

July 22, 2014

The City of Cynthiana Board of Commissioners met in regular session on July 22, 2014 at 5:30 P.M. in the Commissioner's Room at City Hall. Present were Mayor Moses, Commissioners Bruncker, Grayson and Keith and Slade and Attorney Lair.

Mayor Moses called the meeting to order and recognized Marilyn Bell with the Harrison County Heritage Council.

CALL TO ORDER

Ms. Bell informed the Commission the Heritage Council has applied for a 501(c)3. Once that is received she will provide a copy.

MARILYN BELL  
HARRISON CO  
HERITAGE COUNCIL

Ms. Bell introduced Christopher Starr, Harrison County Heritage Council Director. He is the great great great great grandson of William Brown. Mr. Starr came in from the Boston, MA. area for the meeting tonight to explain the business plan for the house at FRVP which they are now referring to as Ridgeway. He is a real estate developer and has been working with Douglas Horn, a banker in Washington D.C. Mr. Horn has experience in historical buildings. They are seeking \$520,000 in financing. Tax credit programs and donated labor will be used for the down payment so they are looking for a \$416,000 loan from a bank. This money would be used to renovate the house using the material there now. This would comply with KY Heritage Council requirements. The first floor would be ADA compliant but the second floor would not since it is not economically feasible. They would create a parking lot and open a patio to the first floor for special events. By renting the house for weddings and other events, revenue would be generated to survive. There would be no taxes as a non-profit. There would be a twenty-five year note at 5% and predicting \$32,000 profit the first year after debt service. He stated he was very conservative in his figures. He can show they can pay the debt service and have cash left. They are asking for a ninety-nine year lease which would go out to the 200<sup>th</sup> anniversary of the house. This initiative is different than before since they actually have a financial plan. He has the experience to make this a go.

CHRIS STARR ON  
HANDY HOUSE  
PROPOSAL

Mayor Moses asked if he has talked to banks yet. He has not.

Commissioner Bruncker asked if he had visited the property. He has. Commissioner Bruncker expressed his concern for the safety issues at the house. Starr said he understands. He was appalled at the sight of the house and that it had been broken into. His first priority would be to get the house safe and secure. Starr reported he has done some research on the house and found ties going back to Lincoln. Occupants were friends of Lincoln.

Commissioner Grayson asked what time framed was involved. Starr reported time would be needed to get the financing, secure a down payment on the loan and determine how tax credits can be leveraged. He reported there were some funds available from fund raisers. The time under the old lease was until December 2015. By then they would have the place secured and safe with a game plan to borrow the funds. Spring of 2016 would be construction with the house being event ready by the end of that year. There is a 15% utilization plan and the proposal to see any overage of profits

from the house to a fund for a pool at the park. He sees this as a cooperative effort with everyone. They are going to the Fiscal Court meeting form here.

Mayor Moses thanked Mr. Starr for coming.

Mayor Moses recognized Robin Florence, new Director of the Harrison County Commission on Aging.

R FLORENCE, SR.  
CITIZENS REQUEST  
FOR FUNDING

Ms. Florence stated that although she is already working on behalf of the agency, she does not official begin her position until August 1<sup>st</sup>. She is present to request an appropriation of \$20,000 from the City since no one did this during the budgeting period.

Commissioner Brunner asked what is the vision for the next five years. She has Adult Day Care service and will be offering more services. She expects that within two years, they will be self-sufficient and not need money for support.

Commissioner Brunner made a motion to approve the \$20,000 appropriation to the Harrison County Commission on Aging for the FYE 2015. Commissioner Grayson seconded. Vote: Commissioner Brunner: yes; Commissioner Grayson: yes; Commissioner Keith: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.

APPROVE REQUEST  
FOR FUNDING

Commissioner Grayson made a motion to approve the minutes of the July 8, 2014 meeting. Commissioner Brunner seconded. Vote: Commissioner Brunner seconded. Vote: Commissioner Grayson: yes; Commissioner Brunner: yes; Commissioner Keith: yes; Commissioner Slade: abstain; Mayor Moses: yes. Motion carried.

APPROVE 07/08/14  
MINUTES

Mayor Moses recognized Attorney Lair.

LEGALS

Attorney Lair reported there were two bids to open on the 2001 Ford Crown Vic surplus cruiser:

OPEN BIDS ON  
CRUISER

1. McKinley Auto Mart \$751.99
2. Raymond Wigglesworth \$625.00

Commissioner Brunner made a motion to award the bid to McKinley Auto Mart for \$751.99. Commissioner Grayson seconded. Vote: Commissioner Brunner: yes; Commissioner Grayson: yes; Commissioner Keith: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.

AWARD BID ON  
CRUISER TO  
MCKINLEY

Attorney Lair reported the next items on his agenda were the second readings of three ordinances related to adding P&Z as an authority who can enforce Code Enforcement.

DISCUSSION ON 3  
ORDS RELATING TO  
CODE ENF GOING TO  
P&Z

Mayor Moses asked if Grayson and Slade had talked to Bonnie Skinner about the budget on this. Slade reported they had and she also answered a few questions they had. They are requesting \$26,613 from the City which is over \$3,000 less than what the City has budgeted for Code Enforcement this fiscal year.

Mayor Moses asked if they wanted to have the second reading of these three Ordinances.

Commissioner Keith said he has a problem with the timing. It takes thirty days to get anything done.

Commissioner Brunner reminded everyone that if Code Enforcement goes to P&Z, the City would still retain the authority for all of the ordinances and codes but P&Z would enforce. They City would retain the authority to promulgate the Ordinances. If it goes to P&Z, they would adopt the Property Maintenance Code which will give them more teeth for enforcement.

Attorney Lair reported the thirty day thing is nothing more than an appeal time from the judgment. That cannot be changed. That is a state law. Code Enforcement can pick up the ball and move forward on any day there is a violation.

Commissioner Brunner stated if enforcement goes to P&Z, this board does not give up anything. They can still change the ordinance. He wants to see this done tonight and move forward.

Commissioner Grayson asked if they have thirty days on everything. Attorney Lair said that is an appeal time to Code Enforcement Board. That is not the time to remedy the issue. The Code Enforcement Officer states the time to remedy. He can give that now. Maybe that is the question. What time is he giving them?

Commissioner Keith stated he wants this place cleaned up. He wants it expedited.

Commissioner Brunner said what they have been doing is not working.

Commissioner Slade said he is in favor of this. He wants to give it a chance.

Commissioner Brunner and Attorney Lair confirmed the City will retain the authority to pass any Ordinance they see fit to pass. This is an enforcement issue. Who enforces is a policy decision.

Commissioner Keith asked if they do this, when it would happen.

Attorney Lair stated the first Ordinance does not delete the existing people who have the authority to issue citations. It just adds P&Z and the Building Inspector. The second Ordinance is similar and adds P&Z and the Building Inspector and explains the authority as to who can issue a citation. The third Ordinance relates to rental property inspections and adds P&Z and the Building Inspector as an authority who can inspect.

Mayor Moses asked if they want the second reading of the three Ordinances. Commissioners Brunner and Slade said yes. Commissioner Grayson said he wanted to wait. Commissioner Keith said he was in the gray area. Mayor Moses said he wanted to wait so they will wait on the second reading of the three ordinances.

Attorney Lair reported the consideration of a text amendment request on signs is on the agenda but he needs a clarification of the Finds-of-Fact from the P&Z Attorney.

Mayor Moses recognized Commissioner Grayson.

FINANCE REPORT

Commissioner Grayson made a motion to pay the following bills:

PAYABLES REPORT

General Fund	\$ 8,583.41
Water & Sewer Fund	\$ 106,888.89

Commissioner Slade seconded. Vote: Commissioner Grayson: yes; Commissioner Slade: yes; Commissioner Brunner: yes; Commissioner Keith: yes; Mayor Moses: yes. Motion carried.

Commissioner Grayson reported cash in bank:

General Fund	\$ 196,128.12
Water & Sewer Fund	\$ 162,890.69
Municipal Road Aid Fund	\$ 13,327.96

Commissioner Grayson reported he had given everyone information from Bob Sturdivant on a Work Order from HDR Engineers relating to an addition at City Hall. The formal Work Order will follow in a couple of days. We are in receipt of estimates for plan specifications and contract documents for submission to the state Building Code and Enforcement for approval. This will be a cost not to exceed \$98,000. He recommended they enter into this Work Order. When these plans are submitted and approved, we can go to bid. This price includes contract administration through completion of construction. Commissioner Grayson made a motion to approve and authorize the Mayor to sign the Work Order with HDR as presented. Commissioner Brunner seconded. Vote: Commissioner Grayson: yes; Commissioner Brunner: yes; Commissioner Keith: yes; Commissioner Slade: yes; Mayor Moses: no. Motion carried.

APPROVE WORK  
ORDER WITH HDR –  
CITY HALL ADDITION

Commissioner Slade asked if this was for the final drawings. Commissioner Brunner stated this is for the plan specifications that must be submitted to and approved at the state level and then they can go to bid. This also includes contract administration through construction completion.

Commissioner Grayson reported there is another problem in our community and handed out pictures of a house on the corner of Bridge and Webster. On the other corner, the Frymans have a manicured property but have to look across the street to a house that is overgrown, critters in and out and gutter rusted out and hanging down. He asked what can be done about foreclosures. It has been this way since 2012.

PROBLEM AT BRIDGE  
AND WEBSTER

Commissioner Slade stated they have the authority now to do something but it is not getting done. That is why they need to consider sending Code Enforcement to P&Z.

Attorney Lair reported that this clearly falls under the authority of the Code Enforcement Officer.

Mayor Moses recognized Commissioner Brunner.

PUBLIC SAFETY

Commissioner Brunner made a motion to accept the resignation of full-time Telecommunicator Kendra Jones effective July 10, 2014. Commissioner Keith seconded. Vote: Commissioner Brunner: yes; Commissioner Keith: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.

ACCEPT RESIGNATION  
OF KENDRA JONES

<p>Commissioner Brunner made a motion to accept the resignation of part-time Telecommunicator Dorothea Batte Perry effective July 18, 2014. Commissioner Keith seconded. Vote: Commissioner Brunner; yes; Commissioner Keith: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.</p>	<p>ACCEPT RESIGNATION OF DOROTHEA BATTE PERRY</p>
<p>Commissioner Brunner made a motion to change the classification of Teresa Biggs form part-time Telecommunicator to a full-time Telecommunicator effective June 25, 2014. Commissioner Keith seconded. Vote: Commissioner Brunner: yes; Commissioner Keith: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.</p>	<p>CHANGE CLASSIFICATION OF TERESA BIGGS FORM PT TO FT TELECOMMUNICATOR</p>
<p>Commissioner Brunner reported that for a long time he has heard the need for a Director in the 911 Center but he thought this would be an additional person but is more of an additional responsibility. Commissioner Brunner made a motion to authorize to post internally for an E-911 Center Director. This will fill the other full-time vacancy. Commissioner Keith seconded. Vote: Commissioner Brunner: yes; Commissioner Keith: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.</p>	<p>POST WITHIN FOR 911 CENTER DIRECTOR</p>
<p>Commissioner Brunner reported that Chief Johnson has been meeting with other Police Chiefs in other communities in Central KY through Georgetown to work on an inter-local agreement that would make up a cooperative effort for enforcement in all of their territories.</p>	<p>CHIEF JOHNSON WORKING WITH OTHER TOWNS ON INTER-LOCAL AGREEMENT</p>
<p>Commissioner Brunner reported they have finally received the two new Ford Explorer Police Cruisers. Assistant Chief Denton and Officer Joe warden will be assigned these cruisers. Assistant Chief Denton's vehicle is in the parking lot for everyone to see after the meeting.</p>	<p>2 NEW CRUISERS ARE IN</p>
<p>Mayor Moses recognized Commissioner Slade.</p>	<p>PUBLIC WORKS</p>
<p>Commissioner Slade reported the men have been doing a lot of mowing and cleaning downtown for the Art Walk event that will be held this weekend. A lot of people are helping with this event. They are receiving a lot of calls about picking up branches. The City does this two times a year and after a major storm. This is not a service that the City provides daily. There is not enough manpower. Commissioner Grayson added that they can cut them into short lengths and bundle for Legacy to pick up.</p>	
<p>Mayor Moses recognized Commissioner Keith</p>	<p>PUBLIC UTILITES</p>
<p>Commissioner Keith reported the new roof is on at the WTP and they will now be working to repair the inside damages.</p>	
<p>Commissioner Keith made a motion to authorize the Mayor to sign a verified petition under the Eminent Domain Act of KY against Melodi S. Cornett and Kevin Cornett to acquire easements across property located at 426 E. bridge Street for sanitary sewer line easements. Commissioner Brunner seconded. Vote: Commissioner Keith: yes; Commissioner Brunner: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.</p>	<p>AUTHORIZE MAYOR TO SIGN PETITION AGAINST CORNETTS FOR EASEMENT</p>

Commissioner Keith made a motion to adjourn. Commissioner Brunker seconded. Vote: Commissioner Keith: yes; Commissioner Brunker: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.

ADJOURN

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Charleen McIlvain, City Clerk

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Steve Moses, Mayor