

**LUDLOW COUNCIL MEETING**  
**MINUTES**

**August 9, 2018**

Mayor Kenneth Wynn called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Laurie Sparks called the roll, which showed the following council members present: Bill Whiteley, Jordan Scheid, Josh Boone, Matt Williams, Tom Amann and John Gaiser.

*ALSO ATTENDING:* City Attorney Fred Johnson, City Administrator Elishia Chamberlain, City Clerk Laurie Sparks, Fire Chief Rob Dreyer, Public Works Project Manager Patrick Walkenhorst, Code Enforcement Officer Tom Garner, and Police Lt. Bart Beck

**Motion by Mr. Scheid, second by Mr. Whiteley, to approve the minutes from the meeting on July 12, 2018 and July 26, 2018. Following a voice vote, motion carried: all ayes.**

**STAFF REPORTS**

Fire Department

Chief Dreyer discussed the recent training at the lot at Ash and Traverse Streets that was attended by surrounding agencies.

Public Works

Mr. Walkenhorst advised that the municipal lot is complete and invited the Police and Fire Departments to attend a meeting with the elevator company to review how the elevator operates. Discussion on the status of the Riverfront Commons Phase II. Discussion on when the municipal lot would be open for parking. Mr. Williams advised that at the previous meeting, a resident stated that Ash Street needed to be repaved; it is one of the top three streets to be paved once funding is received. The City would receive money from FEMA once it is released by the state. Discussion on the condition of the City's lot at Ash and Traverse Streets. Mr. Walkenhorst agreed to clean the overgrowth and look into purchasing fencing fabric. Mayor Wynn advised Mr. Walkenhorst discuss options with the Public Works work group and bring ideas back to Council.

Code Enforcement

Mr. Garner discussed the status of blighted properties. There are currently 43 vacant properties in the city, which is down from 61 vacant properties reported at a previous meeting. Mr. Garner worked with Planning and Development Services (PDS) to organize Ms. Sparks' idea to host a Code Enforcement 101 Seminar to let residents know what the City can and cannot do, how the process works, and answer residents' questions. Information about the event will be posted on the City's website and Facebook page once the date is set.

Police Department

Lt. Beck advised that a form has been posted on the City's website for residents to record serial numbers and model numbers of televisions and other items and keep them on file in a safe place. In the event that the items are stolen, it will be easier for the police to locate them in a pawn shop.

### **MAYOR'S REPORT**

Mayor Wynn had no report.

### **COUNCIL WORK GROUP REPORTS**

*Finance*—Mr. Amann and Mr. Boone met on July 17, 2018, to review the June bank statements and found no irregularities. They will meet next month to review the July bank statements and the finances and reports for the train viewing station.

*Public Works*—Mr. Scheid advised that the last two Ludlow signs will be installed soon at the entrances at Sleepy Hollow Road and at Bromley.

*Safety*—Mr. Gaiser advised that they would need to schedule a meeting soon.

### **CITY ADMINISTRATIVE OFFICER'S REPORT**

Ms. Chamberlain distributed information about residential parking passes and various options that will be discussed at the next caucus meeting. Discussion on the status of Jackson Park, which is a passive park. Ms. Chamberlain advised that she is waiting for the Park Advisory Board to meet, walk the parks, and create a vision for them. The City does not charge any permit fees for using the ball fields. Discussion on why the municipal lot and train viewing station have not been completed. Ms. Chamberlain encouraged everyone to be patient and advised that everyone is doing all they can to move the project along. Discussion on the status of Riverfront Commons. Discussion on the need to make the brownfield space across from the Municipal Center more attractive and keep kids off the property. Two people recently expressed an interest in the former Ernie's Bar property. Ms. Chamberlain advised that when funding opportunities arise for City departments, the City is aware of them. If the City doesn't apply for the funding, it's probably because it's not the right opportunity. Discussion on issues with code enforcement that were discussed at the previous meeting. Mr. Chamberlain advised that she met with Mr. Garner to discuss options on what action could be taken if the Code Enforcement 101 Seminar doesn't work. The City could implement a "no mercy" rule in which violators would receive an automatic citation instead of a warning. Mr. Amann had questions about the due process of the "no mercy" rule and advised that the City should fine properties in violation, put a lien on them, and foreclose if the issue is still not resolved. The City could contract with an attorney to work on foreclosure of blighted properties. Mr. Johnson advised that he and Mr. Otis worked as the City of Covington's code enforcement attorneys for over ten years and it was very expensive to foreclose on properties. Following further discussion, Ms. Chamberlain requested that Mr. Amann contact attorney Mike Bartlett to find out more about the foreclosure process. Ms. Chamberlain discussed the request to have a beer garden in a parking lot, but advised the City should deny the request because if it were allowed, the City would have to suspend parking regulations for all off-street parking. The City would have the potential to lose a lot of parking spaces if businesses aren't required to maintain existing spaces. Ms. Chamberlain noted that at a previous meeting, it was stated that no

traffic studies had been completed on Route 8; however, there are many studies available through the Kentucky Transportation Cabinet. Discussion on whether there was a specific study on the impact of a 72-unit building in the proposed Ludlow Yards project area. Ms. Chamberlain advised that the specific study would have been part of the design process. Discussion on Tri-Ed's search for a replacement for Pat Wingo to assist in economic development; Karen Finan is the interim. Ms. Chamberlain advised that the Urban Design Review Board will have a closed meeting on Monday at 5:30 p.m. Ms. Chamberlain advised that the City is taking a \$200,000.00 hit financially due to the unexpected CERS and health insurance increases. Council could adopt the compensating tax rate plus 4% increase and it still wouldn't put a dent in the expenses. Ms. Chamberlain advised that the City needs to look at expanding its revenue base. Mr. Amann advised that Council didn't vote down the Ludlow Yards project, only Pennrose's development plan, and Council would like to see something built on the site.

#### **CITIZENS WISHING TO ADDRESS MAYOR AND COUNCIL**

None

#### **UNFINISHED BUSINESS**

None. Mr. Gaiser advised that the City has a lot of unfinished business he would like to talk about; however, Ms. Chamberlain advised that there are no unfinished agenda items. Mayor Wynn advised Mr. Gaiser to contact him with any items he would like to add to the agenda in the future.

#### **NEW BUSINESS**

##### ***Resolution to Appoint Members to the Urban Design Review Board***

**Motion by Mr. Amann, second by Mr. Whiteley, to approve the appointment of the members of the Urban Design Review Board. Following a roll call vote, motion carried: all ayes.**

#### **ANNOUNCEMENTS**

Mr. Whiteley encouraged everyone to attend the River Town Get Down on August 25, 2018. Mr. Amann advised that the Curveball Classic will be on October 13, 2018, at the Ludlow Vets and Knights of Columbus.

**Motion by Mr. Amann, second by Mr. Scheid, to adjourn the meeting at 8:02 p.m. Following a voice vote, motion carried: all ayes.**

Respectfully submitted,

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Laurie Sparks, City Clerk

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Attest: Kenneth Wynn, Mayor