

**CITY OF COVINGTON, KENTUCKY  
LEGISLATIVE MEETING  
BOARD OF COMMISSIONERS  
TUESDAY, JULY 22, 2014, 6:00 PM**

**20 WEST PIKE STREET  
COVINGTON, KY**

**AGENDA**

**CALL TO ORDER:** Mayor Sherry Carran

PRAYER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

Reading of Minutes of the meeting of July 8, 2014, minutes (or motion to dispense with reading and approve minutes).

**PRESENTATION(S):**

- Year End Performance Review – Community Services – Larisa Sims, Assistant City Manager for Development

**ITEMS FOR CONSIDERATION:**

**NEW BUSINESS – FIRST READING OF ORDINANCE**

1. Consider Ordinance No. O-xx-14 entitled: **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.** *The General Obligation bond will be for capital projects in FY 2014-2015 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.*

**Staff Reporting:** Lisa Goetz, Finance Director

**Recommendation:** First Reading, No Vote

2. Consider Ordinance No. O-xx-14 entitled: **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.** *The Vacant Property Review Commission is an inactive Board, originally established in 1984 pursuant to KRS 99.705 to 99.730. 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.*

**Staff Reporting:** Larry Klein, City Manager

**Recommendation:** First Reading, No Vote

**NEW BUSINESS – ORDER/RESOLUTIONS**

3. Consider Order/Resolution No. O/R-xx-14 entitled: **AN ORDER/RESOLUTION AMENDING THE SECTION 8 ADMINISTRATIVE PLAN FOR THE CITY OF COVINGTON'S HOUSING CHOICE VOUCHER/SECTION 8 PROGRAM.** *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.*

**Staff Reporting:** Kim Phillips, Section 8 Program Coordinator

**Recommendation:** Approve Order/Resolution. Approval allows the Housing Choice Voucher/Section 8 program to offer an additional incentive for working families.

4. Consider Order/Resolution No. O/R-xx-14 entitled: **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.** *The City is required by the US 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.*

**Staff Reporting:** Jeremy Wallace, CDBG/HOME Program Coordinator

**Recommendation:** Approve Order/Resolution. Approval allows the City to provide program guidelines for its Code Enforcement Hardship and Repair programs using federal CDBG funds.

5. Consider Order/Resolution No. O/R-xx-14 entitled: **AN ORDER/RESOLUTION ACCEPTING THE DEED FROM HERITAGE BANK FOR REAL PROPERTY LOCATED AT 1322 HERMES STREET.** *The City was approached by Heritage Bank to see if there was an interest in their giving the property to the City. An old dilapidated structure sits 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.*

**Staff Reporting:** Mike Yeager, City Engineer/Community Services Manager

**Recommendation:** Approve Order/Resolution. Approval allows the City to more economically acquire ownership of this property that the City has been planning to demolish, removing a blighting influence on property values in the neighborhood.

6. Consider Order/Resolution No. O/R-xx-14 entitled: **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.** *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 Krueztzjans 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. Krueztzjans 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 4 upper floor, market rate apartments and a commercial first-floor space.*

**Staff Reporting:** Naashom Marx, Business Development Manager

**Recommendation:** Approve Order/Resolution. Approval allows a high quality residential and commercial redevelopment of another property on Pike Street returning it to the property tax rolls. This property is the last vacant structure on the north side of Pike Street between Russell and Washington. Further, the City will no longer have to maintain and provide property insurance for the building.

7. Consider Order/Resolution No. O/R-xx-14 entitled: **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.** *This amendment has been request 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.*

**Staff Reporting:** Beth Johnson, Preservation and Planning Specialist

**Recommendation:** Approve Order/Resolution. Approval allows redevelopment by interested parties of these residential and commercial parties on Martin Luther King Jr. Boulevard by removing them from the City’s Chapter 99 plan for the Bavarian Brewery site.

8. Consider Order/Resolution No. O/R-xx-14 entitled: **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.** *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 DBM Landscape submitted the best responsible bid.*

**Staff Reporting:** Jessica Moss, GIS Specialist

**Recommendation:** Approve Order/Resolution. Approval allows the City to proceed with removal of dead and hazardous trees in Devou Park, using funds entirely from the Devou Park Master Plan fund. Allocation of funds to this project was approved by the City Commission earlier in the year upon recommendation of the Devou Properties Inc Board (Drees Pavilion)

9. Consider Order/Resolution No. O/R-xx-14 entitled: **AN ORDER/RESOLUTION DECLARING CERTAIN CITY PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE AND TRANSFER PURSUANT TO KRS §§ 82.083 AND 45A.425.** *An Exmark Lazer Z mower is being surplused.*

**Staff Reporting:** Rick Davis, Department of Public Improvements Director/Assistant City Engineer

**Recommendation:** Approve Order/Resolution. Approval allows the City to dispose of obsolete and/or inefficient equipment and to maximize the resale potential.

10. Consider Order/Resolution No. O/R-xx-14 entitled: **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.** *Mr. Canfield is the current Chair of the UDRB and represents the Mutter Gottes neighborhood.*

**Staff Reporting:** Beth Johnson, Preservation and Planning Specialist

**Recommendation:** Approve Order/Resolution. Approval reappoints Mr. Canfield to another four year term. He has been a very positive and contributing member of the UDRB, a Board that is critical to optimizing one of the City's greatest physical assets, its historic housing stock.

11. Consider Order/Resolution No. O/R-xx-14 entitled: **AN ORDER/RESOLUTION APPROVING THE REAPPOINTMENT OF EMILY PALMER WOLFF TO THE URBAN DESIGN REVIEW BOARD FOR A FOUR-YEAR TERM, EFFECTIVE JULY 4, 2014, AND EXPIRING JULY 3, 2018.** *Ms. Wolff is the MainStrasse neighborhood representative to the UDRB.*

**Staff Reporting:** Beth Johnson, Preservation and Planning Specialist

**Recommendation:** Approve Order/Resolution. Approval reappoints Ms. Wolff to another four year term. She has been a very positive and contributing member of the UDRB, a Board that is critical to optimizing one of the City's greatest physical assets, its historic housing stock.

**PUBLIC COMMENTS**

**COMMISSIONERS' COMMENTS**

**CITY MANAGER'S COMMENTS**

**CITY SOLICITOR'S COMMENTS**

**MAYOR'S COMMENTS**

**ADJOURNMENT**

**DRAFT**