

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

**September 9, 2021**

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

*ALSO ATTENDING:* City Attorney Todd McMurtry, City Administrative Officer/Police Chief Scott Smith, 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 meetings on August 12, 2021; August 19, 2021; and August 24, 2021. Following a voice vote, motion carried: all ayes.**

**STAFF REPORTS**

Fire Department

Fire Chief Mike Steward discussed his report, including the number of runs for Ludlow and Bromley. Hoxworth will have a blood drive at the firehouse on October 11, 2021. October is Fire Safety Month and a good time to check smoke detectors in your home. The Fire Department has some smoke detectors available for single-family homes. The Fire Department is working to bring on several new volunteers. Anyone interested in being a volunteer should contact Chief Steward or the City.

Public Works

Mr. Hamant discussed his report, including the status of obtaining estimates for the new restroom/concession stand and sidewalks in Ludlow Memorial Park. Mr. Hamant advised that a new vinyl plank floor was installed in the police department. Discussion on painting curbs yellow in the designated areas and patching potholes where needed. The City saved money by having Kenton County paint a yellow stripe on the center of Riversbreeze Drive rather than hiring a contractor.

Code Enforcement

Mr. Garner discussed his monthly report. There were 61 new cases opened and 73 cases closed last month. Discussion on ongoing issues with the Comcate software. The Urban Design Review Board received three Certificate of Appropriate applications: 224 Elm Street, 42 Carneal Street, and 223 Elm Street. About 400 letters were sent to property owners in the Historic District Overlay Zone providing them with information about the District. Mr. Garner thanked Laurie Sparks and Cindy Schachere for their work in getting the letters printed and mailed out. There are 13 delinquent rental licenses. The City cannot evict any tenants at this time but will as soon as the eviction ban is lifted. Mr. Garner reminded everyone that if your property abuts an alley, you will need to display your address numbers on the back of your home or garage to assist police and EMS in locating your home during an emergency.

## MAYOR'S REPORT

Mayor Boone and Chief Smith met recently to discuss the property tax rate.

## COUNCIL COMMITTEE REPORTS

*Finance* – The Committee met on Tuesday, September 7, 2021, to review the property tax rate. The City is still not where it needs to be financially, so the Committee recommends adopting the compensating + 2% tax rate, which is technically only a 1.7% increase.

*Public Works* – The Committee did not meet.

*Safety* – The Committee did not meet.

## CITY ADMINISTRATIVE OFFICER'S REPORT

Chief Smith thanked everyone who was involved in the restoration and installation of the caboose next to the Train Viewing Platform, including Shane Hamant, Andy Wartman, and Ideal. Chief Smith attended the Party on the Plaza, and thought it was a great event, and that the caboose is a good addition to the Train Viewing Platform and Museum. Chief Smith is working on contracts with Bill Kinzeler before construction can begin on Lemker Field, which should be completed by next spring. A 4 ft. fence will be installed on the third base line in order to protect the huge investment in the field. Mayor Boone signed the paperwork for the Adela Avenue Paving Project and the money is now available; the project should be put out for bid next week. A lot is happening with the development on the west end of the city. Fischer Homes is working with Planning and Development Services of Kenton County. Chief Smith advised that he will wait a few weeks before hiring an engineer to review the Fischer Development plans. A noise ordinance amendment will be on the next regular meeting agenda. The Police are still maintaining a low number of calls and continue to be very proactive.

## CITIZENS WISHING TO ADDRESS MAYOR AND COUNCIL

Bob Steimetz of 449 Oak Street discussed an issue of a brush pile in the 400 block of Cedar Alley near Adela Avenue that was left by Duke Energy. Mr. Steimetz also discussed an issue with people parking in front of the faded yellow curb on Adela near the alley, which creates a site issue when pulling out of the alley onto Adela. Chief Smith advised that the trees will be removed and the curbs and sidewalks will be replaced as part of the Adela Avenue paving project. Mr. Hamant advised that Duke Energy's policy states that clearing away debris that they leave behind is the responsibility of the homeowner. Chief Smith advised that they will contact the homeowner about the brush and look at the curbs.

## UNFINISHED BUSINESS

None

## NEW BUSINESS

### *First Reading of Ordinance 2021-8*

Mayor Boone advised that he proposes that Council adopt the compensating + 2% property tax rate. Discussion on the difference in revenue generated by adopting the compensating versus the compensating + 2% rate. Mayor Boone advised that although the property values are going up, there is still a slight increase in the tax rate to generate the same amount of revenue collected last year. **Following discussion, Mr. McMurtry completed the first reading of Ordinance 2021-8 *An Ordinance Fixing the Tax Rate for the Fiscal Year Beginning July 1, 2021, and Ending June 30, 2022, Upon Real Estate, Personal, and Mixed Property in the City of Ludlow, Kentucky, and***

*Fixing the Time for Payment and Penalty for Non-Payment of Same with the compensating + 2% rate of \$.520 per \$100 valuation of real property and \$1.132 per \$100 valuation of personal and mixed property.* Mr. McMurtry advised that Council could choose to amend the ordinance to an alternate rate, which could be read at the next meeting. A public hearing regarding the taxes is scheduled for September 23, 2021, at 6:45 p.m. and a special meeting for the second reading of the ordinances setting the tax rate will follow at 7:00 p.m.

#### *First Reading of Ordinance 2021-9*

Mayor Boone advised that the Fire & EMS special ad valorem tax rate did not change. **Mr. McMurtry completed the first reading of Ordinance 2021-9 An Ordinance Fixing the Tax Rate for the Fiscal Year Beginning July 1, 2021, and Ending June 30, 2022, Upon Real Estate, Personal, and Mixed Property in the City of Ludlow, Kentucky, for the Fire Protection and Emergency Medical Services Special Ad Valorem Tax, and Fixing the Time for Payment and Penalty for Non-Payment of Same with a rate of \$.175 per \$100 valuation on real, personal, and mixed property.**

#### *First Reading of Ordinance 2021-10*

Mayor Boone advised Council that he is open to any modifications of the proposed short-term rentals ordinance. Chief Smith advised that the ordinance was based on the ordinances adopted by Ft. Thomas and several other cities. Chief Smith advised that there are currently seven short-term rentals in the city and the owners have been asked to stop renting until an ordinance is passed. Discussion on how the ordinance will be enforced. Violators will be subject to fines and having the license revoked. Discussion on the possibility of setting a cap on the number of short-term rentals in the city, such as a number not to exceed 50. Mr. McMurtry advised that the owners will be subject to the nuisance ordinance as well. Chief Smith advised that he set the fee approximately \$50 higher than a standard rental license because it is a business. Discussion on concerns that a property owner may try to rent out a room rather than an entire unit. **Mr. McMurtry completed the first reading of Ordinance 2021-10 An Ordinance of the City of Ludlow, Kenton County, Kentucky, Adding Short-Term Rental Regulations to the Ludlow Code of Ordinances.**

#### *Resolution 2021-13*

Mayor Boone advised that he just received the final documents to execute the Adela Avenue Paving Project earlier in the day and wanted to get the resolution passed as soon as possible. **Following a reading by Mr. McMurtry, motion by Mr. Chapman, second by Ms. Grider, to approve Resolution 2021-13 A Resolution of the City Council of the City of Ludlow, in Kenton County, Kentucky to Execute the Adela Avenue Project Agreement. Following a roll call vote, motion carried: all ayes.**

#### **ANNOUNCEMENTS**

Ms. Terry Navarre thanked everyone who attended the caboose viewing on Monday, September 6, 2021, and advised that it was a huge success. Mayor Boone advised that it is a great addition to the lot and the area. Mr. Wright, Ms. Banks, and Ms. Grider thanked everyone who was involved with the caboose event. Mr. Chapman advised that he received a call from Doug Martin, whose father owned the property where River's Breeze is built. Mr. Martin has set up a foundation in his father's name and would like to donate money for a project in the city and have it named for his father. Chief Smith advised that it is up to Council whether to accept Mr. Martin's offer but advised Council to be careful in naming something for someone because the city may

end up with people's names on everything. Mr. Chapman advised that Mr. Martin will donate to the caboose fund. Mr. Chapman invited Mr. Martin to attend the next council meeting.

**Motion by Ms. Terry Navarre, second by Ms. Banks, to adjourn the meeting at 7:45 p.m. Following a voice vote, motion carried: all ayes.**

Respectfully submitted,

\_\_\_\_\_  
Laurie Sparks, City Clerk

Attest: \_\_\_\_\_  
Josh Boone, Mayor