MINUTES
BOARD OF COMMISSIONERS' MEETING
Tuesday, July 22, 2014 6:00 P.M.

A REGULAR MEETING of the Board of Commissioners of the City of Covington, Kentucky, was opened by Mayor Carran, on Tuesday, July 22, 2014, at 6:00 p.m., in Commission Chambers, 20 West Pike Street, Covington, Kentucky.

Mayor Carran presiding with Commissioners Chuck Eilerman, Steve Frank, Mildred Rains, Michelle Williams, City Manager Larry Klein, and City Solicitor Frank Warnock, present.

MOTION of Commissioner Rains, seconded by Commissioner Frank to dispense with the reading of and approve the minutes of the July 8, 2014, meeting minutes.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

PRESENTATIONS:

NEW BUSINESS – FIRST READING OF ORDINANCES

GENERAL OBLIGATION BOND – The General Obligation bond will be for capital projects in FY 2015-2015 budget estimated at $15,000,000. The $15 million bond leverages other federal and state funds of approximately $30 million. Along with the general obligation offering, the City plans to refinance two long-term variable rate bonds into fixed rate products that addresses one of Moody's Investor Ratings notations on the City's credit worthiness.

COMMISSIONERS' ORDINANCE NO. O-18-14

AN ORDINANCE OF THE CITY OF COVINGTON, KENTUCKY AUTHORIZING THE ISSUANCE OF CITY OF COVINGTON, KENTUCKY GENERAL OBLIGATION BONDS, SERIES 2014, IN THE APPROXIMATE AGGREGATE PRINCIPAL AMOUNT OF $18,635,000.00 (SUBJECT TO A PERMITTED ADJUSTMENT INCREASING OR DECREASING THE PRINCIPAL AMOUNT OF SERIES 2014 BONDS BY UP TO $1,865,000.00) FOR THE PURPOSE OF FINANCING A PORTION OF THE COSTS OF (I) FINANCING THE ACQUISITION, CONSTRUCTION, INSTALLATION AND EQUIPPING OF MULTIPLE PUBLIC PROJECTS, COMPRISED GENERALLY OF INFRASTRUCTURE IMPROVEMENTS, ECONOMIC DEVELOPMENT AND NEIGHBORHOOD REVITALIZATION PROJECTS, FLEET AND EQUIPMENT UPGRADES AND PARKS, FACILITIES AND LAND IMPROVEMENTS (COLLECTIVELY, THE "NEW PROJECT"); (II) CURRENTLY REFUNDING AN OUTSTANDING LEASE AGREEMENT DATED AS OF APRIL 12, 2008, BETWEEN THE CITY AND THE KENTUCKY LEAGUE OF CITIES FUNDING TRUST (THE "PRIOR ISSUE"), THE PROCEEDS OF WHICH WERE USED TO FINANCE THE ACQUISITION, CONSTRUCTION, INSTALLATION AND EQUIPPING OF PUBLIC WORKS VEHICLES, POLICE CRUISERS, 911 DISPATCH EQUIPMENT, FIRE PUMPERS, AND ENERGY SAVINGS RELATED IMPROVEMENTS AT VARIOUS CITY FACILITIES; APPROVING THE FORM OF BONDS; AUTHORIZING DESIGNATED OFFICERS TO EXECUTE AND DELIVER THE BONDS; AUTHORIZING AND DIRECTING THE FILING OF NOTICE WITH THE STATE LOCAL DEBT OFFICER; PROVIDING FOR THE PAYMENT AND SECURITY OF THE BONDS; CREATING A BOND PAYMENT FUND; MAINTAINING THE HERETOFORE ESTABLISHED SINKING FUND; AUTHORIZING ACCEPTANCE OF THE BIDS OF THE BOND PURCHASERS FOR THE PURCHASE OF THE BONDS; AND REPEALING INCONSISTENT ORDINANCES.

First Reading, No Vote

VACANT PROPERTY REVIEW COMMISSION – The Vacant Property Review Commission is an inactive board, originally established in 1984 pursuant to KRS 99.705 to 99.703. The main purpose of the board is to declare properties vacant to allow them to be obtained by the City through eminent domain. However, it is generally easier to obtain vacant property through foreclosure on nuisance code liens.

COMMISSIONERS' ORDINANCE NO. O-19-14

AN ORDINANCE REPEALING COMMISSIONERS' ORDINANCE NO. O-62-84 AND ALL AMENDMENTS THERETO AND SECTION 32.12 OF THE COVINGTON CODE OF ORDINANCES TO ELIMINATE THE VACANT PROPERTY REVIEW COMMISSION AND AMENDING SECTIONS 97.04 AND 97.06 OF THE COVINGTON CODE OF ORDINANCES TO DESIGNATE THE COMMUNITY SERVICES DIVISION AS THE CITY DEPARTMENT RESPONSIBLE FOR DESIGNATING ABANDONED URBAN PROPERTY.

First Reading, No Vote

NEW BUSINESS – ORDER/RESOLUTIONS

SECTION 8 ADMINISTRATION PLAN – The Section 8 program encourages families to become self-sufficient. This waiting list preference provides an incentive to families who are working. By having an increased amount of household income, families' housing choices are expanded.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-167-14

AN ORDER/RESOLUTION AMENDING THE SECTION 8 ADMINISTRATION PLAN FOR THE CITY OF COVINGTON'S HOUSING CHOICE VOUCHER/SECTION 8 PROGRAM.

MOTION of Commissioner Rains, seconded by Commissioner Frank.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

PROGRAM GUIDELINES – The city is required by the U.S. Department of Housing and Urban Development to adopt guidelines for the CDBG and HOME programs administered by the City to ensure that the programs are administered consistently and equitably.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-168-14

AN ORDER/RESOLUTION ADOPTING PROGRAM GUIDELINES FOR APPROVED PROGRAMS FOR PROGRAM YEAR 2014-2015 FOR THE CODE ENFORCEMENT HARDSHIP PROGRAM AND THE REPAIR PROGRAM TO BE FUNDED FROM COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS.

MOTION of Commissioner Eilerman, seconded by Commissioner Frank.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

1322 HERMES STREET – The City was approached by Heritage Bank to see if three was an interest by the City to accept title to the property. An old dilapidated structure is located on the property which is already scheduled for demolition. There are no taxes or liens on the property other than those owed to the City. There will be no costs associated with the transfer of the property and once obtained by the City, it can be declared surplus and possibly sold.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-169-14

AN ORDER/RESOLUTION ACCEPTING THE DEED FROM HERITAGE BANK FOR REAL PROPERTY LOCATED AT 1322 HERMES STREET.

MOTION of Commissioner Eilerman, seconded by Commissioner Frank.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

114 WEST PIKE STREET – The City purchased this building in 2005 hoping to spur development in the area. The City has marketed the property over the years with no success. With the success of his Pike Star property adjacent to 114 West Pike, Tony Kreutzjans and the City entered into an Exclusive Negotiations Agreement in May, 2014, which gave Pike Star the security needed to move forward with further due diligence. Mr. Kreutzjans feels confident that he can now move forward and develop the property into a continuation of Pike Star (108-112 Pike) and will be developing fur upper floor, market-rate apartments and a commercial first-floor space.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-170-14

AN ORDER/RESOLUTION DECLARING CERTAIN REAL PROPERTY LOCATED AT 114 WEST PIKE STREET AS SURPLUS PROPERTY, AUTHORIZING ITS SALE TO PIKE STAR, LLC ("PIKE STAR") FOR THE PURPOSE OF ECONOMIC DEVELOPMENT, AND AUTHORIZING THE MAYOR AND CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PIKE STAR FOR 114 WEST PIKE STREET.

MOTION of Commissioner Eilerman, seconded by Commissioner Frank.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

APPLICATION TO KCPC – This amendment has been requested by the Linden Gateway Small Area Study Implementation Group in order to encourage private development at the residential and commercial properties on MLK Jr. Blvd., west of Main Street in what is referred to as the Bavarian Brewery Complex.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-171-14

AN ORDER/RESOLUTION AUTHORIZING AN APPLICATION TO THE KENTON COUNTY PLANNING COMMISSION TO AMEND THE BAVARIAN BREWERY KRS CHAPTER 99 REDEVELOPMENT PLAN TO ELIMINATE LANGUAGE THAT AUTHORIZED THE CITY TO OBTAIN PROPERTY THROUGH CONDEMNATION PROCEEDINGS.

MOTION of Commissioner Eilerman, seconded by Commissioner Frank.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

ACCEPT BID – This project includes the removal of 37 dead trees within Devou Park and the Devou Park Golf Course. Because of the large number of trees that need to be removed, it was determined that it would be more efficient to bid the majority of work out. Three bids were received for this project and DEM Landscape submitted the best responsible bid.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-172-14

AN ORDER/RESOLUTION ACCEPTING THE BID OF DBM LANDSCAPE COMPANY, LLC FOR TREE REMOVAL IN DEVOU PARK, AS THE BEST RESPONSIBLE BID AND REJECTING ALL OTHER BIDS, AND AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE A CONTRACT WITH DBM LANDSCAPE, IN THE AMOUNT OF $38,850.00, PAYABLE FROM DEVOU PARK MASTER PLAN FUNDS.

MOTION of Commissioner Rains, seconded by Commissioner Frank.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

SURPLUS PROPERTY – An Exmark Lazer Z mover is being surplused.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-173-14

AN ORDER/RESOLUTION DECLARING CERTAIN CITY PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE AND TRANSFER PURSUANT TO KRS §§ 82.083 AND 45A.425.

MOTION of Commissioner Eilerman, seconded by Commissioner Williams.
Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

BOARD REAPPOINTMENT – Mr. Canfield is the current Chair of the UDRB and represents the Mutter Gottes neighborhood.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-174-14

AN ORDER/RESOLUTION APPROVING THE REAPPOINTMENT OF VIC CANFIELD TO THE URBAN DESIGN REVIEW BOARD FOR A FOUR-YEAR TERM, EFFECTIVE JUNE 4, 2014, AND EXPIRING JUNE 3, 2018.

MOTION of Commissioner Rains, seconded by Commissioner Frank.
Passed. 4 Yeas. Commissioners Eilerman, Frank, Rains, and Mayor Carran. Commissioner Williams present, not voting.

BOARD REAPPOINTMENT – Ms. Wolff represents the MainStrasse neighborhood on the UDRB.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-175-14

AN ORDER/RESOLUTION APPROVING THE REAPPOINTMENT OF EMILY WOLFF PALMER TO THE URBAN DESIGN REVIEW BOARD FOR A FOUR-YEAR TERM, EFFECTIVE JULY 4, 2014, AND EXPIRING JULY 3, 2018.

MOTION of Commissioner Eilerman, seconded by Commissioner Frank.
Passed. 4 Yeas. Commissioners Eilerman, Frank, Rains, and Mayor Carran. Commissioner Williams present, not voting.

ADJOURNMENT

MAYOR CARRAN adjourned the meeting at 8:00 p.m.

Sherry Carran
MAYOR

ATTEST:

Margaret M Thyhan
CITY CLERK

APPROVED: 8-12-14