

# CITY OF WILDER, KENTUCKY

June 16, 2025

**The meeting of the Wilder City Council was held on Monday June 16, 2025 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 Sandy Decker, Councilman Bob Blankenship, Councilwoman Kelly Meiser, Councilman Jeff Moles, Councilman Brad Murphy, and Councilman Jim Proffitt.

## **Approval of Minutes:**

**Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the regular meeting minutes of June 2, 2025. Mayor Jones called for a vote. Motion carried.**

## **Mayor Jones opening comments:**

- Welcomed everyone to the meeting.

Mayor Jones requested the city attorney to move out of order and allow the IRB Resolution to be addressed upfront out of respect for Mr. Parson's time.

## **Attorney's Report:**

Attorney Beck presented Resolution No. 25-0601: **A Resolution of the City Council of the City of Wilder, Kentucky, authorizing the issuance of up to \$95,000,000 maximum aggregate principal amount taxable industrial building revenue bonds, series 2025A, and authorizing the issuance of up to \$5,000,000 maximum aggregate principal amount tax-exempt special obligation revenue bonds, series 2025B, and authorizing the issuance of up to \$1,500,000 maximum aggregate principal amount tax-exempt special obligation revenue bonds, series 2025C in order to assist Grand Communities, LLC, or assigns, to finance the acquisition, construction and equipping of an industrial building facility and related infrastructure improvements located within the City of Wilder, Kentucky and to improve said facility; providing for the pledge of revenues for the payment of said bonds; authorizing a springing executory interest deed; authorizing a trust indenture appropriate for the protection and disposition of such revenues and further to secure the payment of said bonds, as applicable; authorizing a bond purchase or bond placement agreement; authorizing a pilot mortgage to secure pilot payments, and authorizing the execution of any further necessary instruments.**

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Mayor Jones introduced Jim Parsons. Mr. Parsons is with Keating, Muething & Klekamp. Mr. Parsons explained the Resolution in detail. He also stated the bonds are not the debt of the city. They are exclusively the debt of Grand Communities, LLC. The city will receive 100% of the pilot payment.

*City Council asked Mr. Parsons questions.*

Upon motion of Councilwoman Decker, seconded by Councilman Blankenship to approve Resolution No: 25-0601. **A Resolution of the City Council of the City of Wilder, Kentucky, authorizing the issuance of up to \$95,000,000 maximum aggregate principal amount taxable industrial building revenue bonds, series 2025A, and authorizing the issuance of up to \$5,000,000 maximum aggregate principal amount tax-exempt special obligation revenue bonds, series 2025B, and authorizing the issuance of up to \$1,500,000 maximum aggregate principal amount tax-exempt special obligation revenue bonds, series 2025C in order to assist Grand Communities, LLC, or assigns, to finance the acquisition, construction and equipping of an industrial building facility and related infrastructure improvements located within the City of Wilder, Kentucky and to improve said facility; providing for the pledge of revenues for the payment of said bonds; authorizing a springing executory interest deed; authorizing a trust indenture appropriate for the protection and disposition of such revenues and further to secure the payment of said bonds, as applicable; authorizing a bond purchase or bond placement agreement; authorizing a pilot mortgage to secure pilot payments, and authorizing the execution of any further necessary instruments. Mayor Jones called for a vote. Motion carried.**

Mayor Jones thanked Jim Parsons for coming to the meeting.

### **Biggby Coffee:**

Mayor Jones gave some background on how they got to this point regarding the coffee shop. Mayor Jones stated she has been working with Justin Otto (Assistant County Administrator) from the county and the Chamber on some businesses that might be interested in coming to Wilder. Mayor Jones thanked Justin Otto for working with her and his collaboration on this matter. She stated he has been extremely helpful. Mayor Jones and City Administrator Vance met with 8 different businesses.

Mayor Jones introduced Carrie and Cassey Williams who are franchise owners with Biggby Coffee. Carrie and Cassey introduced themselves and gave a presentation on their business and their interest in putting a Biggby Coffee Shop in the house at 523 Licking Pike.

Carrie and Cassey bought into the franchise 4 and a half years ago. They own two Biggby's; one off of Turkeyfoot and they bought another one 2 and a half years ago on Monmouth. Carrie and Cassey love to give back to the community; they think that is very important.

Justin Otto introduced himself and spoke regarding the benefits of the coffee shop to the City of Wilder. Mr. Otto thanked the city for its initiative, leadership and collaboration. He also stated how important a coffee shop can be to the entire community.

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*City council asked questions to Carrie and Cassey Williams.*

Mayor Jones thanked Carrie, Cassey and Justin Otto for coming to the meeting.

**Citizen's Comments:**

*Diane Redman asked what could be done regarding swimming pool water being green.*

*City Administrator Vance asked her to send him the addresses and he would send them a letter.*

Attorney Beck presented Ordinance No. 25-0601: **An Ordinance adopting the City of Wilder, Kentucky's annual budget for fiscal year 07/01/2025 through 06/30/2026 by estimating revenues and appropriating funds for the operation of City Government. (Second Reading)**

Upon motion of Councilman Profitt, seconded by Councilman Blankenship to approve Ordinance No. 25-0601: **An Ordinance adopting the City of Wilder, Kentucky's annual budget for fiscal year 07/01/2025 through 06/30/2026 by estimating revenues and appropriating funds for the operation of City Government. (Second Reading)** Mayor Jones called for a roll call vote.

**Councilwoman Decker – Yes  
Councilwoman Meiser - Yes  
Councilman Murphy – Yes**

**Councilman Moles - Yes  
Councilman Blankenship – Yes  
Councilman Profitt – Yes**

**Motion carried.**

Attorney Beck presented Ordinance No. 25-0602: **An Ordinance addressing Medical Cannabis and creating a special license and setting their fees and addressing related processes for such license. (Second Reading)**

Upon motion of Councilman Murphy, seconded by Councilwoman Decker to approve Ordinance No. 25-0602: **An Ordinance addressing Medical Cannabis and creating a special license and setting their fees and addressing related processes for such license. (Second Reading)** Mayor Jones called for a roll call vote.

**Councilwoman Decker – Yes  
Councilwoman Meiser - Yes  
Councilman Murphy – Yes**

**Councilman Moles - Yes  
Councilman Blankenship – Yes  
Councilman Profitt – Yes**

**Motion Carried.**

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Attorney Beck presented Ordinance No. 25-0603: **An Ordinance amending the personnel policy by updating and revising the pay plan for the City of Wilder, Kentucky. (First Reading)**

Upon motion of Councilman Blankenship, seconded by Councilman Profitt to approve Ordinance No. 25-0603: **An Ordinance amending the personnel policy by updating and revising the pay plan for the City of Wilder, Kentucky. (First Reading)** Mayor Jones called for a roll call vote.

**Councilwoman Decker – Yes**  
**Councilwoman Meiser - Yes**  
**Councilman Murphy – Yes**

**Councilman Moles - Yes**  
**Councilman Blankenship – Yes**  
**Councilman Profitt – Yes**

**Motion carried.**

**City Administrator Report:**

- Working on getting all retention contracts signed for all newly hired employees
- The meeting with Fischer representatives and engineers at Protect for Paws went well. The Engineers are looking at ways to make the drainage better.
- City Administrator Vance met with Joe Hauber from Terricon concerning some under drain design that will be needed for the trail extension.
- City Administrator Vance met with the new owner of the former church property on Three Mile. Nothing has been filed officially, but the new owner intends to have the property rezoned to single family dwellings.
- The updates to council chambers are coming. More information to come.
- The elevator work that is in the capital budget will start after July 1<sup>st</sup>.

**Department Reports:**

**Treasurer Report:**

- Nothing to report.

**Police Chief Comments:**

**Chief Martin:**

- Nothing to report.

**Fire Chief Comments:**

**Chief Neyman:**

- The new truck is out back. The truck will be here for a couple hours; then it will go back to Erlanger for a couple mounts. The truck should be delivered some time next week.

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### **Mayor Jones comments:**

- Thanked council for their questions and collaboration on the budget.
- Active Aging is doing well.
- “Let’s Do Good, Feel Good” drive continues. Barrels are in the lobby. The charities that will benefit from the drive are Saint Vincent Depaul and Protect for Paws and the Campbell County Animal Shelter.
- Mayor Jones attended some official city training on Code Enforcement and Economic Development.
- The second Kayak Kiosk was installed at the landing.
- July and August newsletter will be delivered to the residents.
- The department meetings are being scheduled.
- The merit pay will be allocated and will be paid out the first pay in July.

### **Council Comments:**

#### **Councilman Blankenship:**

- Thanked Jim Parsons, Carrie and Cassey Williams and Justin Otto for coming to the meeting.

#### **Councilman Proffitt:**

- Thanked the Maintenance Department for all they do.

#### **Councilwoman Decker:**

- Thanked Carrie and Cassey Williams for coming to the meeting. She is excited about the coffee shop.

#### **Councilwoman Meiser:**

- Thanked Jim Parsons, Carrie and Cassey Williams and Justin Otto for coming to the meeting.
- The Fischer and animal shelter drain issue is very bad; it needs to be fixed quickly.

#### **Councilman Murphy:**

- Thanked Chief Martin for addressing some issues on his street.
- Thanked Biggby coffee for coming to the meeting.
- Thanked the Maintenance Department for all they do. The city grounds look great.

#### **Councilman Moles:**

- Next of Kin – Kentucky does have a next of kin or emergency contact that you can attach to your driver license. Google Kentucky Driver’s license emergency contact. This is a great program.
- Best of NKY votes are in. The results will be out soon.

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**Citizen's Comments:**

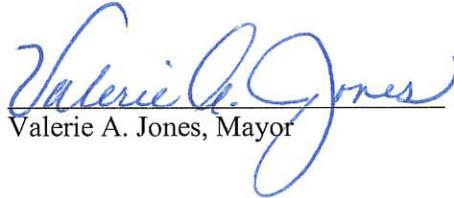
- No comment.

*Next meeting will be Monday, July 7<sup>th</sup> at 6:30.*

**Adjournment:**

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

Meeting adjourned at 7:45 p.m.

  
Valerie A. Jones, Mayor

ATTEST:

  
Juanita Schultz, City Clerk