public Meeting notice as if the City is going to take the compensating rate plus four percent (4%) so there is flexibility to do what the Commission wants to do.

Mr. Wichmann stated the City of Ft. Wright filed suit concerning how the Kentucky Retirement Board has been investing the funds that are paid in. Mr. Wichmann stated according the lawsuit, there are two (2) different funding mechanisms, the state system and the county system. Mr. Wichmann stated according to suit, the Retirement Board has been ignoring that distinction and they are investing all the funds according to the state formula which is greater than the CERS formula. Mr. Wichmann stated the suit is to get back the difference between the investment for CERS and the investment for KERS. Mr. Wichmann stated it is a class action suit and the City of Ft. Wright is requesting other cities to join. Mr. Wichmann stated there is no detriment to join but does not see an advantage to join.

Commissioner Murray made a motion to join the City of Ft. Wright's lawsuit in getting the difference back between the investment of CERS and the investment for KERS. Commissioner Peace made a second. The Clerk called the role.

Commissioner Murray – Yes  
Commissioner Peace – Yes  
Mayor Bell – Yes  
Commissioner Frietch – Yes  
Commissioner Kreimborg – Yes

**MOTION CARRIED**

Mr. Brueggemann reviewed the Church Street/North End Paving Project. Mr. Brueggemann reviewed opinions of cost for different options besides resurfacing the streets, specifically looking at Sunset, Valley View, Primrose, Church, and Faye Street. Mr. Brueggemann recommended the best option is to do the basic resurfacing of Faye and Church, and complete reconstruction of Sunset, Valley View, and Primrose. Mr. Brueggemann stated the cost of that option would be approximately four hundred and fifty seven thousand dollars (\$457,000.00). Ms. Bailey stated the City receives approximately one hundred and eighty thousand dollars (\$180,000.00) annually from Municipal Road Aid. Ms. Bailey stated salt and sand purchases comes from that fund as well as sign replacements and miscellaneous tree projects leaving approximately ninety thousand dollars (\$90,000.00) to one hundred thousand dollars (\$100,000.00) annually. Ms. Bailey reviewed projects and other committed repair projects. Ms. Bailey asked for direction from the Commission on project choices. Commissioner Kreimborg stated the streets cannot be left in that condition until possible construction next year. Commissioner Peace suggested removing the top layer of asphalt on Valley View and resurface the street and come back in the springs, saw cut, and put a proper curve in. Mr. Brueggemann stated if the Commission wanted a short term fix, an asphalt company can come in and place a thin layer of asphalt to get through the winter. Commissioner Murray stated salt trucks cannot run over the streets as they are now. Mr. Brueggemann stated he can take a look on what can be done on a temporary basis. Pictures of the streets in question were presented. Mr. Roden suggested patching Valley View, Primrose, and Sunset to get the residents through the winter and reconstruct in the spring. The Commission agreed with Mr. Roden's suggestion if he can obtain the paver from Kenton County. Commissioner Kreimborg expressed concerns with the other end of Sunset. Mr. Brueggemann stated he will look at that portion of Sunset. Ms. Bailey suggested the Commission not promise the residents' repairs until final numbers are available. Commissioner Frietch agreed. Commissioner Frietch stated the City can use technology that county has for a street inventory report and it needs to be done as soon as possible. Mr. Brueggemann suggested to wait until after winter.

#### **BUILDING AND ZONING:**

No Building and Zoning report.

#### **DEPARTMENT REPORTS:**

**-CITY ADMINISTRATOR:** Ms. Bailey asked the Commission for their color choice of the safety surface at the park. Commissioner Peace suggested black, as it is a stable color that won't fade. Commissioner Frietch suggested the color "Splash" that is still mostly black. After a brief discussion, Ms. Bailey reported she will check to see if there is an additional fee to buffer color in the "Splash" option and if there is a fee, go with black.

**-ENGINEERING:** Mr. Brueggemann stated the lights are on and the traffic signal should be on by the end of next week. Mr. Brueggemann stated eleven (11) of the twenty-six (26) easements for the sidewalk project has been signed and expects another eight (8) by the end of next week. Mr. Brueggemann stated two (2) property owners they could not make contact with and five (5) they are working with.

**-FINANCE:** Ms. Wright stated the audit will take place the week of October 9th. Ms. Wright stated she is working with the property tax software vendor to get the tax roll imported. Ms. Wright stated the data conversion with OpenGov is almost finished.

**-FIRE:** Commissioner Murray reviewed August Fire Department statistics with a total billing of twenty nine thousand one hundred and two dollars (\$29,102.00). Commissioner Murray reported the department took forty-one (41) EMS calls, thirty (30) Fire Department calls, and mutual aid received was four (4) and seven (7) given. Commissioner Murray reported forty-one (41) total EMS calls for service. Commissioner Murray reviewed additional statistics.

Commissioner Murray made a motion to accept the resignation of part-time Firefighter/Medic Doug Rolf. Commissioner Peace made a second. The Clerk called the role.

Commissioner Murray – Yes  
Commissioner Peace – Yes  
Mayor Bell – Yes  
Commissioner Frietch – Yes  
Commissioner Kreimborg – Yes

#### **MOTION CARRIED**

Chief Stager stated the Fire Department is hiring. Chief Stager stated hydrant testing is occurring. Chief Stager stated Open Burning is set to open October 1st. Chief Stager stated staff attended the CVG Disaster Training Response Drill. Chief Stager stated waiting on graphics for the new squad. Chief Stager stated next month is fire prevention month.

**-LEGAL:** Mr. Wichmann stated a need for an Executive Session for pending and potential litigation.

**-MAINTENANCE:** Commissioner Peace stated the owners of McDonald's contacted him in the process of trying to update their location. Commissioner Peace stated they went to PDS and Zoning said no dual stacking drive-thru. Commissioner Peace stated working through that issue with McDonald's and PDS and also working on the parking space wording.

Mr. Roden stated concrete is in at the playground and asked if the Commission would like him to move forward with putting the slide up and swing frame. Ms. Bailey stated she will get Mr. Roden an answer by Friday. Mr. Roden reported they are out bush-hogging Wilson Road, Mason Road, Reidlin Road, and Lookaway Drive. Mayor Bell stated researching solar light options for Blackstone and Mafred Drive.

**-PARKS AND RECREATION:** Commissioner Kreimborg stated a Special Meeting was held last night for recreation. Commissioner Kreimborg stated wanting to bring back a smaller version of Park Fest next year. Commissioner Kreimborg asked residents to keep the hurricane and flood victims in their prayers.

Ms. Forsyth reported the Family Camp Out is Saturday, October 7th and early registration is required. Ms. Forsyth stated the History of Taylor Mill presentation is Thursday, October 12th at

7pm at Park Place Community Center. Ms. Forsyth stated the 60th Anniversary Event is Friday, October 20th from 5:00 p.m. to 10:30 p.m. and features live music, food, fireworks, and a kid's activity zone. Ms. Forsyth stated the Tree Lighting Ceremony is Sunday, November 26th from 4:00 p.m. to 6:00 p.m. Ms. Forsyth stated Santa's Neighborhood Visit is Saturday, December 9th. Ms. Forsyth reviewed 2018 events including the GoldStars Tribute Wall Event May 4-7, 2018.

**-POLICE:** Commissioner Frietch reviewed August Police Department statistics including a total of thirty-one (31) motor vehicle accidents, three (3) with injuries on other areas of Pride Parkway. Commissioner Frietch reported a total of twenty-three (23) adult offenses and a total of four (4) juvenile offenses. Commissioner Frietch reported a total of thirty-eight (38) Kentucky Uniform Citations, five (5) Taylor Mill City Citations, and forty-six (46) courtesy notices. Commissioner Frietch reviewed new statistics including assistance given to other agencies and assistance other agencies provided the City. Commissioner Frietch reported only part of the report is available this month, but both will be next month. Commissioner Frietch reported the Taylor Mill Police Department assisted other agencies a total of seventy-one (71) times, including thirty-three (33) times to the Fire Department, twenty (20) with Covington, six (6) with Fort Wright, three (3) with Independence, seven (7) with Kenton County, one (1) Lakeside Park/Crestview Hills, and one (1) with Ludlow. Commissioner Frietch reported a total of four hundred and fifty-six (456) vacation checks, twenty-one (21) alarm drops, seven (7) physical arrests, and one thousand and eighty-three (1,083) calls for service. Commissioner Frietch wished Specialist Bailey and Administrative Assistant Sandy Meyer well on their retirement.

Commissioner Frietch made a motion to approve the hiring of Officer Kenneth Holstein. Commissioner Murray made a second. The Clerk called the role.

Commissioner Frietch – Yes  
Commissioner Murray – Yes  
Mayor Bell – Yes  
Commissioner Kreimborg – Yes  
Commissioner Peace – Yes

**MOTION CARRIED**

**SPECIAL ANNOUCEMENTS:**

Commissioner Frietch reminded residents to wave and smile to first responders, maintenance, and staff to show support.

Ms. Bailey reported Mr. Rich Meyer resigned from his position on the Board of Adjustments. Commissioner Murray made a motion to accept the resignation of Rich Meyer. Commissioner Peace made a second. The Clerk called the role.

Commissioner Murray – Yes  
Commissioner Peace – Yes  
Mayor Bell – Yes



Commissioner Frietch – Yes  
Commissioner Kreimborg – Yes

**MOTION CARRIED**

Ms. Bailey reported the City is accepting letters of interest and resumes for two (2) Board of Adjustment positions through September 22<sup>nd</sup>.

**EXECUTIVE SESSION:**

Mayor Bell stated the Commission needed to have an Executive Session under 61.810(c), discussions of proposed or pending litigation. Commissioner Murray made a motion. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

The Commissioner went into Executive Session at 9:59 p.m.

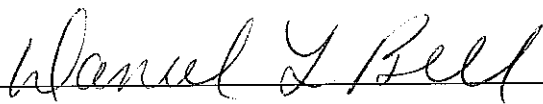
**ADJOURNMENT:**

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

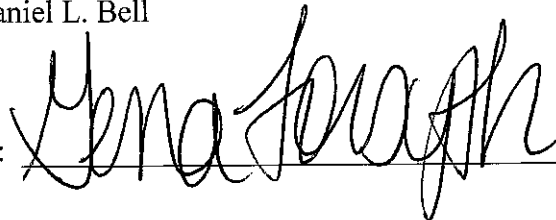
**MOTION CARRIED**

The meeting adjourned at 10:03 p.m.

The next Commission Meeting will be Wednesday, October 11, 2017 at 7:00 pm.

  
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Mayor Daniel L. Bell

ATTEST:  DATE: 10/12/17  
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