

LUDLOW COUNCIL MEETING
MINUTES

July 9, 2026

Mayor Sarah Thompson 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: Steve Chapman, Meagan Guthrie, Julie Terry Navarre, David Ziegler, and Paula Graszus.

ALSO ATTENDING: City Attorney Michelle Eviston, City Attorney Zach Smith, City Clerk Laurie Sparks, Fire Chief Mike Steward, Police Chief Bart Beck, Code Enforcement Officer Jamie West, Public Works Director Shane Hamant, City Treasurer Wayne Harris

Motion by Ms. Guthrie, seconded by Mr. Chapman, to approve Councilmember David Ziegler's absence from the meeting on June 29, 2026. Following a voice vote, motion carried: all ayes.

Motion by Mr. Chapman, seconded by Ms. Terry Navarre, to approve the minutes from the council meetings on June 24, 2026; June 25, 2026; and June 29, 2026. Following a voice vote, motion carried: all ayes.

STAFF REPORTS

Fire Department

Chief Steward discussed his monthly report. Chief Steward advised that Nicole Kidd-Steward was nominated by St. Elizabeth Covington Emergency Department as the Crew of the Quarter. Discussion on recent certifications issued to member of the Fire Department.

Police Department

Chief Beck discussed the number of calls for service. Chief Beck discussed an update on the Law Enforcement Navigator Program through Kenton County, funded by the opioid settlement funds, that provides a social worker to assist with the police.

Code Enforcement

Mr. West discussed improvements in the Historic Overlay Zone, including a complete overhaul of 17 Butler Street, and sidewalk replacements in front of 435-439 Elm Street. Ms. Terry Navarre advised that she serves on the housing subcommittee of the Age Well Initiative. Mayor Thompson approved Ms. Terry Navarre's request to have Mr. West attend the next quarterly meeting.

Public Works

Mr. Hamant has been in contact with Kentucky Transportation Cabinet (KYTC) District 6 about the areas on Elm Street that need repair. Discussion on the three divisions of District 6—permitting, maintenance, and projects. Discussion on line-striping on Riversbreeze Drive and Adela Avenue. Mr. Hamant discussed the status of the digital sign installation and ADA ramp at Ludlow Memorial Park and other park updates. Mr. Hamant thanked the Fire Department for their assistance in setting up and taking down the tent for the Fireworks Festival. Discussion on setting up a meeting with KYTC to discuss the impact of the Brent Spence Bridge Project.

City Treasurer's Report

Mr. Harris presented a list of the City's current account balances. Discussion on the breakdown of the funds, including the money in reserves.

MAYOR'S REPORT

Mayor Thompson thanked everyone involved in the recent Fireworks Festival. Discussion on working toward a long-term resolution with McGinnis on the easement where the River Stage is located. Mayor Thompson encouraged everyone to attend the Ludlow Community Day on Saturday, July 11, 2026; Limburger Fest on July 17, 2026; and Porch Fest on July 25, 2026. Mayor Thompson advised that economic development remains one of her highest priorities. Discussion on changes to the revised budget proposal for 2026-2027, including carrying forward the unencumbered reserves from the previous fiscal year, as authorized by Kentucky law. Mayor Thompson advised that any approved pay raises will be retroactive to July 1, 2026. Mayor Thompson thanked residents who volunteer, attend meetings, and support the local businesses and community events.

Mayor Thompson amended the agenda to move "Citizens Wishing to Address Mayor and Council" after New Business.

UNFINISHED BUSINESS

Second Reading of Ordinance 2026-11

At Ms. Eviston's request, motion by Ms. Terry Navarre, seconded by Mr. Chapman, to proceed with the second reading of Ordinance 2026-11 *An Ordinance of the City of Ludlow, in Kenton County, Kentucky, Adopting Chapter 91, §91.13 of the Ludlow Code of Ordinances, Requiring the Registration of Vacant Properties and Establishing a Schedule of Fees Relating to the Maintenance of Vacant Properties* in summary. Following a voice vote, motion carried: all ayes. Following a second reading by Ms. Eviston, motion by Mr. Chapman, seconded by Mr. Ziegler, to adopt Ordinance 2026-11. Ms. Eviston confirmed that the ordinance would apply to residential and commercial properties. Following a roll call vote, motion carried: all ayes.

NEW BUSINESS

Mayor Thompson amended the agenda to move the first reading and discussion on Ordinance 2026-9 to the end of New Business.

First Reading of Ordinance 2026-12

At Mr. Smith's request, motion by Ms. Terry Navarre, seconded by Ms. Graszus, to proceed with the first reading of Ordinance 2026-12 *An Ordinance Amending Section 50.06: Waste Collection Assessments of the Ludlow Code of Ordinances to Establish the Annual Fee* in summary. Following voice vote, motion carried: all ayes. Mr. Smith completed the first reading of Ordinance 2026-12, in summary. The annual waste collection rate will increase by \$19.08, and the rate will remain the same for the next three years.

First Reading of Ordinance 2026-13

At Mr. Smith's request, motion by Ms. Terry Navarre, seconded by Mr. Chapman, to proceed with the first reading of Ordinance 2026-13 *An Ordinance Imposing a Temporary Moratorium on the Acceptance and Processing of Applications Related to I.T. Infrastructure Facilities*

(Including Data Centers) in summary. Following a voice vote, motion carried: all ayes. Mr. Smith completed the first reading of Ordinance 2026-13, in summary. Discussion on the recent issue of data centers across the country.

First Reading of Ordinance 2026-14

At Mr. Smith's request, motion by Ms. Guthrie, seconded by Ms. Terry Navarre, to proceed with the first reading of Ordinance 2026-14 *An Ordinance Relating to Alcoholic Beverage Control and Amending Section 112.20 of the City of Ludlow Code of Ordinances in summary.* Mr. Smith completed the first reading of Ordinance 2026-14, in summary. The ordinance would amend the license fees to be competitive with other local cities.

Discussion on an Amendment to the Fire & EMS Special Ad Valorem Tax

Ms. Eviston advised that the City has until the second Tuesday in August to place the issue of increasing the Fire Protection and Emergency Medical Services Special Ad Valorem Tax on the ballot. Following discussion, Ms. Eviston will prepare an ordinance to propose an increase in the rate to \$.20 per \$100.00 valuation for a first reading at the meeting on July 23, 2026. Currently, the rate is \$.175 per \$100 valuation. A special meeting will be held prior to the second Tuesday in August to allow public comment on the proposed ordinance.

Resolution 2026-10

Ms. Eviston read Resolution 2026-10 *A Resolution of the City of Ludlow, Kentucky Authorizing the Amendment of the Lease with McGinnis, Inc.* Mayor Thompson advised that the resolution would allow the City to use the River Stage on McGinnis' property and pause McGinnis' lease payments for the City's property through November 2026. Discussion on the easement issue not being resolved prior to the construction of the River Stage last year. **Motion by Ms. Terry Navarre, seconded by Mr. Chapman, to pass Resolution 2026-10. Following a roll call vote, motion carried: all ayes.**

First Reading of Ordinance 2026-9

Ms. Eviston completed the first reading of Ordinance 2026-9 *An Ordinance Adopting the City of Ludlow, Kentucky's Annual Budget for the Fiscal Year July 1, 2026, Through June 30, 2027, By Estimating Revenues and Resources and Appropriating Funds for the City to the Full Extent Authorized by KRS 82.082 and Interpretative Case Law.* Mayor Thompson discussed the changes between her original budget and the revised budget she proposed in order to reach common ground. Discussion on fund balances and the improvement projects that are being carried forward. Discussion on the elimination of lighting at Hollingsworth Field and the city administrative officer position along with other changes. Overall, Council was in favor of Mayor Thompson's most recent budget proposal.

CITIZENS WISHING TO ADDRESS MAYOR AND COUNCIL

Kathleen Dudley of Locust Street discussed the parking issues from the Airbnb at the corner of Ash and Locust Streets. Ms. Dudley requested a sign designating parking for her in front of her home to prevent visitors from parking in the spaces. Ms. Dudley also advised that the dumpsters behind the shopping center are never closed, causing trash to blow all over the street. Mayor Thompson advised that parking on the street is open to everyone. Mayor Thompson advised that the City would contact the owner of the Airbnb and have a conversation about the parking issue and contact the Marketplace about the dumpster issue.

Michael Tudor, 46 Butler Street, thanked Mayor Thompson and council for their hard work and encouraged them to pass the budget.

Samantha Matthews Frank, 2 Euclid Street, encouraged council to vote for the new budget. Ms. Matthews Frank thanked Mr. West for his efforts with sidewalk improvements throughout the city.

ANNOUNCEMENTS

- Mr. Chapman advised that he would not be at the last council meeting of the month.
- Mr. Ziegler announced that Hot Dogs in the Park will be on July 10, 2026, and feature lemonade and a petting zoo.
- Ms. Graszus thanked the Fire Department, Police Department, Public Works, Jenny McMillen and everyone who had a hand in the Fireworks Festival. Ms. Graszus also announced that Starling Chili had a soft opening on Wednesday, July 8, 2026.
- Mayor Thompson advised that the Ludlow Community Day would be at Ludlow Memorial Park on Saturday, July 11, 2026, from 11:00 a.m. until 2:00 p.m. and feature BMX riders at the skatepark.

Vote to Fill the Vacant Seat on City Council

Ms. Eviston advised that council has the option to enter into executive session to discuss the council vacancy. The City received letters of intent from six residents. **Motion by Mr. Chapman, seconded by Ms. Terry Navarre, to appoint Brian Bumgarner to fill the vacancy on city council through the end of the year. Following a roll call vote, motion carried: all ayes.**

Motion by Ms. Graszus, seconded by Mr. Ziegler, to enter into executive session, pursuant to KRS 61.810(1)(c) regarding pending litigation involving the City. Following a voice vote, motion carried: all ayes.

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Motion by Ms. Terry Navarre, seconded by Ms. Graszus, to exit executive session at 9:18 p.m. Following a voice vote, motion carried: all ayes.

Motion by Ms. Graszus, seconded by Ms. Terry Navarre, to adjourn the meeting at 9:19 p.m. Following a voice vote, motion carried: all ayes.

Respectfully submitted,

Laurie Sparks, City Clerk

Attest: _____
Sarah Thompson, Mayor