

# **CITY OF WILDER, KENTUCKY**

## **INCOMING CORRESPONDENCE**

**Municipal Government League of No.Ky** – Invitation to September Reception & Meeting.  
Thursday, September 23, 2010 at the Highland Heights City Building.

**CITY OF WILDER, KENTUCKY**

**OUTGOING CORRESPONDENCE**

# CITY OF WILDER, KENTUCKY

## CITY COUNCIL MEETING

**September 7, 2010**

The regular meeting of the Wilder City Council was held on Tuesday, September 7, 2010 at the Wilder City Building, 520 Licking Pike, Wilder, Kentucky 41071.

Lords Prayer

Pledge of Allegiance to the Flag

### **Call to Order:**

Mayor Turner called the meeting to order at 7:00 p.m.

### **Roll Call:**

Roll call was answered by Councilman Blankenship, Councilman Dinn, Councilwoman Gearding, Councilman Herald, Councilman Martin and Councilwoman Wilson.

### **Approval of Minutes:**

**Upon motion of Councilman Blankenship, seconded by Councilman Herald, to approve the Minutes of August 16, 2010, Regular Meeting and the Minutes of August 27, 2010, Special Meeting. Mayor Turner called for a vote. Motion carried unanimously.**

Incoming and outgoing correspondence copied to Council prior to the meeting.

### **Reports Presented:**

Maintenance Department  
Police Department  
Fire Department

Activity Report for August  
Activity Report for August  
Activity & Training for August

### **Attorney's Report:**

Attorney Verst presented Ordinance No. 10-0901: Levying an Ad Valorem Tax Rate for the year of 2010 on all property in the City of Wilder, Ky, levying an Ad Valorem Tax Rate on Motor Vehicles for 2010 in the City of Wilder, Ky, establishing the rates therefore and adopting the Campbell County Tax Commissioner's Assessment on said property and providing for a tax lien against all taxable property in the City of Wilder, Kentucky to secure the payment of said taxes with a tax rate of .216 percent of each \$100 of assessed valuation for real estate, and .148 percent of each \$100 assessed valuation of motor vehicles and .458 percent of assessed valuation for other personal property.

Mayor Turner stated that the tax rate for real estate has remained the same for the past 7 years. However, the assessments were increased this year. He recommended changing the rates to .200

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percent of each \$100 of assessed valuation for real estate, and .148 percent of each \$100 assessed valuation of motor vehicles and .400 percent of assessed valuation for other personal property. These rates would still generate an increase in revenue.

Councilman Martin asked what the estimates on revenue would be with this rate.

Mayor Turner stated that this rate would generate \$572,879. The amount budgeted for 2010/2010 was \$566,600. Therefore, the city would still realize \$19,000 additional.

Councilman Gearding asked when the deadline to appeal an assessment was.

Mr. Vance stated that the appeal time has already passed.

Councilman Herald questioned the amount of the increase in assessments.

Mr. Vance advised the increase in assessments was about 30 million.

Mayor Turner thinks the city is in a position to lower the rates.

Attorney Verst asked what percentage of the budget is generated from property taxes versus payroll taxes.

Mr. Vance stated that real estate taxes are about 10% and the payroll tax is about 40%.

Attorney Verst is concerned about being dependent upon payroll taxes.

Mayor Turner feels that in the near future we should look into lowering the payroll tax rate or cap.

Councilman Dinn questioned the growth comparison for the past few years.

Mr. Vance stated that it has slowed down since the 90's.

Councilman Dinn expressed a concern about keeping a reserve and trends on property are going down and growth is getting lower.

Councilman Martin looked at the financial reports and with the reserves feels that the city is doing well and we can do the rates that the mayor has proposed.

Councilman Herald agrees with Councilman Dinn's concerns. The tax rate is one of the lowest in the area and would like to keep a reserve in case something happens.

Councilwoman Gearding has the same concerns that Attorney Verst has. She would like for us to do something constructive with the reserve. Concerned about lowering the taxes and then have to raise them next year.

Councilman Martin believes there is a good amount of money in reserve and we should lower the rates and give a little relief for the year and cross the bridge next year when it comes.

Mr. Vance advised that it is critical to get the tax bills out sooner than later.

**Upon the motion of Councilman Blankenship, seconded by, Councilman Martin to approve Ordinance No. 10-0901: Levying an Ad Valorem Tax Rate for the year of 2010 on all property in the City of Wilder, Ky, levying an Ad Valorem Tax Rate on Motor Vehicles for 2010 in the City of Wilder, Ky, establishing the rates therefore and adopting the Campbell County Tax Commissioner's Assessment on said property and providing for a tax lien against all taxable property in the City of Wilder, Kentucky to secure the payment of said taxes with a tax rate of .200 percent of each \$100 of assessed valuation for real estate, and .148 percent of each \$100 assessed valuation of motor vehicles and .400 percent of assessed valuation for other personal property. All of said amount shall be and is hereby taxes for the general fund of the City. Mayor Turner called for a roll call vote.**

**Councilman Blankenship – Yes**  
**Councilwoman Gearding – No**  
**Councilman Martin – Yes**

**Councilman Dinn – No**  
**Councilman Herald – No**  
**Councilwoman Wilson – Yes**

**Mayor Turner – Yes**

**Motion carried.**

**Citizen's Comments:**

Mayor Turner introduced Vicky Rawe with Out of Control Wildlife.

Ms. Rawe gave a brief presentation to council describing her business. She did observe the neighborhood and met with some of the citizens and explained to them ways to take away the habitat that they like around their homes.

Mayor Turner asked Ms. Rawe how big of a problem there is with the skunks.

Ms. Rawe said she is unable to say how many there are. However, there could be two skunks upsetting a whole community.

Councilman Wilson asked why after 15 years there would not be an issue until now.

Ms. Rawe stated that it's the habitat that we have created and this is ample time for the dirt to settle in this subdivision which gives them a comfortable place to live.

Councilman Dinn questioned if seasonal changes can contribute to the problem.

Ms. Rawe advised that it's just nature. She tries to teach people how to co-exist with wildlife.

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Councilman questioned whether this is a safety issue or annoyance.

Ms. Rawe declined to answer whether it's a safety issue. Her personal opinion as someone who works with wildlife is that it can be an annoyance.

Councilman Herald asked Ms. Rawe where the traps would be placed.

Discussion ensued regarding the trapping and methods of removal.

Mayor Turner thanked Ms. Rawe for coming to the meeting.

Mr. Vance advised that he has asked Ms. Rawe to submit an article for the next newsletter regarding skunks.

Mrs. Benke asked when the skunks mating season is and when are the babies born.

Ms. Rawe stated that it is in February and March and they are born in May/June.

Mayor Turner asked council to decide if the city would do anything with this problem.

Attorney Verst feels that the city should not use tax payer's funds for private purposes.

Councilman Blankenship agrees with Attorney Verst regarding use of city funds with handling an issue on private property. He has had a wildlife issue of his own and used his own funds to take care of the situation. Neighborhood participation would be the best way to go about this.

Councilwoman Wilson sympathizes with them however, she agrees with Councilman Blankenship.

Councilman Dinn asked Mrs. Benke how the meeting went with the residents and Mrs. Rawe.

Mrs. Benke stated that they were waiting to hear from the council meeting to see if they were going to partner with them.

Councilman Herald thank Mrs. Benke for coming to the meeting and talking with the city.

**Upon motion of Councilman Herald, seconded by, Councilwoman Wilson to not use public funds for wildlife animal control. Mayor Turner called for a roll call vote.**

**Councilman Blankenship – Yes**

**Councilwoman Gearding – Yes**

**Councilman Martin – Yes**

**Councilman Dinn – Yes**

**Councilman Herald – Yes**

**Councilwoman Wilson – Yes**

**Motion carried unanimously.**

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**Citizen's Comments:**

**Mayor's Comments:**

Mayor Turner informed council that the building the city is considering purchasing for the maintenance department is contaminated with lead and it will cost an additional \$20,000 to clean it to meet residential requirements. The owner has agreed to pay \$15,000, however, the city would be responsible to pay the additional \$5,000 and an additional \$2,000 for the fee to have it inspected again. He would need council to approve the additional \$7,000.

Discussion ensued regarding the building clean up.

**Upon motion of Councilman Blankenship, seconded by, Councilman Dinn to approve an additional \$7,000 to contract the cleanup of lead to be done to residential standards. Mayor Turner called for a vote. Motion carried unanimously.**

Mayor Turner advised that council needed to act on the 2002 & 2004 cruiser bids.

**Upon motion of Councilman Herald, seconded by, Councilwoman Wilson to accept the bid of \$2,500.00 for the 2004 cruiser and \$1,260.00 for the 2002 cruiser. Mayor Turner called for a vote. Motion carried unanimously.**

The Flag Raising will be September 12<sup>th</sup> at 2:00 p.m.

The Bluegrass Festival will be September 25<sup>th</sup> at 1:00 p.m.

The fall yard sale will be October 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup>.

**City Administrator Comments:**

The subdivision street repairs have been completed. He has authorized the payment but there has been \$3,000 withheld until all the restoration items are completed.

Mr. Vance and Mr. Verax have met with the City Engineer and a Geo Technical Engineer regarding the slide on Bentwood Hills Drive. The city engineer will do cross sections and then the borings will be done to determine what needs to be done to fix the problem. They are suggesting that we build a series of 24 inch piles driven into the ground. He will keep council up to date.

Councilwoman Wilson questioned when the work being done on Mook Road would be completed.

Mr. Vance was not sure when they would be done and suggested they contact John Schaben.

**Council Comments:**

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**Councilwoman Gearding** – No comment.

**Councilman Martin-** Was glad to see the development of Mellow Mushroom and questioned when they anticipate opening. Mr. Vance stated they are planning to open in October.

Councilman Martin said hello to Mr. Gordon, Mr. Arnold and Mrs. Vance to the meeting.

**Councilman Blankenship** – Welcomed everyone in the audience.

**Councilman Dinn** – Expressed that he met Mrs. Benke years ago and she was an excellent advocate for their neighborhood and admires that.

Councilman Dinn asked Mr. Verax if he was happy with the proposed new facility and location.

Mr. Verax stated that he was.

**Councilwoman Wilson** –No comment.

**Councilman Herald** – Thanked Mr. Verax for taking the time to take him on a tour of the proposed facility.

**Attorney Verst:**

Attorney Verst advised that he was contacted by property owners on Hillside Drive. When Aspen Corp. developed that subdivision on the plat they listed a 50' right-of-way parcel for potential access to Joe's lake property. He doesn't believe it was ever a dedicated right-of-way for the city. The current situation is that the adjoining property owners would like to obtain ownership of that 50' right-of-way parcel and to extinguish the possibility of there ever being a 50' right-of-way. They have obtained quit claim deeds from the Aspen Corporation conveying half of the right-of-way parcel to all adjoining property owners. They have also asked that the city pass an ordinance closing that right-of-way if in fact it is a city right-of-way as platted on the Aspen Corporations Plat of the Hillside Drive/Beverly Heights Subdivision.

Councilman Dinn questioned if it is a city right-of-way.

Attorney Verst doesn't believe it's a city right-of-way.

Councilman Herald asked if by closing it if we would be giving them this property.

Attorney advised that we would be saying that each would receive 25' of the right-of-way.

Discussion ensued.

Attorney Verst presented Ordinance No. 10-0902: An Ordinance closing a certain public way in the City of Wilder.



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**Upon motion of Councilman Herald, seconded by, Councilman Martin to approve Ordinance No. 10-0902 closing a certain public way in the City of Wilder, first reading. Mayor Turner called for a roll call vote.**

**Councilman Blankenship – Yes**  
**Councilwoman Gearding – Yes**  
**Councilman Martin – Yes**

**Councilman Dinn – Yes**  
**Councilman Herald – Yes**  
**Councilwoman Wilson – Yes**

**Motion carried unanimously.**

**City Clerk:**

No comment.

**Police Department:**

No comment.

**Fire Chief Comments:**

Not in attendance.

**Maintenance Department:**

No comment.

**Adjournment:**

**Upon motion of Councilman Martin, seconded by, Councilman Herald, to adjourn the meeting. Mayor Turner called for a vote. Motion carried unanimously.**

Meeting adjourned at 8:20 p.m. The next meeting of the Wilder City Council will be held on September 20, 2010.

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Stanley Turner – Mayor

ATTEST:

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Tracy Gibson – City Clerk