

# **COUNCIL MEETING**

## **Minutes of March 6, 2017**

**City of Independence, Ky.**

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### **Opening**

The City Council of the City of Independence, Kentucky met on Monday, March 6, 2017 at 7:00 p.m. in the Council Chambers of the Independence Municipal Center, 5409 Madison Pike, Independence, Kentucky with Mayor Christopher Reinersman presiding. Mayor Reinersman called the meeting to order and led the Pledge of Allegiance. Council Member Franzen led the invocation. Roll was called and the following Council Members registered present: Bill Aseere, John Deaton, Amy Engelman, Carol Franzen, Patricia Taney and Greg Waite. Also present was City Administrator Chris Moriconi, City Clerk Gina Gabbard, City Attorney Jack Gatlin and Police Chief Tony Lucas.

### **Approval of the February 6, 2017 Regular Meeting Minutes**

Mayor Reinersman asked Council if there were any changes or corrections they would like made to the Council Minutes for the regular meeting on February 6, 2017.

Mayor Reinersman called for a motion to approve the meeting minutes for the Regular Meeting held on February 6, 2017. Council Member Waite so moved, with a second by Council Member Deaton. Motion carried with all ayes, 6-0.

### **Police Recognitions - Promotions of Perkins, Young, Boyle and Wood**

Mayor Reinersman stated his appreciation and presented plaques for recent Police promotions. Robert Perkins has been promoted to Detective, Jeffery Young to Sergeant, Jacob Boyle to Lieutenant and Russell Wood to Captain. He also thanked retired Captain Mike Thatcher for his years of service with the city.

### **Ordinance No. 2017-O-01 - Text Amendment for Small Veterinary Clinic in NC Zone – 2<sup>nd</sup> Reading**

Mayor Reinersman presented to Council Ordinance No. 2017-O-01 which is a text amendment adding Veterinary offices for small animals and small animal clinics as a permitted use in the NC Zone. Mr. Gatlin gave Ordinance No. 2017-O-01 a second reading and stated the recommendations from the Kenton County Planning Commission are to pass the text amendment because it's reasonable, appropriate and consistent with the purpose of the NC Zone.

Council Member Franzen made a motion to approve Ordinance No. 2017-O-01 which is a text amendment adding Veterinary office for small animals and small animal clinics within the NC Zone. Council Member Aseere seconded. Roll was called and answered unanimously. Motion carried 6-0.

### **Attorney's Report – Jack Gatlin**

Mr. Gatlin stated it's been a busy Legislative session so changes can be expected in the near future. He stated he's noticed an increase of foreclosures within the city in recent months but the silver lining is delinquent taxes should be paid soon. Mr. Gatlin stated northern cities within Kenton County are noticing abandoned houses which are being turned into flop houses and are rented by the room. He added Kenton County is working with PDS to come up with a model ordinance to help regulate these situations.

### **City Administrator Report – Chris Moriconi**

Mr. Moriconi stated with recent storms and high winds, he encourages residents to secure trampolines and portable basketball goals. He stated the Mayor and himself are involved in new TBNK show called City

Talk and it will air at 6:00 p.m. on Thursdays. He stated City Talk will include local Mayors discussing issues such as zoning, finance and budget.

### **Mayor's Report – Christopher J. Reinersman**

Mayor Reinersman stated the updated residential design standards had been updated with suggestions from the Home Builders Association, Arlinghaus Builders, Fischer Homes and Drees.

Council Member Franzen suggested changing the verbiage in section C that refers to the same floor plan to same house front or façade. Council Member Taney stated she agreed and suggested the verbiage to say front elevation in place of floor plan. Council Member Franzen stated she would like to see 'the Zoning Administrator with the approval of' the City's chief administrative official, added to section E to the waivers section.

Council Member Deaton stated he doesn't like the residential building standards or the government telling him how to build his house. He questioned where the families are going to come from that can afford these expensive homes and where are the jobs in Northern Kentucky that have an income of \$35,000 to \$75,000 in Northern Kentucky. Mayor Reinersman stated current zoning laws already regulate certain things that can and cannot be done when building a home. He added the city already has a large inventory of starter homes and he estimates the taxes collected for a neighborhood with \$125,000 houses is not enough to cover the cost of services for street maintenance and emergency services.

Council Member Franzen questioned how much the increase would be for the additional brick on homes and Mayor Reinersman stated the building inspector estimated \$5,000 to \$8,000. Council Member Aseere stated he feels like we are pulling the rug out underneath the builders that have intentions of building in the city and would like to discuss improving the school district or bringing more businesses rather than dictating how homes are built. Mayor Reinersman stated the obligation to tax payers to make sure we can sustain and maintain our city.

There was some discussion about the possibility of increasing the lot sizes up to half acre. Mayor Reinersman stated it would cause new construction to slow down and would require a map amendment. Mr. Gatlin stated with removing high density zones, there could be legal challenges for the city. Council Member Waite stated most subdivisions have covenants that already dictate construction requirements. Mayor Reinersman stated these standards will help uniform building standards to include the subdivisions that do not have covenants.

Council Member Aseere thanked the Mayor for bringing the vinyl restriction down to 50% from 75%. Mayor Reinersman stated it was an agreed amount after meeting and receiving input from the builders.

Mr. Gatlin stated Resolution No. 207-R-01 authorized Mr. Moriconi to submit application for the hearing with the Kenton County Planning Commission (KCPC) and if KCPC recommends the text amendment, it will come back to Council for final approval.

Marge Cook, 96 Carrie Way – Mrs. Cook stated we might be losing young families that can't afford these new homes. She stated building standards were already addressed with the subdivisions off Fowler Creek. Mayor Reinersman stated he believes it was a zone change and a stone or brick requirement was added with the approval of the zone change.

Bill Cobble, 5257 Madison Pike – Mr. Cobble stated if the sirens don't start going off when we have storms, no one will live in the city. Mayor Reinersman stated the National Weather Service coded the alert wrong. He stated it was a critical mistake and they are working to ensure it doesn't happen again.

Mayor Reinersman stated the Easter Egg Hunt is on Saturday, April 8<sup>th</sup> at Memorial Park. He stated Hickory Grove has partnered with the city and taking this year's event to a new level with great prizes.

Mayor Reinersman stated a resident in Lakefield notified him regarding a flag flying in the park that was not lit. He stated the flag was removed with the help of Public Services Director Dan Koch, Owen Electric installed a transformer. Mayor stated the light was installed and the flag was able to be properly displayed.

Council Member Waite stated the Simon Kenton Lady Pioneers basketball team have made it to the sweet 16 basketball tournament.

Council Member Franzen stated she was proud of the Simon Kenton students for making it to state including seven swimmers, a wrestler and Odyssey of the Minds.

**Adjournment**

There being no further business, a motion was made by Council Member Waite and seconded by Council Member Taney to adjourn. Motion carried with all ayes and the meeting ended at 8:17 p.m.

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Christopher J. Reinersman, Mayor

ATTEST:

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Gina Gabbard, City Clerk