

Cold Spring City Council February 24, 2014

The regular meeting of the Cold Spring City Council was called to order by Mayor Mark Stoeber. Pledge to the flag and prayer was led by the City Clerk. Roll call showed the following council members present – Lisa Cavanaugh, Lou Gerding, Dave Guidugli, Kathy Noel, Rob Moore, and Adam Sandfoss. Also present were Police Chief Ed Burk, City Clerk Rita Seger, Administrative Officer Stephen Taylor, and City Attorney Brandon Voelker.

Mayor Stoeber pointed out exits from Council Chambers, per Fire Department regulations.

There were no additions or deletions from the agenda.

Mayor Stoeber stated that he has received numerous positive comments about our public works department and the fabulous job they have done during our recent snow events. They have done a great job cleaning up after the storms and Mayor Stoeber requested that the city administrator Steve Taylor pass along his congratulations to the public works crew.

There will be a drawing for an American flag and pole for a resident staying until the end of this meeting.

The minutes of the January 27, 2014 council meeting were reviewed by all. Lou Gerding made a motion for approval and Rob Moore seconded the motion. All were in favor. Motion carried.

There were no scheduled guests.

As an unscheduled guest, resident Sandy Patton addressed council. She and her husband Tom live at 210 Thornbush Court in the Springside Subdivision. She is here to say thank you to Dave Rodgers and the public works employees for all of the time and hard work that they put in to keep their Springside streets snow-free this very long winter. Several of the Springside residents and one of their board members made the comment that Cold Spring has done a great job and tonight they should be recognized. She knows that they were out there at 11:30 pm, 1:30 am, and 3:45 am. She is sure that public works crew have to be ready for spring. She and her husband wanted to come tonight to give a personal thank you and let them know that they were appreciated.

Mayor Stoeber thanked Ms. Patton for saying that. They work all hours, as they are needed. There have been numerous times where he has gotten up at night and has heard the truck going through, and when he has gotten up for the day, they are coming back around again. By the time he hits the road our city streets have already been plowed at least twice.

There was no old business, new business or follow up citizen comments.

Departmental reports were submitted in writing. Lisa Cavanaugh stated that she agrees that public works does a great job, but as a result of comments from several citizens, she questioned Chief Burk regarding when a snow emergency is issued and how it is enforced. She doesn't want to see anyone get a ticket, but in several neighborhoods you can see where cars have been left sitting there during a snow emergency. She questioned how we enforce or encourage people to get their vehicles off of the streets.

Chief Burk stated that after a snow emergency has been issued and a vehicle is left on the street, especially in hilly areas or in areas where it is hard for public works to negotiate around vehicles, he and his officers will knock on doors and ask people to move their vehicles. Lisa Cavanaugh stated that a lot of people don't watch the TV or network channels, and don't have facebook access so they may not be aware of the snow emergency. Chief Burk stated that typically they won't issue citations until he knows there have been two cycles on the news and he is confident that everybody has had a chance to hear or see the snow emergency announcements. Hopefully people have common sense and take it upon themselves to remove their vehicles from the city streets when we start to accumulate over two inches of snow.

Dave Guidugli questioned if we have a policy where our officers report potholes since they are out and about 24/7. We should have some sort of mechanism where these can be reported. Chief Burk stated that we don't currently have this policy but he can have his officers do so. Chief Burk stated that public works is also out and about throughout the day.

Steve Taylor stated that we do have a list of potholes that need attending to, but by all means call us to make sure it is on the list, and if not we will add it. He would rather have someone call and it be there, than not know about it at all.

Adam Sandfoss stated that he had a resident tell him just recently that in the parking lot at Apple Orchard Park they found a spoon with scorch marks that would suggest the use of heroin or another type of injectable drug, so keep a heads up that this type of paraphernalia was found there. Mayor Stoeber stated that this comes into play with his presentation on heroin last month. Adam Sandfoss stated that he was actually stopped in the hospital cafeteria by a resident who stated that he saw his presentation on TV and he hadn't realized until then that heroin was such a big deal. Councilman Sandfoss stated that people are starting to pay attention and report what they see.

Lisa Cavanaugh stated that she has seen on TV that different cities are holding town meetings about the heroin epidemic and she was wondering if it was possible that we could do something like this also. Adam Sandfoss replied that there had been a big town hall meeting at the Northern Kentucky Convention Center several months ago and there was amazing response from it, so if the citizens want to come and talk about it that would be fine. As we start doing more city events in the spring and summer we can bring those topics up and make sure people are always informed and up-to-date on the latest things to lookout for and make sure we keep our city and our area healthy.

Mayor Stoeber verified with Chief Burk that our two new officers are now in school.

Mayor Stoeber again passed along his compliments to public works.

Mayor Stoeber complimented the city clerk. He stated that every month she provides council with a property tax report. Our residents as a whole are very conscientious about paying their taxes and if they don't, then Rita Seger and Brandon Voelker work together to get those paid and taken care of.

Lisa Cavanaugh questioned if the Parks, Recreation and Tree Commission has this year's events decided upon yet and what they have in store for 2014. They have new faces and fresh ideas and she questioned what their preliminary calendar looks like. Mayor Stoeber stated that it is being finalized right now and it will be included in the March city newsletter.

There were no further council comments.

Brandon Voelker stated that he had an item he would like for council to consider. He passed out to council a draft of an **annexation agreement and an ordinance for a first reading for that annexation**. Rob Keller and Andy Smith were in the audience and owners of the **property formerly referred to as the Steffen property on Murnan Road**. They are asking if we would consider authorizing the mayor to execute the annexation agreement which would also serve as consent for their annexation. In the annexation agreement they are not asking for tax abatements or monetary relief or anything like that, but if you look at the uniqueness of this property, there is a condition that the lot cannot be more than four times the width. Basically they are asking if we would allow the approval of this as a development plan. The only issue is that when they are in the county, the county wants them to build a subdivision street. From a financial standpoint he doesn't know why anybody would want to maintain a street for five or six homes.

Mr. Voelker stated that Rob Keller who is building his home there is also an engineer. Basically this is a unique piece of property and they want to build six lots and they are going to be very nice homes. In the annexation agreement there is a dedication on the plat that says it will always be a private drive. That doesn't mean that it isn't built to city standards but that it will never be subject to city maintenance. Also to insure that this is never an issue it will be recorded on the plat. The benefit to the city is that you would annex that piece of property with six new homes. This is basically a development that they are building for themselves with their friends and they will have landscaping, street lights, etcetera. They want to be in the City of Cold Spring. Their children attend St. Joe's school. Rob Keller currently lives in the Glenridge Subdivision and wants to remain in the City of Cold Spring. This would allow the city to complete the puzzle and continue the annexation that we were always hoping to do, and we are able to do this by agreement.

Kathy Noel confirmed with Brandon Voelker that the only in and out is on Murnan Road. Mr. Voelker stated that they did try to acquire more property for a different ingress / egress, but it just wasn't doable. Dave Guidugli questioned if a new zone had to be set up for this. Brandon Voelker stated that they would come in as it is currently zoned with the county with an asterisk, R-1C*. This zone allows three to four homes per net acre. If a large developer bought it right now they could build as many as sixty homes on this fifteen acres. Right now you have only six homes on fifteen acres so from a density standpoint it is much less dense than what a large developer would build on. Rob Keller stated that the terrain would not allow for that many homes because of streams and heavily wooded areas that you would want to protect, however ten acres would be developable.

Mayor Stoeber stated that to be having this type of issue before us under attorney comments is different and out of the ordinary that what we normally have. Albeit that he is somewhat familiar with this issue and in complete support of the annexation, under the normal course, comments are comments and something of substance would typically be handled at a different point in the meeting or at another meeting as opposed to items of action. He is looking at a document that is maybe twenty pages thick and it is a little too much for discussion and action under attorney comments. While he does understand why this was brought forth, he questioned council as to how they would wish to proceed since this is their meeting.

Adam Sandfoss stated that we need time to research it ourselves and open up any questions or concerns. It would be hard for this council to take action on plans that they have just now seen and he motioned **to table this** until the next meeting. Lisa Cavanaugh seconded the motion. Roll call vote showed six yeses and no noes. **Motion carried.**

Mayor Stoeber stated that Adam Sandfoss has stated that we bring this back for discussion at another meeting, and we have to set a day and time for such. Adam Sandfoss stated that the March 10th caucus would be fine. He questioned if we could have a presentation on this issue at that time to get a better understanding of the mapping of the properties, the zoning, and what are the goals. Mayor Stoeber stated that we will have the appropriate resources here in order to answer questions.

Brandon Voelker stated that the reason he brought this forward is because there is somewhat of a time issue because of the building season. It is something they have been working on and they just had an extensive survey done on this fifteen acres. At the caucus meeting, Rob Keller will be able to speak as both the owner and engineer of the property as to what is being proposed and answer any questions. If council would be agreeable we could call it a special meeting so that we could possibly have a first reading of the ordinance if council so chooses. Mayor Stoeber stated that there would have to be a first reading and then a second reading and questioned if any further action needed to take place. Brandon Voelker stated that since there is no need for a zone change there would be no additional requirements. The zone is fine the way it is.

Adam Sandfoss stated that we should wait until we have all of our questions and concerns addressed before scheduling a special meeting. Dave Guidugli questioned what the time frame is that he is insinuating here. Brandon Voelker stated that he knows that one house is being built right now, but the issue is that people can't close until you have an ID plat for a bank to put a mortgage on, so they can't subdivide and sell the property right now. Dave Guidugli stated that we have been talking about getting our boundaries filled out in all of these special areas in the city and this is one of those areas. He has no problem if we have to have a special meeting to accomplish this.

Mayor Stoeber confirmed that we are looking at two readings. He stated that we will put it on the Caucus agenda and he will poll council as to what their feelings are in proceeding to the next step.

Mayor Stoeber again thanked public works for doing a great job.

Resident Cindy Moore was the winner of the American flag and pole.

Lou Gerding made a motion to adjourn the February 24, 2014 council meeting, and Adam Sandfoss seconded the motion. All were in favor. Motion carried.

Approved:

City Clerk:

Mayor: