

CITY OF WILDER, KENTUCKY

September 19, 2022

City Council Meeting

The regular meeting of the Wilder City Council was held on Monday, September 19, 2022 at the Wilder City Building, 520 Licking Pike, Wilder, Kentucky 41071.

Lords Prayer

Pledge of Allegiance to the Flag

Roll Call:

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

Approval of Minutes:

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the minutes of September 12, 2022 Regular Meeting. Mayor Arnold called for a vote. Motion carried.

Introduction of guests:

- Mayor Arnold welcomed everyone to the meeting.
- Melissa Whelan was in attendance. Ms. Whelan is running for Campbell County Commissioner. She introduced herself and said a few words.
- Some residents were in attendance.
- Nathan Grainger - Link NKY was in attendance.

Attorney's Report:

Attorney Verst presented Resolution No. 22-0904: **An order of the city council of the city of Wilder, Kentucky (The "City"), authorizing the Mayor to execute a memorandum of agreement and an agreement in lieu of taxes attached thereto, and a development agreement, in each case, between the city and 1306 GLORIA TERRELL DRIVE, LLC and relating to the acquisition, construction, equipping and installation of one or more industrial buildings, along with related facilities (the "project"); agreeing to revenue bonds at the appropriate time to pay the cost of acquiring, constructing, equipping and installing said project and facilities; and further authorizing such other preliminary action as may be required to facilitate the issuance of said bonds.**

Mayor Arnold explained to the audience how a Resolution works and the steps that take place for a Resolution to be passed by council. A Resolution only requires one reading. Once the Resolution is introduced there is a discussion amongst council. Once the discussion is complete, the Mayor will call for a motion. Once someone on council makes a motion, and there is a second, the mayor will then call for a voice vote.

Mayor Arnold also gave more detail on Resolution No. 22-0904. He explained how Industrial Revenue Bonds work and what it means to the city. He also stated council received documents regarding this Resolution, but they did not receive the documents until Friday afternoon. He stated a vote might need to be tabled until all of council had time to review the documents.

Adam Rockell from 1306 GLORIA TERRELL DRIVE, LLC (Neyer) gave a brief presentation regarding the property and their future plans.

Donnie Warner was in attendance. Mr. Warner was there to represent the City.

Jim Parson's was also in attendance. He stated the Industrial Revenue Bonds regarding this project are issued by the city but they are not the debt of the city. Mr. Parson's commented most developments going on around the area has some kind of incentive in order to move the project forward.

Mayor Arnold opened up the discussion with council regarding Resolution No. 22-0904. Council asked questions.

Discussion ensued regarding Resolution No. 22-0904.

After further discussion, motion was made by Councilwoman Decker, seconded by Councilwoman Jones to table the vote on Resolution No. 22-0904 until the next meeting; in order to give council more time to look over the documents. Mayor Arnold called for a vote. Motion carried unanimously.

Mayor Arnold thanked Neyer for attending the meeting and for their presentation.

Attorney Verst presented Ordinance No. 22-0901: **An Ordinance levying an ad valorem tax rate for the year of 2022 on all property real and personal in the City of Wilder, KY, setting the waste collection/recycling rate for 2023 on properties receiving curb side collection, levying an ad valorem tax rate on motor vehicles for 2022 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. (Second Reading)**

Mayor Arnold explained to the audience how an Ordinance works and how it becomes law. He stated it takes two readings from council in order to approve it.

The staff suggested to council to keep the 2022 real property rate at .231% of each \$100 of assessed valuation for real estate; this was the tax rate in 2021. The comp rate calculated by the NKADD was .25% of each \$100 of assessed valuation for real estate. The calculated rate for personal property was .513%. The comp rate suggested by the NKADD was .685%.

The real property assessments went from 339,819,664 in 2021 to 397,654,086 in 2022.
The personal property assessments went from 107,401,753 in 2021 to 56,880,033 in 2022.

The letter sent to the Mayor and Council regarding the 2022 real/tangible rates dated 8/23/2022 will be attached to the minutes. The letter addresses the assessed values and the new tax rates.

A long discussion ensued regarding the 2022 tax rate for real and personal property. After the discussion regarding the tax rate each councilmember spoke regarding the 2022 tax rate; then a motion was made.

Upon motion of Councilman Williams, seconded by Councilman Profitt to approve Ordinance No. 22-0901: **An Ordinance levying an ad valorem tax rate for the year of 2022 on all property real and personal in the City of Wilder, KY, setting the waste collection/recycling rate for 2023 on properties receiving curb side collection, levying an ad valorem tax rate on motor vehicles for 2022 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. The rate of taxation for the City of Wilder, Kentucky for year 2022 shall be 0.231 percent of each \$100 of assessed valuation for real estate, and 0.148 percent of each \$100 assessed valuation of motor vehicles, and 0.513 percent of assessed valuation for other personal property. All of said amount shall be and is hereby taxed for the general fund of the city. The waste/recycling collection rate, which shall be applied to the 2022 property tax bill for 2023 waste collection services, shall be set at \$214. 00 per unit annually and \$199.00 annually for those properties receiving homestead exemption. Mayor Arnold called for a voice vote.**

Councilman Williams -	Yes
Councilman Profitt -	Yes
Councilwoman Decker -	Yes
Councilwoman Meiser -	No
Councilman Blankenship -	Yes
Councilwoman Jones -	No

Motion carried.

Assistant City Administrator's Report:

- The new roof has been completed. Public Works will be replacing some new ceiling tiles throughout the city building.

City Administrator Report:

- The Neyer Project is important; please review the documents. Contact City Administrator Vance with questions.
- The north entrance to the city, across from UDF, has a large hole in the blacktop. City Administrator Vance received two bids. Michel's Construction bid \$4,810. Riegler's Blacktop bid \$7,250.

Upon motion of Councilman Profitt, seconded by Councilman Williams to accept the bid from Michel's Construction for \$4,810 to repair the hole in the north entrance to the city. Mayor Arnold called for a vote. Motion carried unanimously.

- The Animal Control Officer for the city has resigned. She is working for Newport. There will be more information at the next meeting.
- Parking Lot agreement needs to be addressed at the next meeting.
- City Administrator Vance asked council to be careful about spreading misinformation. He stated there is a lot of rumors and misinformation going around about the Fischer Development. At this point, there is no Fischer Development.

Department Reports:

Treasurer Report:

- Nothing to report.

Police Chief Comments:

- Surplus Items – the department will be sending back their old firearms after new firearms were purchased. Officer Peak and Officer Comte would like to purchase their deputy weapons. The weapons would cost each officer \$310. Councilman Williams stated he would like to purchase his old firearm.

Upon motion of Councilman Blankenship, seconded by Councilman Meiser to surplus four old firearms for purchase. Each old firearm will be sold back to the officers for \$310. Mayor Arnold called for a vote. Motion carried unanimously.

Fire Chief Comments:

- Not in attendance.

Assistant City Administrator Norris stated turkey raffle tickets were distributed to the residents and businesses. Turkey Raffle is November 18th 2022 from 6:00 to 11:00.

Park and Rec Report:

- Senior Picnic September 23rd at 11:00 a.m.
- City Wide Yard Sale – September 23rd, 24th, and 25th.

Public Works Report:

- Fall Cleanup will be September 30th and October 1st.

Council Comments:**Attorney Verst:**

- Attorney Verst asked council if they have questions to try and address the staff prior to the council meetings.

Mayor Arnold's closing comments:

- Thanked everyone for coming to the meeting.

Councilman Williams:

- Thanked Melissa Whelan for coming to the meeting.
- Thanked Neyer for coming to the meeting and for their presentation.
- Thanked the residents for coming.

Councilwoman Jones:

- Thanked the residents for coming.
- Thanked Neyer for coming to the meeting.
- Thanked City Administrator Vance and Assistant City Administrator Norris for their help with the research they did on the piece of metal at Sentinel.

Councilman Proffitt:

- Thanked everyone for coming to the meeting.
- Condolences to Chief Neyman in the loss of his father.

Councilman Blankenship:

- Thanked everyone for coming to the meeting.
- Thanked Neyer for coming to the meeting.
- Thanked the Administrative staff for everything they do.

Councilwoman Meiser:

- Echoed Councilman Blankenship's comments.
- Thanked Juanita for the tangible information.
- Shout out to the police department for their help with her niece's car.

Councilwoman Decker:

- Thanked all the residents 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 9:25 p.m. The next meeting of the Wilder City Council will be held on October 3, 2022.


Robert Arnold - Mayor

ATTEST:


Juanita Schultz - City Clerk