

LUDLOW COUNCIL MEETING
MINUTES

August 12, 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, Chris Wright, Vanetta Davis and Julie Terry Navarre. Tiffany Grider and Brie Banks 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

Motion by Mr. Wright, second by Ms. Terry Navarre, to approve the minutes from the council meeting on July 8, 2021. Following a voice vote, motion carried: all ayes.

STAFF REPORTS

Fire Department

Fire Chief Mike Steward discussed his report, including two recent fires at 404 River Road and 320 Park Street. Chief Steward noted that only two paid employees were at each fire scene and the rest of those who responded to assist were volunteers.

Public Works

Mr. Hamant discussed his report and advised that Public Works purchased a new push mower. Mr. Hamant thanked the Fire Department for their quick response when he was recently stung seven times while mowing.

Code Enforcement

Mr. Garner discussed his monthly report and the software issues with Comcate. There was one Certificate of Appropriateness issued in July for the installation of handrails and wrought iron gates at 223 Elm Street. Discussion on the moratorium on evictions, which has been extended through October; however, Mr. Garner advised that he can still issue citations for violations. Two properties, 641 Elm Street and 715 Elm Street, recently sold at the courthouse auction and the City should receive some money toward delinquent taxes and liens on the properties. The owners of 320 Park Street have already begun rebuilding after the recent fire at the property.

MAYOR'S REPORT

Mayor Boone and several other Kenton County mayors met recently with Senator Chris McDaniel and Senate President Robert Stivers to discuss the upcoming legislative session, including issues such as the rising pension costs and municipal road aid funding. Mayor Boone advised that he brought up the issue with the Adela Paving Project and that it should not be a four-year process. Mayor Boone will meet with Planning and Development Services (PDS) on Monday, August 16, 2021, to discuss the Z21 overall zoning change for Kenton County. PDS is looking to tailor it to each individual community.

COUNCIL COMMITTEE REPORTS

Finance—The Committee met and reviewed the checks on Tuesday, August 10, 2021, and everything appeared to be in order.

Public Works—The Committee did not meet.

Safety—The Committee plans to meet with Chief Smith in September.

CITY ADMINISTRATIVE OFFICER'S REPORT

Chief Smith discussed the upcoming Ludlow Park renovation and advised that it is a three-stage process: the ball field renovation will begin at the end of August; next, the restroom and concessions will be installed; and finally, the new playground equipment will be installed. The goal is to have the project completed by the end of the year. Chief Smith advised that he has a meeting scheduled on Tuesday, August 17, 2021, with the Highway Department and the construction consultants from Louisville to discuss the status of the Adela Paving Project. The west end developers will announce details for their development in a month or so. The CARES funding for the utilities is not available yet, but the Northern Kentucky Area Development District (NKADD) will announce when the funds are available. Anyone with questions about applying for the funds should contact NKADD. The City received the first American Rescue Plan (ARP) payment of \$443,000, which will go toward the park improvements. The funds from the second installment, which will be received in 2022, have not yet been allocated. The caboose is scheduled to be installed at the Plaza a few days before Labor Day. The Ludlow Historic Society is hosting a festival on Labor Day for everyone to come out and see the caboose. The Police continues to have a low call volume. Chief Smith included a breakdown of the calls received in July. Chief Smith recently met with the Ludlow School Superintendent and the School Resource Officer to discuss a change in protocols. If there is an incident outside of and near the school, the plan is to change the language to describe a situation as a “secure in place” rather than a lockdown. There are also plans for an active shooter training with Fire, Police, and school administration. Chief Smith advised that next week, he will be conducting training for the Tactical Association of Kentucky in Louisville.

CITIZENS WISHING TO ADDRESS MAYOR AND COUNCIL

Ruth Bamberger, of the Ludlow Historic Society, requested that the City send out a letter to homeowners in the historic district notifying them that they need to follow the historic guidelines, and the benefits of living within the historic district. Ms. Bamberger advised that she was told that the City did not have enough money to send out a letter. Chief Smith advised that the City does have the money and will mail out a letter to property owners in the historic district. Discussion on a recent incident where someone began rehabbing a home without obtaining a COA because they did not know the property was located within the historic district. Ms. Bamberger requested that the letters be mailed out before the postage rates go up on August 29, 2021.

Cindy Schachere inquired about whether there will be a place for the seniors to meet if the Community Center is sold. Chief Smith advised that the developer has agreed to designate an area within the development for senior citizens to meet. Ms. Schachere inquired about when the plants in the garden at the community center will need to be moved. Chief Smith advised that it would be a while before any development begins and he should have more information on a timeline in the next few weeks. Ms. Schachere commended Mr. Hamant and his crew for doing a great job.

Carol Mariani, 401 Hooper Street, inquired about when Kenner Street will be fixed and discussed an issue with an abandoned house and car on the street. Chief Smith advised that the road issues are between Sanitation District No. 1 and the Northern Kentucky Water District. The City has been calling them weekly to try and get the issue resolved. The City is aware of the issue of the abandoned house. Chief Smith advised that he would take care of the issue of the car that has been sitting on the street with a bad license plate.

Tom France, 330 Oak Street, offered his assistance with the Z21 changes. Mr. France advised that it is a year long process and that the response in surrounding cities that have completed the process has been positive.

UNFINISHED BUSINESS

None

NEW BUSINESS

Resolution 2021-10

Mayor Boone advised that a developer has a contract to purchase several pieces of property along the riverfront to construct a \$12-15 million dollar entertainment, mixed-use development. The development is expected to bring 200 jobs to the city and several hundred thousand visitors, based on similar developments throughout the country. Mayor Boone advised that he is in favor of the project. Mr. McMurtry read Resolution 2021-10. **Motion by Mr. Chapman, second by Mr. Wright, to pass Resolution 2021-10 A Resolution of the City of Ludlow, Kentucky, Declaring Real Property as Surplus and Authorizing the Sale of Such Real Property for Economic Development Purposes. Following a roll call vote, motion carried: all ayes.**

Resolution 2021-11

Discussion on the Tax and Revenue Anticipation Note (TAN), in which the City will be paying \$100,000.00 toward the existing TAN and opening a new TAN in the amount of \$250,000.00 with Truist Bank (formerly known as Branch Banking & Trust). **Motion by Ms. Terry Navarre, second by Ms. Davis, to approve Resolution 2021-11 A Resolution Authorizing the Issuance of 2022 Taxable Tax and Revenue Anticipation Notes; Approving a Form of Note; Authorizing Designated Officers to Execute and Deliver the Notes; Authorizing and Directing the Filing of Notice with the State Local Debt Officer; Providing for the Payment and Security of the Notes; Appointing a Paying Agent and Registrar; Creating a Sinking Fund; Accepting the Proposal of the Note Purchaser for the Purchase of the Notes; and Repealing Inconsistent Resolutions and Orders. Following a roll call vote, motion carried: all ayes.**

Discussion on the Fischer Homes Development

Mr. McMurtry discussed Fischer's request for the map amendment and advised that Council has the option of upholding the Kenton County Planning Commission's (KCPC) decision not to approve Fischer's request or it can reject KCPC's decision and allow for a zoning change. **Following discussion, motion by Ms. Terry Navarre, second by Mr. Chapman, to pass Resolution 2021-12 A Resolution of the City of Ludlow, Kentucky, Rejecting the Kenton County Planning Commission's Recommendation on Grand Communities, LLC's Application for a Map Amendment for the following reasons: the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; the current comprehensive plan is no longer suitable for the City of Ludlow; there have been major**

changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area. The major changes include the following: Major development is coming to Ludlow in 2021; the current comprehensive plan is 10 years old and is outdated; there is significant interest in Ludlow and the current housing market does not satisfy the present demand; and the size of the property does not allow for sufficient density absent a zone change. Following a reading of Resolution 2021-12 by Mr. McMurtry and a roll call vote, motion carried: all ayes.

First Reading of Ordinance 2021-7

Mr. McMurtry discussed Ordinance 2021-7 *An Ordinance of the City of Ludlow, in Kenton County, Kentucky, Approving Grand Communities, LLC's Request for a Map Amendment* with the same conditions as stated in Resolution 2021-12. Following discussion, Council agreed to reduce the maximum amount of apartment units for the Fischer development from 400 to 200 units. **Mr. McMurtry completed the first reading of Ordinance 2021-7, with the conditions approved by Council.**

ANNOUNCEMENTS

None

Lori Davenport, 109 Deverill Street, inquired whether Council passed the ordinance to allow the Fischer development. Mayor Boone advised that it was only the first reading of the ordinance. If the ordinance passes, following a second reading, then the City will hire an engineer.

Motion by Ms. Terry Navarre, second by Ms. Davis, to adjourn the meeting at 8:08 p.m. Following a voice vote, motion carried: all ayes.

Respectfully submitted,

Laurie Sparks, City Clerk

Attest: _____
Josh Boone, Mayor