

CITY OF WILDER, KENTUCKY

January 16, 2023

City Council Meeting

The regular meeting of the Wilder City Council was held downstairs in the hall on Monday, January 16, 2023 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 Robert Blankenship, Councilwoman Sandy Decker, Councilman Andy Williams, Councilman Jim Proffitt and Councilman Brad Murphy.

Approval of Minutes:

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the minutes of January 3, 2023 Regular Meeting. Mayor Jones called for a vote. Motion carried.

Mayor Jones comments:

- Welcomed everyone to the meeting.
- Thanked Fischer Development for coming to the meeting to answer everyone's questions.

Discussion for Fischer's Development Plan extension.

Format for the discussion:

1. Any resident that wanted to speak was asked to sign the sign-in sheet.
2. All residents will have 3 minutes to ask Fischer Development their questions.
3. After the residents are finished with their questions, Fischer will address all their questions at one time.

Mayor Jones reminded everyone that we are here to discuss the extension to Phase 1 and Phase 2 plans that were already approved in 2021 for approximately 238 units.

Mayor Jones asked City Administrator Vance to summarize the process Fischer Development went through in accordance with Planning and Zoning for their approval of the 238 units.

City Administrator Vance gave a brief explanation of the process.

Councilwoman Meiser asked City Administrator Vance about the sewer line; besides Three Mile and across the Double AA, where else will the sewer line be added?

City Administrator Vance stated it will also go up Moock Road.

Joe Kramer from Cardinal Engineering and Jason Wisniewski from Fischer Development was in attendance.

Mayor Jones opened the floor for the Residents to speak for 3 minutes.

Jason Wisniewski, Vice President of Grand Communities, will answer the questions.

1. Darlene Spicer – lives at 360 Timber Ridge Drive #4. Darlene's stated she lives directly under the 238 unit project and she is concerned about the hillside sliding. She is also concerned about the traffic on Moock Road. She said traffic is already bad trying to get onto Moock Road from Bentwood Hills Drive. She also stated her concern with the Fire Trucks being able to get up the steep grade to the Development and she thinks it will affect their quality of life.
 - i. Mr. Wisniewski stated regarding the hillside - Fischer Development is required as part of the development to divert the storm water to a storm water basin which follows all codes and regulations. Fischer has done everything they are required by law and has applied for all the permits that were necessary for this project.
 - ii. Traffic – A traffic study was not required for the 238 units.
 - iii. There are no concerns that fire and police would have any issues making it up the development in a safe manner.
2. Charlotte Gressett – lives at 10 Beverly Circle. Charlotte stated she would be reading from a Landslide report, Investigation Considerations of Kentucky, that was written by John Rockaway (Northern Kentucky University) and 2 other people with a Kentucky Geological Survey Degree. Ms. Gressett read the report. She is concerned about a landslide and flooding due to the project. She has 3 questions.

Mr. Wisniewski stated the language in the report was a very general overview of the geological conditions in this part of the world.

- a. What Environmental Impact Studies have been done?
 - i. Very specific Environmental studies that are required have been conducted.
- b. What recourse if any do the residents have if there is any damage to their property caused by the development?
 - i. If Fischer Development is responsible for any damage or negligence or causes direct damage to a resident's property, obviously the resident will have direct legal challenge; but there is no agreement between Fischer and the city about legal recourse.
- c. What guarantee can Fischer give to current residents that damage will not occur to their property?
 - i. Mr. Wisniewski stated he was not sure how to answer this question. Fischer is doing everything they are required to do by law.

3. Garrett Scotty – lives at 9 Beverly Circle. Mr. Scotty asked if Fischer would take out any insurance or bonds for those in Bentwood Hills to cover any expenses that may occur from the Fischer Development.
4. Jeff Moles – lives at 16 Overlook.
 - a. How will the traffic be addressed on Moock Road?
 - b. Will Fischer move forward with the 238 units since they did not get approval for the larger project?
 - i. Fischer will move forward with the 238 units.

Mayor Jones asked council if they had questions for Mr. Wisniewski.

Councilwoman Meiser asked when Fischer expected to start construction on the 238 units.

He stated in mid fall; foundations and framing late this year or early next year.

Councilwoman Meiser asked how long from start to finish will the project take for completion.

He stated five to seven years.

Councilwoman Meiser asked how Fischer will mitigate the landslides.

Mr. Wisniewski stated Fischer and Cardinal will have their Geo Technical engineers on site as construction continues to make sure it is installed according to the plans.

City Administrator Vance stated he can forward information to council regarding the cost and the layout of the units.

Mr. Wisniewski stated there will be some moving of the earth from the top of the hill where it will be flattened a bit and then move to the bottom of the hill where some of that will be flattened as well. There will be a tremendous amount of earth work that will need to be done.

Councilman Murphy asked if Fischer would run the HOA.

Mr. Wisniewski stated, yes, Fischer would run the HOA until the project is completed and then will be handed over to the residents.

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the extension request for the Fischer Development. Mayor Jones called the roll call for the vote.

Councilman Murphy - Yes
Councilwoman Decker - Yes
Councilman Blankenship - Yes
Councilwoman Meiser - Yes
Councilman Profitt - Yes
Councilman Williams - Yes

Motion carried.

Attorney's Report:

- Not in attendance.

Mayor Jones presented Resolution No. 23-0101: A Resolution authorizing the Mayor to sign a joinder agreement between the City of Wilder and Kentucky Public Employees Deferred Compensation Authority (KDC).

Upon motion of Councilwoman Meiser, seconded by Councilman Profitt to approve Resolution No. 23-0101: A Resolution authorizing the Mayor to sign a joinder agreement between the City of Wilder and Kentucky Public Employees Deferred Compensation Authority (KDC). Mayor Jones called for a vote. Motion carried.

Assistant City Administrator Report:

- Nothing to Report.

City Administrator's Report:

- Audit is completed.

Department Reports:

Treasurer Report:

- Council will receive the December Financials this week. Please let me know if you have any questions.
- Delinquent property and tangible tax letters will be mailed out this week.

Police Chief Comments:

- Nothing to Report.

Fire Chief Comments:

- Nothing to Report.

Park and Rec Report:

- Nothing to Report

Public Works Report:

- Aaron and Andrew are cleaning up the archives room in the basement.

Mayor Jones comments:

- *Ethic's Ordinance Update:* The NKADD offers a Regional Ethics Board to all cities. This will take the burden off the city. The Mayor stated all the research and the information she has received regarding this board has all been positive. The interlocal agreement can only be signed once a year. The city missed the deadline but the city can apply this October and it will go into effect in January of 2024. Mayor Jones is asking for 3 residents to serve on the Ethics Board for the calendar year 2023.

City Administrator Vance gave a brief overview of the NKADD Regional Ethics Board.

- There will no longer be Committees or liaisons but below is a list of the *Officials* for key focus areas:
 - Parks & Rec - Andy Williams
 - Budget & Special Projects - Kelly Meiser
 - Beautification - Sandy Decker
 - Development & Communications/IT - Bob Blankenship
 - Property (Disposal & Acquisition) – Brad Murphy
 - Roads & Infrastructure – Jim Proffitt

Thanked Councilwoman Decker for immediately jumping on beautification.

Thanked Councilwoman Meiser for taking on special projects. Mayor Jones asked Councilwoman Meiser to address the issues with the Splash Park. Councilwoman Meiser is already scheduling meetings regarding the splash park topic.

Councilwoman Jones will be publishing an annual report. More information to come.

Council Comments:

Councilwoman Decker:

- Councilwoman Decker stated she has some ideas regarding beautification in the city. More information to come.

Councilman Murphy:

- No comment.

Councilman Blankenship:

- Thanked everyone for coming to the meeting.

Councilwoman Meiser:

- Thanked Officer Adam Peak for all the equipment and supplies he has acquired through the Law Enforcement Support Office program through the Department of Justice. The program allows police agencies to request free items from the military once they have surplus equipment. This program comes with no cost to the city.
- Thanked Fischer for coming to the meeting and all the residents.
- Councilwoman Meiser has scheduled a meeting with Chuck Norris regarding the splash park issues.

Councilman Profitt:

- Councilman Profitt asked for an update on the Amphitheater grant. He felt council should have discussed the grant before it was moved out of the capital budget.
 - City Administrator Vance stated the Amphitheater grant has not expired. There was an extension on the grant until September of 2023.
 - Councilman Williams asked if the grant was discussed at the last meeting. He thought the Amphitheater grant was tabled to be discussed at a later date.
 - Mayor Jones stated there was a number of residents in the audience at one of the council meetings that voted the amphitheater down. Mayor Jones stated she is willing to discuss the Amphitheater with council if council feels the need to discuss it.

Councilman Profitt stated he made a motion to table it until another day; so to be fair, council should have been part of the discussion to send the grant back.

City Administrator Vance did explain he was asked to remove the Amphitheater grant out of the capital budget, but it has not yet been amended. The capital budget will have to be brought to council if the budget is amended.

Mayor Jones stated what was tabled was the construction of the Amphitheater. The project was never approved by council.

- Councilman Profitt stated that it bothers him that each department will no longer have a liaison.

Councilman Williams:

- No comment.

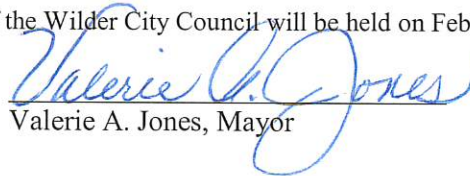
Mayor Jones stated that Campbell County is forming a Hazard Mitigation Committee. She asked if someone on council would be willing to serve on the committee. They are looking for someone with Police or Fire background. The committee will meet four times a year.

Mayor Jones thanked all the residents for coming to the meeting.

Adjournment:

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

Meeting adjourned at 8:21 p.m. The next meeting of the Wilder City Council will be held on February 6, 2023.


Valerie A. Jones, Mayor

ATTEST:


Juanita Schultz, City Clerk