

November 25, 2014

The City of Cynthiana Board of Commissioners met in regular session on November 25, 2014 at 5:30 P.M. in the Commissioner's Room at City Hall. Present were Mayor Moses, Commissioners Brunner, Grayson, Keith and Slade and Attorney Lair.

Mayor Moses called the meeting to order and recognized Scott McCauley.

CALL TO ORDER

McCauley said he was present to present information only and to announce the formation of the Harrison County Sanitation District formed by the Harrison County Fiscal Court. The mission will be to oversee the sanitation needs of the unincorporated areas of the county. The first tasks at hand will be to work with the citizens of Cedar Brook Subdivision and the expand service to Northside Elementary School and Northside Mobile Home Park. If they run service to the north, they will pipe the sewer collection to the City. They will come back next year for an Inter-local Agreement with the City and to work with the City's expertise on handling the discharge. Their Board members are Scott Herrington, the incoming District 4 Magistrate. Gary Royalty, the City's Director of Public Works/Utilities and Scott McCauley, who will handle the finances of the Board.

S. McCAULEY- HARR
CO SANITATION DIST

Commissioner Keith asked if they had a package plant to handle. McCauley stated there will possibly be one at Cedar Brook Subdivision.

Gary Royalty informed the Commission that the pipeline to the north will come to a lift station in the vicinity of the Vet Clinic on 27N.

Mayor Moses thanked McCauley for coming.

Mayor Moses said there were several people who signed in to speak at the meeting on the Handy House. He will acknowledge them one at a time.

Mayor Moses recognized Chris Starr who was present to speak on behalf of the Harrison County Heritage Council for the Handy House.

CHRIS STARR HARR
CO HERITAGE
COUNCIL ON HANDY
HOUSE

Starr stated he had over twenty years of managing, developing, and financing real estate projects. He has helped assemble a new group with a new plan for the Handy Farm House. He has plans to renovate the house and bring it to a cash flow producing property for the City and County. They have cash to get started. They wanted to put a roof on in the summer but were asked to wait. Also present with him from their committee are Marilyn Bell, Cheri Daniels of the KY Heritage Council who is present in a personal capacity, Douglas Horn whose specialty is non-profit developments.

They want to lease or make financial arrangements to make the house a corporate retreat for weddings, private parties, and civic events. This will be an asset to Harrison County and very complimentary to the park. They want to borrow \$400,000 on the

property and raise \$100,000 in equity from private donations and tax credits. KY offers a tax credit program. They hope to use both the KY and federal tax credits. If they would get 20% or \$80,000, they could get underway on the renovations.

Mr. Starr reminded the Commission that he presented the working plan to them back in the summer that showed there would be a cash flow after year three for working capital. They City and County would have a cash flow from the property to help develop the rest of the park. They are finding more and more ways of funding. They will utilize the property only 20% of the time. The other 80% could be used for other things at the park. They want to lease the property. There would be cash from the property once it is stabilized.

Mayor Moses thanked Mr. Starr and recognized Craig Potts from the KY Heritage Council.

Potts stated the KY Heritage Council first had conversation with the City and County in 2009 on the Handy House being preserved. He is disappointed the Harrison County Historical Society gave up their lease. Now the Harrison County Heritage Society is interested in this. They are eligible for tax credits. He wants them to be able to take advantage of these tax credits.

CRIAG POTTS KY
HERITAGE COUNCIL

Commissioner Grayson asked the last time and wanted to ask again if the Handy House lease did not go forward, it would not affect federal monies.

Potts said the last time and will say again that the locals showed good faith in working out an agreement. He cannot speak for federal funds if this would not work out.

Mr. Hall, in the audience, spoke up to say he knew the county received one million for paving at the park and it was never done. Mayor Moses stated that was not true. The state moved that money to other projects in Harrison County. Mr. Hall began to talk about other buildings and a pool. Mayor Moses stated they were not talking about a pool. Mr. Hall did ask that the Commission not vote with Harrison County. Let the new people coming in January make this decision.

MR. HALL

Mayor Moses recognized Cheri Daniels of the KY Heritage Council.

CHERI DANIELS

Daniels stated no one wants to see the house torn down. They want to have a chance to work on the house. They want to act. She was very disappointed when the Historical Society gave up their lease. She wants permission to work on the house. She wants to get started. They have money. They have a contractor ready to get started. If they award them a lease, keep them accountable, not like the last time where no one knew what was going on.

Mayor Moses recognized Griffin Van Meter.

GRIFFIN VAN METER

Van Meter stated he lives in Lexington but married a girl from Cynthiana and has family here. He is interested in Cynthiana. He has been involved in broad-based community development for years. He is working on several projects now. His request is to

entertain the lease and allow the work or entertain selling the house to a private qualified developer. He is interested.

Commissioner Keith asked him what he would do with the house. He said he would develop for the best use for the community. Keith asked what type of cost. Van Meter was not sure but he had heard \$10,000 would buy it. If so, he would buy it tomorrow. Commissioner Keith stated he had never heard that. Van Meter said he would use local contractors which would be a boom to the local economy if he made the purchase and redid the house. It is a \$500,000 project which would equal 3 million to the local economy. Commissioner Brunner told Van Meter he may want to talk to Mr. Starr.

Mayor Moses stated if the house would sell, they would need to talk about entrances and exits to the house. Van Meter said he was open to seeing what is in the best interest of the City and County.

Mayor Moses recognized Terryl Tribble.

TERRYL TRIBBLE

Tribble said everyone here is talking about money. She wants to tell a story about vision, imagination and courage. There was a little river town. A man went to the Mayor to tell him an idea he had and wanted to do. The Mayor was very skeptical and thought this would never work but he told the man he could try. One year later, Marlowe Cook christened the Belle of Louisville.

Mayor Moses recognized Kitty Dougoud, State Main Street Director.

KITTY DOUGOUD

Dougoud stated she first came to look at some equipment when she first saw the Handy House and thought wow, think of all the crafts people who worked there. That has been part of our heritage for over 200 years. We are fortunate to have that and have people in our own community who want to save this property at no cost to the City and County or they could choose to sell to Mr. Van Meter. She asked the Commission to give them the opportunity to save this house. Listen to them. They want to put in their time and dollars. Marilyn Bell has been working on this for a long time. She has a vision she wants to complete. They have fulfilled the requirements put before them. They have a doable business plan. Give them a chance to make it happen.

Mayor Moses stated to the Commission that they have many things before them to consider. Three of them will not be here in January.

COMMISSION
DISCUSSES HANDY
HOUSE

Commissioner Brunner stated that if he understands, if this body votes not to demolish the house, they will not come back to the City or County for money. Marilyn Bell said that is correct. Commissioner Brunner asked when they would see progress. Bell said spring. They have money for a roof and windows.

BRUNKER ON HANDY
HOUSE

Mayor Moses stated that if they do this, they would need a new lease and Mr. Potts to oversee this.

Mr. Starr stated he would do something right away to secure and make the house safe for the public. He would not wait until spring for that.

Commissioner Grayson stated at this point with the County having voted, the City cannot make a decision on their own.

Mayor Moses recognized Judge Barnett.

Judge Barnett stated this is a tough issue. Fiscal Court voted not to extend another lease. This is the end of a term and some of the magistrates wanted to vote before term end. He is in favor of saving if they have a plan and the money. The biggest fear of the Court is they put a roof on and then there is no more money and it sets there. This is a decision of the Court not entered into lightly. They are conservative and fear the lack of money. They have a 1.3 million project now. He said the Court saw holes in the plan. He is not sure about how the issue may be brought back to the Court to vote again.

JUDGE BARNETT

Commissioner Grayson stated he has info on this going back to 2005 along with comments from citizens. They gave up backfill for the bypass. The barns were historic going back to 1830 yet they were taken down for \$1,000 and they left a mess there. There was lots of confusion on this. If this was historic, they would not have taken the barns down for \$1,000. The mess is still there. There is no lease. The lease was given up.

GRAYSON ON HANDY HOUSE

Commissioner Grayson made a motion that the City does not turn the Handy House over to the Historical Society and that the house be demolished. Mayor Moses seconded.

GRAYSON MOTION TO NOT LEASE HOUSE AND DEMOLISH

Commissioner Keith stated he would like to have the motion withdrawn and go into executive session.

Attorney Lair stated to go into executive session, it has to affect the value of the property.

Commissioner Slade stated if they vote to not give a lease and then demolish the house is a complete lack of vision. Take the historic out of the equation. Things are happening. Here we have a group of people willing to put their time and energy into this and they are not asking for a dime. They are asking for a chance. They have given a business plan. They do not know if there will be federal funds or not. Vote this down and give these people a chance. For once in four years, take a chance. Give them a chance. We took a chance with A-Keller Dam. We are remodeling City Hall.

SLADE ON HANDY HOUSE

Commissioner Bruner stated everyone knew when they came in four years ago they would have to make some tough decisions. Some would make people happy and some would be mad. They have letters from San Diego, Lexington and other places in favor of saving the house. He feels they need to take action and he recommends they save the house.

Commissioner Keith made a motion to table the matter. Commissioner Slade seconded. Vote: Commissioner Keith: yes; Commissioner Slade: yes; Commissioner Bruner: yes; Commissioner Grayson: no; Mayor Moses: no. Motion carried.

TABLE HANDY HOUSE

Commissioner Slade made a motion to approve the minutes of the

November 11, 2014 meeting. Commissioner Grayson seconded. APPROVE 11/11/14
Vote: Commissioner Slade: yes; Commissioner Grayson: yes; MINUTES
Commissioner Brunner: yes; Commissioner Keith: yes; Mayor
Moses: yes. Motion carried.

Commissioner Brunner made a motion to approve the minutes of APPROVE 11/20/14
the November 20, 2014 special meeting. Commissioner Grayson SPECIAL MEETING
seconded. Vote: Commissioner Brunner: yes; Commissioner
Grayson: yes; Commissioner Keith: yes; Commissioner Slade: yes;
Mayor Moses: yes. Motion carried.

Mayor Moses recognized Attorney Lair who stated he did not have LEGALS
anything at this time.

Mayor Moses recognized Commissioner Grayson. FINANCE REPORT

Commissioner Grayson made a motion to pay the following bills: PAYABLES REPORT

General Fund	\$ 61,118.15
Water & Sewer Fund	\$ 87,303.65

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

Commissioner Grayson reported cash in bank:

General Fund	\$ 458,807.61
Water & Sewer Fund	\$ 141,894.57
Municipal Road Aid Fund	\$.82

Commissioner Grayson reported he approved an ad for the
Cynthiana Answer Book. No one had any objections.

Commissioner Grayson passed around a picture of a tent in a
backyard that has an electrical cord running to it and they are using
the bathroom in the back yard. Mayor Moses stated this is a P&Z
matter and he has talked with Ms. Skinner about this issue.

Mayor Moses recognized Commissioner Brunner. PUBLIC SAFETY

Commissioner Brunner reported No Shave November has raised NO SHAVE NOV
\$500 to date from the Police Department. This will go to the Police RAISES \$500 FOR
Explorers. EXPLORERS

Commissioner Brunner reported that on November 3, 2014, the City MOTION TO DENY
Commission received a grievance which requested that the City GRIEVANCE RELATED
Commission reconsider a recent hiring decision in the E-911 center. TO 911 HIRING
The action requested by the complaining party, if granted, would
have adversely affected employment of a specific individual who
was recently hired. The matter was considered in an executive
session under the exemption provided in KRS 61.810(1)(f) on
November 20, 2014. Having considered the matter fully,
Commissioner Brunner made a motion that the City stand by its
previous hiring decision in the E-911 Center and that the grievance
related to that hiring decision be denied.

There being no second to Commissioner Brunner's motion, Mayor MOTION DIED-NO 2ND
Moses declared the motion died for a lack of a second.

Mayor Moses recognized Commissioner Slade.

PUBLIC WORKS

Commissioner Slade reported there is an employee in Public Works who has been off for a personal injury and exhausted his FMLA. He has asked for an extended unpaid leave of absence. Commissioner Slade made a motion to extend an unpaid leave of absence for thirty days starting this date to Alan M. Swinford. Commissioner Keith seconded. Vote: Commissioner Slade: yes; Commissioner Keith: yes; Commissioner Brunner: yes; Commissioner Grayson: yes; Mayor Moses: yes. Motion carried.

30 DAY UNPAID LEAVE
TO A. SWINFORD

Commissioner Slade reported they will be advertising for sealed bids for sidewalk replacement on West Pleasant Street due to waterline repairs.

Commissioner Grayson asked if the State is taking care of the fall-off on West Pleasant Street. Mayor stated he has talked to the State about this since it is a State Highway. Commissioner Slade stated he felt the City should not fix State roads so he will talk to the State again.

Mayor Moses recognized Commissioner Keith.

PUBLIC UTILITIES

Commissioner Keith reported the carbon feeder is in at the WTP.

Mayor Moses made a motion to reappoint Mike Aldridge to the Housing Authority of Cynthiana Board for a four-year term to expire December 12, 2018. Commissioner Brunner seconded. Vote: Mayor Moses: yes; Commissioner Brunner: yes; Commissioner Grayson: yes; Commissioner Keith: yes; Commissioner Slade: yes. Motion carried.

MAYOR MOSES

REAPPOINT M.
ALDRIDGE TO
HOUSING AUTHORITY
BOARD

Commissioner Brunner made a motion to go into executive session to discuss the employment of a specific individual. Mayor Moses seconded. Vote Commissioner Brunner: yes; Mayor Moses: yes; Commissioner Grayson: yes; Commissioner Keith: yes; Commissioner Slade: yes. Motion carried.

EXEC SESSION

Commissioner Brunner made a motion to return to regular session. Commissioner Slade seconded. Vote: Commissioner Brunner: yes; Commissioner Slade: yes; Commissioner Grayson: yes; Commissioner Keith: yes; Mayor Moses: yes. Motion carried.

RETURN TO REG
SESSION

Commissioner Brunner reported that on November 3, 2014 the City Commission received a grievance which requested that the City commission reconsider a recent hiring decision in the E-911 center. The action requested by the complaining party, if granted, would have directly affected employment of a specific individual who was recently hired. The matter was considered in executive session under the exemption provided in KRS.61.810(1)(f) on November 20, 2014 and again on November 25, 2014. Having considered the matter fully, Commissioner Brunner made a motion that the City extend part-time employment to two individuals as 911 Telecommunicators subject to completing all pre-employment requirements. Commissioner Keith seconded. Vote: Commissioner Brunner: yes; Commissioner Keith: yes; Commissioner Grayson: yes; Commissioner Slade: yes; Mayor Moses: yes. Motion carried.

OFFER EMPLOYMENT
TO 2 INDIVIDUALS AS
PT 911
TELECOMMUNICATORS

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

Charleen McIlvain, City Clerk

Steve Moses, Mayor