

CITY OF WILDER, KENTUCKY

February 2, 2026

The meeting of the Wilder City Council was held on Monday, February 2, 2026 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, Councilman Jeff Moles, Councilman Brad Murphy, and Councilman Andy Williams.

Approval of Minutes:

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the regular meeting minutes of January 5, 2025. Mayor Jones called for a vote. Motion carried.

Mayor Jones opening comments:

- Welcomed everyone to the meeting.
- Thanked Public Works for doing an outstanding job clearing the streets during the recent snowstorm.

Citizens Comments:

Attorney's Report:

(Sue Cassidy is filling in for Aaron Beck)

Attorney Cassidy presented Ordinance No. 26-0201: **An Ordinance amending Chapter 93 Municipal Parks of the Wilder Municipal Code regarding adding City Center Park, amending park regulations and fees. (First Reading)**

- *City Center Park shelters*
 - *Friday through Sunday - \$50.00 for non-residents for a 4-hour rental.*
 - *Friday through Sunday - \$40.00 for residents, employees and businesses for a 4-hour rental.*
 - *Monday through Thursday - \$25.00 for a 4-hour rental.*
- *Frederick's Landing*
 - *Sunday through Saturday – all day rental for non-residents - \$75.00.*
 - *Sunday through Saturday – all day rental for residents, employees, and businesses - \$65.00.*

Upon motion of Councilman Murphy, seconded by Councilman Moles to approve Ordinance No. 26-0201: **An Ordinance amending Chapter 93 Municipal Parks of the Wilder Municipal Code regarding adding City Center Park, amending park regulations and fees. (First Reading) Mayor Jones called for a vote.**

Councilman Murphy	Yes	Councilwoman Decker	Yes
Councilman Moles	Yes	Councilman Williams	Yes
Councilman Blankenship	Yes		

Motion carried.

Attorney Cassidy presented Ordinance No. 26-0202: **An Ordinance amending Chapter 72 Section 72.02 of the Wilder Municipal Code amending stop sign locations for Bentwood Hills Drive. A city-maintained street located in the City of Wilder and adding Sunrock Boulevard stop sign location and speed limit for the newly dedicated street. (First Reading)**

Upon motion of Councilman Blankenship seconded by Councilman Williams to approve Ordinance No. 26-0202: **An Ordinance amending Chapter 72 Section 72.02 of the Wilder Municipal Code amending stop sign locations for Bentwood Hills Drive. A city-maintained street located in the City of Wilder and adding Sunrock Boulevard stop sign location and speed limit for the newly dedicated street. (First Reading) Mayor Jones called for a vote.**

Councilman Blankenship	Yes	Councilwoman Decker	Yes
Councilman Williams	Yes	Councilman Murphy	Yes
Councilman Moles	Yes		

Motion carried.

Attorney Cassidy presented Resolution No. 26-0201: **A Resolution of The City Council of the City of Wilder, Kentucky authorizing and approving the issuance of taxable industrial building revenue bonds, in one series, to be issued in an aggregate principal amount not to exceed \$40,000,000, the proceeds of which shall be used to finance the acquisition, construction, installation, and improvements of an industrial building facility, or facilities, to be leased to Sunrock Facility, or facilities, to be leased to Sunrock Multifamily Property Owner, LLC, a Kentucky limited liability company, its affiliates, successors, and/or assigned; authorizing and approving a lease agreement, a bond purchase agreement and such other related documents, certificates, and agreements; and authorizing such other actions, necessary or required, related to the issuance of the bonds and the financing of the project, including, but not limited to, a fee joinder to the mortgage, and other customary and commercially reasonable documents in favor of the lender providing financing to the project, with the understanding that the issuance of the bonds shall be conditioned upon compliance with the terms of the pilot agreement.**

Jim Parsons was introduced and gave a brief explanation of Resolution No. 26-0201.

Discussion was ensued and questions were asked to Mr. Parsons from council regarding Resolution No. 26-0201.

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve Resolution No. 26-0201: **A Resolution of The City Council of the City of Wilder, Kentucky authorizing and approving the issuance of taxable industrial building revenue bonds, in one series, to be issued in an aggregate principal amount not to exceed \$40,000,000, the proceeds of which shall be used to finance the acquisition, construction, installation, and improvements of an industrial building facility, or facilities, to be leased to Sunrock Facility, or facilities, to be leased to Sunrock Multifamily Property Owner, LLC, a Kentucky limited liability company, its affiliates, successors, and/or assigned; authorizing and approving a lease agreement, a bond purchase agreement and such other related documents, certificates, and agreements; and authorizing such other actions, necessary or required, related to the issuance of the bonds and the financing of the project, including, but not limited to, a fee joinder to the mortgage, and other customary and commercially reasonable documents in favor of the lender providing financing to the project, with the understanding that the issuance of the bonds shall be conditioned upon compliance with the terms of the pilot agreement. Mayor Jones called for a vote. Motion carried.**

Attorney Cassidy presented Resolution No. 26-0202: **A Resolution of The City Council of the City of Wilder, Kentucky, amending the maximum amount of its \$95,000,000 City of Wilder, Kentucky, taxable industrial building revenue bonds, series 2025A (Sunrock Project) from \$95,000,000 to \$55,000,000; authorizing and directing the refunding of its \$4,665,000 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025B (Sunrock Project) and its \$700,000 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025C (Sunrock Project), collectively the original bonds, and authorizing its \$3,057,052 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025B (Sunrock Project) and its \$700,000 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025C (Sunrock Project), to replace the original bonds, authorizing a first supplemental trust indenture, authorizing the execution of bond placement agreements; authorizing the amendment of certain bond documents, including a partial release to the agreement of lease, a partial release to pilot mortgage, a first amendment to agreement in lieu of taxes, deed related to the springing fee deed and related documents in accordance therewith; and taking other actions in furtherance thereof.**

Jim Parsons gave a brief explanation of Resolution No. 26-0202.

Discussion was ensued and questions were asked to Mr. Parsons from council regarding Resolution No. 26-0202.

Upon motion of Councilman Williams, seconded by Councilman Murphy to approve Resolution No. 26-0202: **A Resolution of The City Council of the City of Wilder, Kentucky, amending the maximum amount of its \$95,000,000 City of Wilder, Kentucky, taxable industrial building revenue bonds, series 2025A (Sunrock Project) from \$95,000,000 to \$55,000,000; authorizing and directing the refunding of its \$4,665,000 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025B (Sunrock Project) and its \$700,000 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025C (Sunrock Project), collectively the original bonds, and authorizing its \$3,057,052 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025B (Sunrock Project) and its \$700,000 City of Wilder, Kentucky, tax-exempt special obligation revenue bonds, series 2025C (Sunrock Project), to replace the original bonds, authorizing a first supplemental trust indenture, authorizing the execution of bond placement agreements; authorizing the amendment of certain bond documents, including a partial release to the agreement of lease, a partial release to pilot mortgage, a first amendment to agreement in lieu of taxes, deed related to the springing fee deed and related documents in accordance therewith; and taking other actions in furtherance thereof. Mayor Jones called for a vote. Motion carried.**

Attorney Cassidy presented Resolution No. 26-0203: **A Resolution approving and authorizing the Mayor to enter into an interlocal agreement for Northern Kentucky special weapons and tactics (SWAT), Inc.**

Lieutenant Peak explained the restructuring of the regional SWAT team and confirmed Wilder's participation. Sergeant Cameron Holland currently serves on the team.

Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve Resolution No. 26-0203: **A Resolution approving and authorizing the Mayor to enter into an interlocal agreement for Northern Kentucky special weapons and tactics (SWAT), Inc. Mayor Jones called for a vote. Motion carried.**

City Administrator Vance:

- Elevator is back in service after delayed parts delivery.
- Alarm system issue has been resolved.
- Medical cannabis dispensary has applied for their building permit.
- Country Drive extension project under review; engineers evaluating drainage and roadway improvements.
- Camera installation ongoing; additional camera placement under evaluation at Hampton Inn.
- Discussion held regarding proposed amendments to the noise ordinance.
 - Council discussed construction hours and agreed on the following framework to be drafted for the March meeting:
 - Heavy equipment operation: 7:00 a.m. – 7:00 p.m.
 - Other construction activity: 7:00 a.m. – 9:00 p.m.
 - No construction on Sundays or legal holidays.
 - Exception may be granted with prior city approval.

Page Five

Ordinance draft to be presented to council at the March meeting.

Department Reports:

Treasurer Report:

- Delinquent property tax letters were mailed out.

Upon motion from Councilwoman Decker, seconded by Councilman Blankenship to approve the financial report and authorize payment of the bills for General Fund ending December 2025. Mayor Jones called for a vote. Motion carried.

Police Chief Comments:

Lieutenant Peak:

- Chief Martin is attending the FBI National Academy and continues to provide updates.
- Field training officers are progressing well.

Fire Chief Comments:

Chief Neyman:

- No comment.

Mayor Jones comments:

- Mid-month update was sent to council.
- Coffee shop negotiations continue.
- Coffee & Talk event was well attended.
- Winter clothing drive was successful.
- Mayor Jones was invited to introduce a speaker at an upcoming KLC event.
- Mayor Jones stated there is continued residential and commercial development activity within the city.

Council Comments:

Councilman Blankenship:

- Praised Public Works for doing a great job during the recent snowstorm. Thanked Aaron and his crew for their hard work.
- Thanked everyone for coming to the meeting.

Councilman Proffitt:

- Not in attendance.

Page Six

Councilwoman Decker:

- Welcomed Lieutenant Peak back to patrol.

Councilman Williams:

- Congratulated Chief Martin on the FBI Academy selection.
- Thanked Public Works for doing an outstanding job during the recent snowstorm.

Councilman Murphy:

- Councilman Murphy asked for an update regarding Observatory Pointe.
 - City Administrator Vance stated he will get an update for council.
- Thanked Public Works for doing an outstanding job during the recent snowstorm.
- Requested review of damaged City welcome signage.

Councilman Moles:

- Thanked Public Works for doing an outstanding job during the recent snowstorm.

Citizen's Comments:

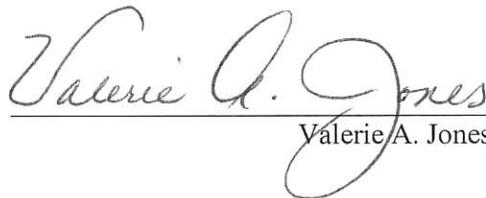
- No comment.

Next meeting will be March 2nd at 6:30.

Adjournment:

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

Meeting adjourned at 7:35 p.m.



Valerie A. Jones, Mayor

ATTEST:



Juanita Schultz - City Clerk