

MINUTES
BOARD OF COMMISSIONERS' MEETING
Tuesday, August 20, 2013 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, August 20, 2013, at 6:00 p.m., in Commission Chambers, 638 Madison Avenue, Covington, Kentucky.

Mayor Carran presiding with Commissioners Chuck Eilerman, Steve Frank, Mildred Rains, Michelle William, 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 August 6, 2013, meeting minutes.

Passed. 5 Yeas. Commissioners Eilerman, Frank, Rains, Williams, and Mayor Carran.

PRESENTATIONS

None.

NEW BUSINESS – FIRST READING OF ORDINANCES

TEXT AMENDMENT - A number of proposals for the residential reuse of non-residential structures in the RU-2B zoning district have surfaced. However, the current requirements for non-residential structures to be used as multi-family residential uses do not allow for a feasible number of units for a project to move forward and the building to be reused. This amendment is necessary in order to permit redevelopment of the Lincoln Grant School building.

COMMISSIONERS' ORDINANCE NO. O-31-13

AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE OFFICIAL ZONING ORDINANCE OF THE CITY OF COVINGTON, KENTUCKY (O-37-06) TO ALLOW NON-RESIDENTIAL STRUCTURES TO BE USED AS MULTI-FAMILY RESIDENTIAL USES IN THE URBAN RESIDENTIAL (RU-2b) ZONING DISTRICT, SUBJECT TO MINIMUM GROSS FLOOR AREA REQUIREMENTS.

FIRST READING, NO VOTE

AD VALOREM TAX RATE – The tax rate for the fiscal year 2013-2014 will be \$0.3045 per \$100.00 valuation. This is the “compensating rate” and not the “compensating rate plus 4%” which the City Commission is permitted to adopt by law. The “compensating rate” is intended to produce the same amount of revenue from property tax as the rate from last year. A higher compensating rate is necessary to produce the same amount of revenue as last year, since the overall property valuation in the City has declined since last year, following many national and local trends.

COMMISSIONERS' ORDINANCE NO. O-32-13

AN ORDINANCE RELATING TO THE GENERAL REVENUE AND LEVYING AND FIXING AN AD VALOREM TAX RATE ON ALL PROPERTY ASSESSED OR ASSESSABLE SUBJECT TO TAXATION FOR MUNICIPAL PURPOSES IN THE CITY OF COVINGTON, KENTUCKY TO MEET THE GENERAL EXPENSES OF SAID CITY; PROVIDING A SINKING FUND FOR PAYMENT OF INTEREST ON THE BONDED INDEBTEDNESS OF THE CITY; AND TO REDEEM BONDS MATURING DURING THE FISCAL YEAR ENDING JUNE 30, 2014.

FIRST READING, NO VOTE

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NEW BUSINESS – ORDER/RESOLUTIONS

ECONOMIC DEVELOPMENT AGREEMENT – dbaDirect, Inc. plants to lease 22,228 square feet of office space at RiverCenter. Over 120 employees will be located there. Chapter 116 of the Covington Code of Ordinances provides economic incentives to eligible companies and dbaDirect meets the criteria. The city is offering a combination of incentives including a 1.25% rebate on taxable wages through our Occupational License fee.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-222-13

AN ORDER/RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT WITH dbaDIRECT, INC. TO PROVIDE BUSINESS INCENTIVES PURSUANT TO THE CITY OF COVINGTON CODE OF ORDINANCES CHAPTER 116.

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

PARKING INCENTIVES – The City is offering various incentives to this company including 75 parking spaces at the RiverCenter garage for eight years at a monthly cost of \$25.00.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-223-13

AN ORDER/RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO ENTER INTO AN AGREEMENT WITH dbaDIRECT, INC. TO PROVIDE PARKING INCENTIVES AT THE RIVERCENTER PARKING GARAGE.

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

RETIREMENT – Sergeant Sumner began his career with the Covington Police Department on September 8, 1997.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-224-13

AN ORDER/RESOLUTION ACCEPTING THE RESIGNATION FOR RETIREMENT OF SERGEANT KEVIN SUMNER OF THE COVINGTON POLICE DEPARTMENT, EFFECTIVE AUGUST 31, 2013.

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

RETIREMENT – Bobbie began her employment with the City in 1991 and was the first female laborer hired by the City.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-225-13

AN ORDER/RESOLUTION ACCEPTING THE RESIGNATION FOR RETIREMENT OF ROBERTA ROOT AS A DRIVER IN THE CITY OF COVINGTON DEPARTMENT OF PUBLIC IMPROVEMENTS, EFFECTIVE JULY 31, 2013.

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

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EMPLOYMENT – This is an open position with the retirement of Bobbie Root. Mr. Johnson is currently a seasonal laborer with the City.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-226-13

AN ORDER/RESOLUTION APPROVING THE EMPLOYMENT OF LONNEY JOHNSON AS A FULL-TIME DRIVER IN THE CITY OF COVINGTON DEPARTMENT OF PUBLIC IMPROVEMENTS, EFFECTIVE AUGUST 26, 2013.

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

TERMINATION – After his six months of probation, Mr. Barhorst unfortunately did not meet the requirements of the position.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-227-13

AN ORDER/RESOLUTION APPROVING THE TERMINATION OF EMPLOYMENT FOR KRIS BARHORST AS A LABORER I IN THE CITY OF COVINGTON DEPARTMENT OF PUBLIC IMPROVEMENTS, EFFECTIVE AUGUST 9, 2013.

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

CONTRACT RENEWAL – the Physician Medication Director position is required by 202 KAR 7:501 Section 13 for all EMS services in the Commonwealth of Kentucky. Dr. Spellman has served as the Medical Director since the inception of the ALS program in 2004.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-227-13

AN ORDER/RESOLUTION APPROVING THE RENEWAL OF THE CONTRACT BETWEEN THE CITY OF COVINGTON AND DR. PAUL SPELLMAN FOR SERVICES FOR THE COVINGTON FIRE DEPARTMENT AND AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE THE CONTRACT.

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

REAL ESTATE DONATION – The owners of the properties approached City staff about donating the properties to the City. Future plans for the properties be putting them back into productive use as soon as possible.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-228-13

AN ORDER/RESOLUTION ACCEPTING THE DONATION OF REAL PROPERTY LOCATED AT 2015 GARRARD STREET, 132 ALBERTA STREET, 656 PIKE STREET, AND 2309 HERMAN STREET.

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

PROJECT AGREEMENT – A very large sinkhole was found near the bottom of Hanser Drive. SD1 was notified and found the location of the void in the 30 inch main. This main is not located on their inventory maps and likely serves some type of yard basin behind the neighboring properties. SD1 has agreed to split the cost with the City as

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the sinkhole is beginning to impact the sanitary line that is located directly above this line. It also poses an immediate safety issue and needs to be fixed as soon as possible.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-229-13

AN ORDER/RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO ENTER INTO A PROJECT AGREEMENT WITH SANITATION DISTRICT NO. 1 TO REPLACE A COLLAPSED STORM LINE ON HANSER DRIVE.

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

EQUIPMENT BID – The City advertised for bids for this equipment and received only one bid from K.E. Rose Company on Friday, August 16, 2013. The recently purchased Kenworth Chassis will be equipped with the ancillary attachments.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-230-13

AN ORDER/RESOLUTION ACCEPTING THE BID OF K.E. ROSE COMPANY FOR THE PROCUREMENT AND INSTALLATION OF A 10-FOOT DUMP BODY, A V-BOX SPREADER, AND AN HYDRAULIC HOOK LIFT SYSTEM, AS THE BEST RESPONSIBLE BID, IN AN AMOUNT OF \$81,500.00, PAYABLE FROM CAPITAL IMPROVEMENT FUND.

SURPLUS PROPERTY – The vehicles to be auctioned are three Ford Crown Victoria cars used by the Police Department.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-231-13

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

BOARD APPOINTMENTS – Mr. Wolf and Ms. Auge have expressed a desire to serve the City as members of the Urban Forestry Board.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-232-13

AN ORDER/RESOLUTION APPROVING THE APPOINTMENTS OF GUS WOLF AND JANE STEPHENS AUGER TO THE URBAN FORESTRY BOARD FOR THREE-YEAR TERMS, EFFECTIVE AUGUST 20, 2013, AND EXPIRING AUGUST 19, 2016.

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

LEASE AND SUB-LEASE AGREEMENTS – CSX owns a .25 acre paved lot adjacent to the CSX-owned tracks and the Stewart Iron Works building which is necessary for the use and development of the building. Once CSX leases the lot to the City, the City will sub-lease the lot to the Life Learning Center for parking purposes.

COMMISSIONERS' ORDER/RESOLUTION NO. O/R-233-13

AN ORDER/RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO ENTER INTO A LEASE WITH CSX TRANSPORTATION, INC., AND A SUB-LEASE WITH LIFE LEARNING, LLC. FOR PARKING

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TO ACCOMMODATE THE DEVELOPMENT AND USE OF THE
STEWART IRON WORKS BUILDING.

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

ADJOURNMENT

MAYOR CARRAN adjourned the meeting at 7:40 p.m.


MAYOR

ATTEST:

ACTING 
CITY CLERK

APPROVED: 9-10-13