

LUDLOW COUNCIL MEETING
MINUTES

July 8, 2021

Mayor Josh Boone called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. City Clerk Laurie Sparks called the roll which showed the following council members present: Steve Chapman, Tiffany Grider, Brie Banks, and Chris Wright. Vanetta Davis and Julie Terry Navarre were absent.

ALSO ATTENDING: City Attorney Todd McMurtry, City Administrative Officer/Police Chief Scott Smith, City Clerk Laurie Sparks, Fire Chief Mike Steward, Public Works Director Shane Hamant, and Code Enforcement Officer Tom Garner

Presentation by Fischer Homes on Proposed Development

Jason Wisniewski of Grand Communities discussed a revised rendering of the proposed development to provide a more accurate visual of where it would be located in relation to River's Breeze and the railroad. The proposed development would be below the sight line of the lowest buildings in River's Breeze and approximately 60-80 feet above the railroad tracks. Discussion on whether there would be any flexibility in the number of apartments that would be constructed on the site and on traffic concerns in the area.

Motion by Mr. Chapman, second by Ms. Grider, to approve the minutes from the council meetings on June 10, 2021, and June 24, 2021. Following a voice vote, motion carried: all ayes.

STAFF REPORTS

Fire Department

Fire Chief Mike Steward discussed his report. All the fire hydrants have been tested and each hydrant has striped with reflective tape to indicate the water pressure level. The hydrants will be tested again in the fall. Following discussion, Chief Steward advised that the only way to truly update the hydrants would require work from Northern Kentucky Water District (NKWD).

Public Works

Mr. Hamant discussed his report. Discussion on the issue of damage to the city streets created by NKWD making repairs to the water lines.

Code Enforcement

Mr. Garner discussed his monthly report and advised that he will place liens on the 15 properties with rental license violations. The June meeting of the Urban Design Review Board was cancelled because there were no Certificate of Appropriateness applications. Mr. Garner thanked the Police, Fire Department, and Public Works employees for working with him on property issues around the city. Discussion on the status of the mass foreclosure process. Mr. McMurtry advised that they have not initiated any foreclosures, but they file an answer on the City's behalf when a property is in foreclosure.

COUNCIL COMMITTEE REPORTS

Finance – The Committee will meet and review the checks on Tuesday, June 15, 2021.

Public Works – The Committee did not meet.

Safety – The Committee did not meet.

CITY ADMINISTRATIVE OFFICER'S REPORT

Chief Smith encouraged people not to litter and to pick up any litter that they see when they are out walking or in the park. Discussion on working on securing additional funding for the park and ball field renovation. The City is still waiting on the state to begin paving Adela Avenue. There is a contract in place until September between a developer and several property owners in the west end along the river, but nothing is happening now or within the next 30 days. The police are out and about in the city and are monitoring nine or ten intersections for people who run the stop signs. The police spent 25 hours monitoring the intersection of Adela and Laurel and made three stops. The police had 372 calls in June.

CITIZENS WISHING TO ADDRESS MAYOR AND COUNCIL

- Barbara Garnett Carpenter advised that she and her husband, Roy, have lived at 50 Kenner Street for 29 years. Ms. Carpenter read a statement to council expressing concerns that many of the residents are uninformed about the proposed Fischer Development and asked if the City had considered having a public forum outside of a council meeting where people could ask questions. Ms. Carpenter inquired whether the City has reached out to the Kenton County Planning Commission, Eric Russo, residents of River's Breeze, and residents of Highway Avenue to discuss their concerns. Discussion on the potholes on Kenner Street and the need to re-paint the yellow curbs near the fire hydrants. Discussion on the issue of many people parking illegally on Kenner Street and the fact that it is only addressed if someone calls the police. Ms. Carpenter inquired when other streets in the city would be cleaned besides Elm/Highway. In response to Ms. Carpenter's question, if the 400-unit apartment building is constructed, the owner would be required to have a rental license for each unit. Chief Smith advised that he met with Planning and Development Services of Kenton County (PDS) about the Comprehensive Plan that was adopted in 2012. Chief Smith advised that most proposed developments in the city would fail if they had to meet the Comprehensive Plan because it does not fit for Ludlow's unique situation. Chief Smith advised that he met with Wayne Chapman, a resident of River's Breeze, for about an hour and Mr. Chapman offered his help regarding the project. Chief Smith advised that he would like to work with Mr. Russo to get recommendations for engineers that have hillside expertise. Discussion on the patched holes on Kenner Street. Chief Smith advised that the City is at the mercy of the utility companies, and he is working to make them accountable. Discussion on the parking issues on Kenner Street. Ms. Carpenter advised that when there is an event at a nearby business, the parking is atrocious and it's not fair to the residents on Kenner Street. Chief Smith advised that if someone sees a car parked illegally to call the police and they can cite and tow the vehicle.
- Tom France, 330 Oak Street, is the City's representative on the KCPC and he cast the single vote in favor of the proposed Fischer Development at the hearing. Mr. France advised that he made a motion to approve the project if there were fewer apartments, but it died for lack of a second. No one called in from the community that was in favor of the project. Most concerns were about traffic and hillside slippage. Mr. France advised that KCPC's hands were tied because they had to make the decision based on the Comprehensive Plan. Mr. France's biggest concern with the development was traffic and the size of the apartment complex,

which would require 675-750 parking spaces. Mr. France advised that he would be in favor of a 100-unit apartment complex.

- Cindy Powell, 624 Church Street, inquired whether any other streets besides Elm Street would be cleaned. Mr. Hamant advised that Public Works is working to rebuild the sweeper box and once it is fixed, they could begin cleaning other streets.
- Lori Davenport, 109 Deverill Street, inquired whether the code enforcement report is available to the public. Mayor Boone advised that the report is not on the City's website. Mr. Garner advised that the City uses a computer program to track code enforcement violations. Discussion on the lengthy process of issuing notices, citations, and liens to force property owners to clean up their properties. Chief Smith advised that the goal is to get people to fix up the property and not to take people's homes. Discussion on the status of the proposed Fischer Development. Ms. Davenport advised that she believes the city needs the development, but she is concerned about hill slippage. Chief Smith advised that the City would not move forward with approving the project without having engineers examine the property and the plans. Chief Smith has not received any reports of slippage at River's Breeze, but there was a drainage issue when the development was under construction. In the past 20 years, Fischer Homes has come up with a better way to route water away from the development. Ms. Davenport inquired whether the lot at the corner of Kenner and Elm Streets could be used for parking. Chief Smith advised that there are plans for potentially using the lot for food trucks or a farmers' market, but that doesn't mean that it couldn't be considered for use as a parking lot in the future.
- John Graszus, 739 Oak Street, advised that he is only hearing about problems with the potential development and inquired whether anyone was in favor of the development. Chief Smith advised that while issues need to be addressed, the City would make sure they would be handled correctly. Ms. Davenport advised that most people are concerned rather than opposed to the development. Ms. Carpenter inquired whether the City could hold a question-and-answer session at a larger space to allow people to address their concerns about the development. Ms. Carpenter advised that many people in the City believe the project is a done deal. Mayor Boone advised that the development is not a done deal. Ms. Banks thanked everyone who has taken an active role in discussions about the proposed development and encouraged residents to email council members with any questions or concerns.

UNFINISHED BUSINESS

Second Reading of Ordinance 2021-6

Mr. McMurtry completed the second reading of Ordinance 2021-6 *An Ordinance Setting the Budget for the Fiscal Year July 1, 2021, Through June 30, 2022, for the City of Ludlow Calling for Revenue of \$4,952,983.00 and Expenditures of \$4,040,570.00.* **Motion by Mr. Chapman, second by Ms. Banks, to adopt Ordinance 2021-6. Following a roll call vote, motion carried: all ayes.**

NEW BUSINESS

None

ANNOUNCEMENTS

None

Motion by Ms. Grider, second by Mr. Wright, to enter into Executive Session pursuant to KRS 61.810 (1)(b), for Deliberations on the Future Acquisition or Sale of Real Property. Following a voice vote, motion carried: all ayes.

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Upon coming out of Executive Session, motion by Mr. Chapman, second by Mr. Wright, to authorize Chief Smith to negotiate the sale of the property at 808 Elm Street (Ludlow Community Center). Following a roll call vote, motion carried: all ayes.

Motion by Ms. Grider, second by Ms. Banks, to adjourn the meeting at 9:12 p.m. Following a voice vote, motion carried: all ayes.

Respectfully submitted,

Laurie Sparks, City Clerk

Attest: _____
Josh Boone, Mayor