

CITY OF WILDER, KENTUCKY

May 2, 2022

City Council Meeting

The regular meeting of the Wilder City Council was held on Monday, May 2, 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 Williams, seconded by Councilwoman Meiser to approve the minutes of April 18, 2022 Regular Meeting. Mayor Arnold called for a vote. Motion carried.

- Councilwoman Meiser asked if someone could explain in more detail Resolution No. 22-0401 that was approved at the last meeting. She asked if the city approved the recreational trails program for 80/20.
 - City Administrator Vance stated that was the ratio but that is not how the math is working out. The city is over funding the grant. The trail itself is \$365,000 and the total is \$438,000. The City is putting up the \$438,000 to get the \$250,000 to help pay for the bridge. It is not an equal 80/20.

Mayor Arnold Report:

- Welcomed everyone to the meeting.

Introduction of Guests/Public Comments:

- Brad Murphy was in attendance.
- Neyer Development Group was in attendance.

Attorney's Report:

Attorney Verst presented Resolution No. 22-0501: **A Resolution authorizing the Mayor to enter into a one year contract with Jules Comte from Police services.**

Upon motion of Councilman Williams, seconded by Councilman Blankenship to approve Resolution No. 22-0501: **A Resolution authorizing the Mayor to enter into a one year contract with Jules Comte from Police services. Mayor Arnold called for a vote. Motion carried.**

Attorney Verst sworn in Officer Jules Comte.

Introduction of Guests:

Neyer Properties, Adam Rockel, gave a presentation about Wilder Industrial Pointe located at 1306 Gloria Terrell Drive; former Rumpke Property. The presentation Mr. Rockel gave is attached to the minutes.

- Mr. Rockel stated the project impact:
 - This development will create and estimated 50 to 200 new permanent, fulltime jobs.
 - Anticipated average salary of \$50,000.
 - Project will generate between \$2.5 million and \$10 million or more in annual payroll.
 - Additional payroll and business occupational taxes during construction.
 - Additional benefit from new employees patronizing existing commercial businesses.
 - Project will also generate real estate taxes, tangible taxes, and insurance premiums to the City.

- Challenges:
 - Fly Ash
 - Storm Sewer
 - Water Main
 - Increasing construction costs

Neyer Properties would like to work with the City of Wilder on Public/Private Partnership/Development Agreement to help solve challenges and accomplish our collective goals.

Question and Answers:

- Councilwoman Decker asked if the fly ash is stable for building.
 - Mr. Rockel confirmed the stability of the property. There are no concerns.
- Councilman Proffitt asked when the first building would be completed on the site.
 - Mr. Rockel stated they are working with supply chain shortages but once they start construction it should be completed in about 14 to 16 months.
- Councilwoman Jones asked if they have been in contact with any tenants who have the desire to move into Wilder.
 - Mr. Rockel stated they have not been in conversation with any tenants yet. Neyer has hired a broker who is an expert in the area, and they will be helping with the process.
- Councilman Blankenship asked when the site was purchased did Neyer know they needed to relocate the storm sewer and the water into the site.
 - Mr. Rockel stated Neyer did their due diligence before they closed on the property.
- Councilwoman Meiser asked if the 27.5 acres included the property across the street on the Double AA.
 - Mr. Rockel stated the property across the street does not include the 27.5 acres.
- Councilman Williams asked if they had any plans for the property across the street.
 - They responded not at this time.
- Councilwoman Jones asked if they could send council a copy of the presentation.
 - Mr. Rockel stated he would send the presentation to City Administrator Vance and he can distribute to council.

Mayor Arnold thanked Neyer Properties for the presentation.

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.**

A vote will be taken at the next meeting.

Attorney Verst presented Resolution No. 22-0402: **A Resolution authorizing the City of Wilder to use the standard allowance for the local fiscal recovery fund as authorized by the American Rescue Plan Act.**

Upon motion of Councilman Blankenship, seconded by Councilman Williams to approve Resolution No. 22-0402: **A Resolution authorizing the City of Wilder to use the standard allowance for the local fiscal recovery fund as authorized by the American Rescue Plan Act. Mayor Arnold called for a vote. Motion carried.**

Assistant City Administrator's Report:

- Ryan Miller moved out of 521 Licking Pike. Sean Wilson will be the new tenant at 521 Licking Pike.
- Nat Geiman lives at 523 Licking Pike. He is behind in his rent. Mr. Norris is working with Mr. Geiman.
- Mr. Norris is working with residents on some storm water issues.
- Roof Update – The estimated start date is late June or early July.

City Administrator Report:

- Mr. Vance met with Viox regarding the bridge and sewer project over 3 Mile Creek. He will update council as soon as he sends the project out to bid. There will be more information in the near future.
- May 16th at 6:00 p.m. City Administrator Vance will have a public meeting to discuss the recreational trail grant.
- The City is close to putting together a RFP – (Request for Proposal) – for the West side development of Licking Pike; every parcel except for the bank parcel.

Department Reports:

Treasurer Report:

- Delinquent Property Taxes - \$14,000.

Councilwoman Jones asked about an expense paid to Frost, Brown and Todd. City Administrator Vance stated Frost, Brown and Todd is helping the City work out the legal issues for the RFP's.

Councilwoman Jones thanked Juanita for answering all of her questions.

Upon motion of Councilman Blankenship, seconded by Councilwoman Jones to approve the financial reports and authorize payment of the bills for General Fund ending 3/30/22. Mayor Arnold called for a vote. Motion carried.

Police Chief Comments:

- Drug take back went well.
- Items are backordered due to the supply chain shortage.

Fire Chief Comments:

- New hire update – there was two applicants for the paramedic/firefighter position.

Park and Rec Report:

- Splash Pad target date to open is Memorial Day weekend.
- Summer Program – June 6th to July 23rd.
- City Wide Yard Sale – May 12th, 13th, and 14th.
- Mr. and Mrs. Gray donated a sign at Fredrick's Landing.

Public Works Report:

- Public Works is working on the vehicle maintenance and the splash pad maintenance.

Mayor Arnold Comments:

- Thanked Sergeant Collins and Jason Richardson for all of their help with Cleanup Campbell County.
- The budget has been sent to council. Thanked everyone for all of their help and hard work on the budget.

Council Comments:**Councilman Williams:**

- Welcomed Jules Comte back to the Police Department.
- Thanked Neyer Properties for their presentation.

Councilwoman Jones:

- Welcomed Jules Comte back to the police department.
- Thanked City Administrator Vance and Assistant City Administrator Norris for their help with the animal issue.
- Thanked Neyer Properties for their presentation. It was very informative.
- Councilwoman Jones announced she would be running for Mayor in the next election.

Councilman Profitt:

- Welcomed Jules Comte back to the police department.
- Thanked Jason for his work on Cleanup Campbell County.
- Thanked Neyer Properties for their presentation.

Councilman Blankenship:

- Welcomed Jules Comte back to the police department.
- Thanked Neyer Properties for their presentation.
- Thanked Juanita for her work on the budget.
- John's Hill Road is starting to slip again.
- Councilman Blankenship will not be at the next meeting.

Councilwoman Meiser:

- Welcomed Jules Comte back to the police department.
- Thanked the police department for the drug take back program.
- Thanked everyone who was involved with the Cleanup Campbell County.

Councilwoman Decker:

- Welcomed Jules Comte back to the police department.

Councilman Blankenship asked about Kyle Boswell and his contract. Mayor Arnold stated Juanita contacted Mr. Boswell and he has not returned her phone call.

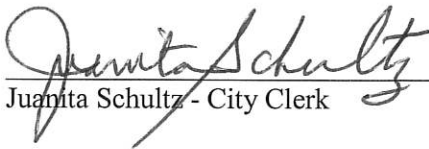
Adjournment:

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

Meeting adjourned at 7:50 p.m. The next meeting of the Wilder City Council will be held on May 16, 2022.


Robert Arnold - Mayor

ATTEST:


Juanita Schultz - City Clerk