

# CITY OF WILDER, KENTUCKY

June 6, 2022

## City Council Meeting

**The regular meeting of the Wilder City Council was held on Monday, June 6, 2022 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 Councilwoman Kelly Meiser, Councilman Jim Proffitt, Councilwoman Valerie Jones, Councilman Robert Blankenship, Councilman Andy Williams and Councilwoman Sandy Decker.

### **Approval of Minutes:**

**Upon motion of Councilman Blankenship, seconded by Councilwoman Meiser to approve the minutes of May 2, 2022 Regular Meeting. Mayor Arnold called for a vote. Motion carried.**

### **Mayor Arnold Report:**

- Welcomed everyone to the meeting.
- Mayor Arnold thanked Public Works for their hard work in front of the city building.
  - Councilwoman Jones asked if the city hired an outside company. She stated a couple months ago council made a motion to take bids from an outside company.
    - Mayor Arnold replied no. He said he made some phone calls and it was going to take four to six weeks before anyone could come and look at the work that needed to be done. Mayor Arnold contacted Councilwoman Decker and they agreed to have Public Works complete the work.
- Thanked City Administrator Vance for his hard work on the City Center Development. He is also working hard on the Economic Development at Frederick's Landing.
- Meeting Update –
  - Today they met with Northern Kentucky's President, Ashish Vaidya, and his leadership team. They are excited about the development at Frederick's Landing, especially the amphitheater. Their School of the Arts is interested in partnering with the city.
- Mayor Arnold, City Administrator Vance and Assistant City Administrator Norris met with Roberto DeHoyos from Tenaris about a week ago. They are not selling the plant. They believe they will be reopening the plant in the near future. They talked about donating some land to Wilder around Frederick's Landing North. More information to come.

- Mayor Arnold and City Administrator Vance also met with Larry McGraw who purchased the Next Level and he also purchased the Mimi Trust Property. More information to come.
- There are also ongoing meetings with Neyer.

City Administrator Vance Planning and Zoning report:

- Grand Communities/Fischer Developments applied for a zone change on approximately 116 acres of land bound by Three Mile and Gibson Lane and behind and above the ridge at Bentwood Hills. A Public Hearing was held on May 23<sup>rd</sup> at the City Building. The Planning Commission listened to the people who spoke. There was about 50 people in attendance at the meeting and about 15 people spoke at the meeting. The Planning Commission is only an advisory body. The recommendation from the Planning and Zoning Commission was to reject the zoning change. There are six members on the commission. Four members were there and they voted 4 to 0 to reject the zoning change. The Planning Commission's Findings of Fact was emailed to City Council prior to the meeting.

Mayor Arnold introduced Jason Wisniewski from Grand Communities. Mr. Wisniewski introduced himself to council and the large audience. He said he has a presentation but most people have already seen this presentation at the council meeting back in March and/or at the Planning and Zoning meeting in May. There is nothing new in this presentation.

Councilwoman Jones stated the amount of units went from 488 to 733. Mr. Wisniewski stated the density did go up to 788 units.

City Administrator Vance stated Fischer Development has the approval for 238 units. The first process for 238 units is completed and construction can start on those units.

Attorney Verst stated this meeting is not a Public Hearing on this issue. The Public Hearing was on May 23<sup>rd</sup> for this Fischer Development.

Councilwoman Meiser asked if the 238 units were in the 788 unit total. Mr. Wisniewski stated yes they are in the total.

Mr. Wisniewski explained why the total units have gone up. He gave a brief presentation on why this would be good for the City of Wilder. He mentioned there is a housing shortage. The country is 3.8 million housing units short where we should be. This is a way to help serve this shortage. This will be a good partnership. Mr. Wisniewski confirmed the new total units is 733.

Mayor Arnold asked for council to vote on the report from Planning and Zoning as it was submitted. If you affirm the report, you will be denying Fischer what they were requesting; if you vote against the report, then council would need to talk about the next step.

Councilwoman Decker asked Attorney Verst since some of the property is owned by her daughter, should she abstain. Attorney Verst stated if she feels it would cause a conflict, it would better to abstain.

**Upon motion of Councilwoman Jones, seconded by Councilwoman Meiser to accept the Planning and Zoning recommendation to deny Fischer Development's zoning change. Mayor Arnold called for a voice vote.**

Councilwoman Decker -	Abstain
Councilwoman Meiser -	Affirm
Councilman Blankenship -	Affirm
Councilman Proffitt -	Affirm
Councilwoman Jones -	Affirm
Councilman Williams -	Affirm

**Motion carried.**

Mayor Arnold asked for a short recess.

**Introduction of Guests/Public Comments:**

- Mayor Arnold introduced Mr. David Steele. He is running for District Court Judge. He will be on the ballot in November.

**Attorney's Report:**

Attorney Verst presented Ordinance No. 22-0501: **An Ordinance amending the Police Department policy and procedures manual by adding policy number 51 prescription drug take back program. Second Reading.**

Upon motion of Councilwoman Decker, seconded by Councilman Blankenship to approve Ordinance No. 22-0501: **An Ordinance amending the Police Department policy and procedures manual by adding policy number 51 prescription drug take back program. Mayor Arnold called for a vote. Motion carried.**

Attorney Verst presented Ordinance No. 22-0602: **An Ordinance amending the Police Department policy and procedure manual by amending policy number 2 response to resistance, policy number 52 special purpose vehicles and policy number 53 special weapons and tactics team (SWAT). (1<sup>st</sup> Reading)**

Motion will be made at the next meeting.

Attorney Verst presented Ordinance No. 22-0601: **An Ordinance adopting The City of Wilder, Kentucky's annual budget for Fiscal Year 07/01/2022 through 06/30/2023 by estimating revenues and appropriating funds for the Operation of City Government.**

- Discussion ensued regarding the new annual budget.

Councilwoman Meiser asked for clarification on the estimated cost of the Amphitheater.

- Discussion ensued regarding the cost of the Amphitheater and the Frederick Landing's project.

Councilwoman Jones asked about the short fall on the gross receipts. Juanita stated there was some additional monies collected on the gross receipts.

Councilwoman Jones stated property values have gone up and naturally that will increase the property taxes. She did a historical analysis back to 2016 and commented that Mayor Arnold's predecessor also had an annual surplus. Councilwoman Jones stated she was studying other cities and studying what other cities have done in the past with surplus money, there has been times the City has passed those savings to the citizens. She stated there are 514 residents that are billed for waste pickup on their property taxes. Councilwoman Jones stated she would like to give the residents back some of the City's surplus in some way.

Mayor Arnold asked Councilwoman Jones if council could revisit this issue in August when we get the property rate.

Councilwoman Meiser commented that the Mayor of Newport stated he already has the City's compensating rate for 2022 taxes.

Councilwoman Jones stated she checked with three different cities and she called a couple of mayors. Mayor Arnold asked Councilwoman Jones to table this idea until August.

Councilwoman Jones stated she would like the City to have a place holder in this budget for the pumper.

Mayor Arnold stated he met with Chief Neyman and they discussed a need for a pumper. He will continue to meet with Chief Neyman and address in the FY24 budget.

Councilwoman Meiser asked what streets, besides Banklick, is on the list to be repaired.

City Administrator Vance stated other streets on the list is Colonel Pointe, Aspen, Frosty, Guardian and Shelterview.

Councilwoman Meiser stated she is looking at ways to reduce some expenses. She asked City Administrator Vance to contact our insurance agent to get some discounts. She asked if there was different things the city could do to lower our Duke bill. She brought up Fredrick Landing's passes. She also has a presentation she can give regarding electric cars and savings.

Upon motion of Councilwoman Williams, seconded by Councilman Blankenship to approve Ordinance No. 22-0601: **An Ordinance adopting The City of Wilder, Kentucky's annual budget for Fiscal Year 07/01/2022 through 06/30/2023 by estimating revenues and appropriating funds for the Operation of City Government. Mayor asked for a voice vote. (1<sup>st</sup> Reading)**

Councilwoman Decker -	Yes
Councilwoman Meiser -	Yes
Councilman Blankenship -	Yes
Councilman Proffitt -	Yes
Councilwoman Jones -	Yes
Councilwoman Williams -	Yes

**Assistant City Administrator's Report:**

- Nothing to report.

**City Administrator Report:**

- Neyer update – Economic Development meeting in the near future to discuss the Neyer property.
- Mimi Trust property – Larry McGraw is interested in buying this property.
- Duke Energy online meeting regarding electrical charging stations.

**Department Reports:**

**Treasurer Report:**

- Nothing to report.

**Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the financial reports and authorize payment of the bills for General Fund ending 4/30/22. Mayor Arnold called for a vote. Motion carried.**

**Police Chief Comments:**

- KLC audit is tomorrow.
- Accreditation site visit on July 7<sup>th</sup>, 2022.
- Touch a Truck August 13<sup>th</sup>, 2022.

**Fire Chief Comments:**

- Grant money was received for the power cot and it was ordered.
- Thanked Officer Miller for his help on a call with a person in the river.

**Park and Rec Report:**

- No comment.

**Public Works Report:**

- Public Works has been busy. They are working hard on the grounds and the splash pad.

Councilwoman Jones asked if the city could post some rules on the City's Facebook/Website page.

Assistant City Administrator Norris commented they are working on getting the rules displayed on a television monitor out by the concession stand.

**Council Comments:**

**Councilman Williams:**

- Thanked everyone involved with the budget.

**Councilwoman Jones:**

- Thanked everyone for answering all of her questions in regards to the budget.
- Thanked the Police Department for the vacation watch.

- Thanked Assistant City Administrator Norris for his help with a resident.

**Councilman Proffitt:**

- Welcomed all the citizens to the meeting.
- Thanked Public Works for all of their work around the city building.

**Councilman Blankenship:**

- Thanked everyone involved with the budget.
- Thanked City Administrator Vance and Mayor Arnold for all of their work on Economic Development.
- Thanked all the residents for coming to the meeting.

**Councilwoman Meiser:**

- Thanked Jacob Melville for his help with her family member.
- Thanked Officer Miller for his response on a call regarding a juvenile case..
- Thanked Juanita for answering questions regarding the budget.
- Thanked Officer Holland for all the research on the electric cars.
- Thanked the residents for coming to the meeting.

**Councilwoman Decker:**

- Thanked the public for coming to the meeting.

**Adjournment:**

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

Meeting adjourned at 8:55 p.m. The next meeting of the Wilder City Council will be held on June 6, 2022.

  
Robert Arnold - Mayor

ATTEST:

  
Juanita Schultz - City Clerk