

CITY OF WILDER, KENTUCKY

October 18, 2021

City Council Meeting

The regular meeting of the Wilder City Council was held on Monday, October 18, 2021 at the Wilder City Building, 520 Licking Pike, Wilder, Kentucky 41071.

Lords Prayer

Pledge of Allegiance to the Flag

Call to Order:

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

Roll Call:

Roll call was answered by Councilman Robert Blankenship, Councilwoman Valerie Jones, Councilwoman Sandy Decker, and Councilwoman Kelly Meiser.

Approval of Minutes:

Upon motion of Councilman Blankenship, seconded by Councilwoman Meiser to approve the minutes of October 4, 2021 Regular Meeting. Mayor Arnold called for a vote. Motion carried.

Mayor Arnold Report:

- Welcomed everyone to the meeting.

Introduction of Guests/Public Comments:

Mr. Corbett was in attendance. Mr. Corbett lives at 412 Licking Pike. Mr. Corbett sent a letter to the Mayor and Council regarding the Zoning Map Amendment to portions of Licking Pike to Town Center.

Attorney's Report:

Attorney Verst presented Ordinance No. 21-1001: **An Ordinance amending the official zoning text of the City of Wilder Zoning Ordinance Town Center (TC) Zone by adding a definition (2) permitted uses, and development controls. (Second Reading)**

- **The Wilder Planning and Zoning Commission recommends (a) approval of the zoning text amendments to 7.0 Definitions Section defining Brewery, Distillery, Winery; (b) amending Section 10.16 Town Center (TC) Zone Section 10.16 C Permitted uses by adding Brewery, Distillery, Winery for both retail and wholesale use and package liquor and wine sales excluding drive-thru; and (c) amending Section 10.16 J. Other Development Controls regarding outdoor seating, screening and noise as listed on the attached copy.**

- Discussion ensued regarding Ordinance No. 21-1001.

Upon motion of Councilwoman Jones, seconded by Councilman Blankenship to approve Ordinance No. 21-1001: **An Ordinance amending the official zoning text of the City of Wilder Zoning Ordinance Town Center (TC) Zone by adding a definition (2) permitted uses, and development controls. Mayor Arnold called for a vote. Motion carried. (Second Reading)**

- **The Wilder Planning and Zoning Commission recommends (a) approval of the zoning text amendments to 7.0 Definitions Section defining Brewery, Distillery, Winery; (b) amending Section 10.16 Town Center (TC) Zone Section 10.16 C Permitted uses by adding Brewery, Distillery, Winery for both retail and wholesale use and package liquor and wine sales excluding drive-thru; and (c) amending Section 10.16 J. Other Development Controls regarding outdoor seating, screening and noise as listed on the attached copy.**

Attorney Verst presented Ordinance No. 21-1002: **An Ordinance amending the Official Zoning Map of the City of Wilder from Professional Office and Residential Rural Estate (R-RE) to Town Center for property located along the east side of Licking Pike from Mook Road to Aspen Pines and on the west side of Licking Pike at North Street more specifically described on the attached map from LINK GIS. (Second Reading)**

Zoning Map Amendment:

The Wilder Planning and Zoning Commission recommends approval of a Zoning Map Amendment from PO and R-RE to TC for approximately 12 acres located along the East side of Licking Pike from Mook Road to Aspen Pines and for a portion of the West side of Licking Pike at or near North Street. The Commission found that the zoning map amendment is consistent with the current adopted comprehensive plan and with the special study on the Town Center zone regarding the development of a true City Center along Licking Pike from Fredericks Landing Road to Aspen Pines/Steel Plant Road. Further, the Commission found, that by changing the proposed areas, properties generally located in the zone will have expanded opportunities for development consistent with a city center. Therefore, the Commission finds that the current zoning is inappropriate and that the proposed zoning is more appropriate.

- Discussion ensued regarding Ordinance No. 21-1002.

Mr. Tom Corbett sent a letter to the Mayor and Council regarding this Ordinance and the zoning map.

Upon motion of Councilman Blankenship, seconded by Councilwoman Meiser to approve Ordinance No. 21-1002: **An Ordinance amending the Official Zoning Map of the City of Wilder from Professional Office and Residential Rural Estate (R-RE) to Town Center for property located along the east side of Licking Pike from Mook Road to Aspen Pines and on the west side of Licking Pike at North Street more specifically described on the attached map from LINK GIS. Mayor Arnold called for a vote. Motion carried. (Second Reading)**

Zoning Map Amendment:

The Wilder Planning and Zoning Commission recommends approval of a Zoning Map Amendment from PO and R-RE to TC for approximately 12 acres located along the East side of Licking Pike from Mooock Road to Aspen Pines and for a portion of the West side of Licking Pike at or near North Street. The Commission found that the zoning map amendment is consistent with the current adopted comprehensive plan and with the special study on the Town Center zone regarding the development of a true City Center along Licking Pike from Fredericks Landing Road to Aspen Pines/Steel Plant Road. Further, the Commission found, that by changing the proposed areas, properties generally located in the zone will have expanded opportunities for development consistent with a city center. Therefore, the Commission finds that the current zoning is inappropriate and that the proposed zoning is more appropriate.

Attorney Verst presented Ordinance No. 21-1003: **An Ordinance Increasing Compensation of the Mayor and Legislative Body of the City of Wilder Kentucky. (First Reading)**

- Discussion ensued regarding increasing compensation for Council and the Mayor.

Councilman Blankenship stated this increase would not take effect until January of 2023. He also stated Council and the Mayor has not had an increase since 2011.

City Administrator Vance stated he has been approached by the Planning and Zoning Committee regarding an increase in their stipend.

Councilwoman Jones stated she serves on Council to give back to the community. She feels doubling the salaries may be a little too much.

Councilwoman Meiser stated she didn't realize the Ordinance was doubling the salary. She also stated she serves on Council to give back to the community. Councilwoman Meiser stated she wants to make sure the contract for Police and eventually Fire gets pushed through before approving this Ordinance.

Councilwoman Decker stated she is for the increase.

No motion was made at the meeting. Mayor Arnold will ask for a motion and a vote at the next meeting.

Attorney Verst presented Ordinance No. 21-1004: **An Ordinance amending the Personnel Policy by adopting, updating and revising the Pay Plan for the City of Wilder Kentucky. (First Reading)**

- Discussion ensued regarding the Wilder Pay Plan.

No motion was made at the meeting. Mayor Arnold will ask for a motion and a vote at the next meeting.

Assistant City Administrator Report:

- Rising Sun Development was on site today working on a few items at the Fire House.
- Tomorrow MSP, Codell and all of the design team will be at the city for an 11 month walk through of the Park and Fire House.

City Administrator's Report:

- The Holland Group spent \$88,000 on a new roof at the North Fire House. The City should be able to close by the end of next month.
- City Administrator Vance asked Council for a motion to authorize the Mayor to enter into the easement with Duke Energy and SD 1 for a tank on Andrews Way. The Easement will be attached to the minutes.

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to authorize the Mayor to enter into an easement with Duke Energy and SD 1 to install a tank on Andrews Way and authorize the Mayor to sign the easement. Mayor Arnold called for a vote. Motion carried.

- Cyber Coverage Update:
 - Discussion ensued regarding the Cyber Security Coverage.

Upon motion of Councilwoman Jones, seconded by Councilwoman Decker to accept Hiscox Cyber Security Maintenance Proposal. The Annual Premium amount is \$4086 with a \$2,500 deductible. Mayor Arnold called for vote. Motion carried.

Department Reports:**Treasurer Report:**

- Nothing to report.

Upon motion of Councilman Blankenship, seconded by Councilwoman Meiser to approve the financial reports and authorize payment of the bills for General Fund ending September 30, 2021. Mayor Arnold called for a vote. Motion carried.

Police Chief Comments:

- Chief Martin distributed a flyer regarding awareness of counterfeit pills that are on the street. Please spread the word. The counterfeit pill flyer will be put on the City's Facebook and website.
- Officer Miller and Officer Holland will be participating in the selection process to be part of the Kenton County Regional Swat Team.
- Hiring process – no applicants at this time.

Fire Chief Comments:

- Turkey Raffle November 19th. The raffle will be a virtual raffle again this year.

Park and Rec Report:

- Councilwoman Meiser updated council on the "The Great Pumpkin". The first pumpkin will be hid on Wednesday. There will be four pumpkins total.

Maintenance Report:

- Jason is working on identifying repairs and replacements on tires getting; ready for the winter season. Aaron and Andrew have been working on fall cleanup on all the properties.
- Salt was ordered for the winter.
- KYTC stated they will put signage up for the pedestrian walk by Wesley. More information to come.
- No information to report from the Transportation Cabinet regarding the sink hole and the guardrail. They were contacted.
- Assistant City Administrator Norris asked council if they wanted to move forward on the HVAC preventive maintenance agreement.
 - Councilwoman Jones did an analysis of the data given to her by Assistant City Administrator Norris. She stated with the analysis she did and with everything else the city was trying to accomplish, she was not in favor of the agreement.
 - Discussion ensued regarding the maintenance agreement.
- Council decided not to move forward with the HVAC preventive maintenance agreement at this time.

Council Comments:**Councilwoman Decker:**

- Councilwoman Decker handed out landscaping bids for the city. She asked everyone to look over the bids and discuss at the next meeting.

Councilman Blankenship:

- Councilman Blankenship would like to revisit the Camper issue and address amending the Ordinance if needed. Mayor Arnold recommended giving council more time to do their research and address at the next meeting.

Councilwoman Jones:

- Thanked the Mayor for inviting council to explore ways to use the ARPA funds.
 - Councilwoman Jones would like to use ARPA funds for a one-time premium payment to all full time employees retroactive from 3/1/2020 to 2/28/2021. The payment will be based on their hourly wage and overtime worked within that time period. Councilwoman Jones passed out a spreadsheet which contained all the relevant details which makes the plan completely eligible for ARPA funds disbursement. The plan has been approved by KLC and the Director of Municipal Law, Morgain Patterson. The ARPA funds can also be used to cover the city's portion of CERS, SS and Medicare.
 - Full Time Employees will be phase I. Councilwoman Jones would also like to reward our part-time employees in phase II. The part-time employees were hugely instrumental in supplementing the needs of the full time staff.
 - The premium payment received favorable input from each council member, and it was also approved by the budget committee.
 - Thanked Juanita for her help. She provided the data, back-up documentation, copies and KLC contacts.

- Councilwoman Jones asked council to make a motion to pass the premium payment for essential workers. The essential workers are Fire, Police and Public Works. She would recommend that none of the staff be excluded and that all individuals be paid for the risks they undertook during the pandemic.
- Administration and salaried employees can also receive the premium payment but the Mayor would need to issue an executive order with justification. The Mayor stated he would need more time to look over the spreadsheet.

Upon motion by Councilwoman Jones, seconded by Councilwoman Decker to utilize the ARPA funds to issue a one-time premium pay based off hours worked from March 1, 2020 to February 28, 2021 to Fire, Police and Public Works. Mayor Arnold called for a vote. Motion carried.

- Payments will be issued to the employees on November 1, 2021.
- Councilwoman Jones thanked everyone on council for their time.

Councilwoman Meiser:

- Thanked Councilwoman Jones for all her time she spent on the premium payment.
- Wished Officer Miller and Officer Holland good luck on participating in the selection process for the Kenton County Swat Team.

Councilman Proffitt:

- Not in attendance.

Councilman Williams:

- Not in attendance.

Mayor Arnold's concluding comments:

Adjournment:

Upon motion of Councilwoman Jones, seconded by Councilman Blankenship to adjourn the meeting. Mayor Arnold called for a vote. Motion carried.

Meeting adjourned at 9:40 p.m. The next meeting of the Wilder City Council will be held on November 1, 2021.



Robert Arnold - Mayor

ATTEST:



Juanita Schultz - City Clerk