

**City of Crescent Springs  
Regular Council Meeting Minutes  
December 14, 2009 - 7:00 P.M.**

Those in attendance included the following:

**Council Members:**

Christie Arlinghaus- absent  
Mike Daugherty- present  
Dale Ramsey- present  
Scott Santangelo- absent  
Tom Vergamini- present  
Matt Zeck- present

**Jim Collett, Mayor** - present

Joe Baker, City Attorney - present  
George Ripberger, Pub Serv Dir- present  
Sue Hill, City Clerk – present

**Others in attendance:** Lt. Mike Bianchi,  
Chief Marc Fields, Patrick Counts, Doug  
Harnish, Ed Dietrich, Keith Logsdon

Mayor Collett called the meeting to order at 7:00 pm with a prayer and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Mr. Daugherty made a motion to adopt the minutes of the **November 9, 2009 Regular Council Meeting**. Mr. Zeck seconded and upon vote, the motion carried unanimously.

**SMALL AREA STUDY REPORT by GEM (now called Market Metrics)**

Mr. Ed Dietrich (NKAPC) introduced Mr. Doug Harnish, who gave a power point presentation on the findings of their study. He prefaced his discussion with the statement that that each study presents unique challenges and opportunities, and that our mix of uses is 'interesting'. The areas within ¼ mile radius around interstate interchanges are prime value real estate. The 'highest and best use' would be retail or perhaps commercial, not residential industrial. The four questions asked when determining whether an area is being utilized to its 'highest and best use' are: Is it legal; Is it physically possible; Is it financially feasible; Does it maximize profitability. The future evolution of the area would warrant increased highway services and retail and less residential and industrial. Until Buttermilk Pike and the interchange are improved significantly, the traffic flow is at its maximum. The study also addressed the location and market surpluses and deficits, to see what might be a viable addition to the area. An office building would be a good option if enough acreage could be assembled. Residential uses may go away in the future. Industrial will most likely continue in the area near the RR, where only low density and low traffic usage will work. Redevelopment is complicated because of the numerous already-improved properties that would need to be purchased. The road situation/access could perhaps permanently impair the usage of the land. The private sector will have to be the driving force for redevelopment. Mayor Collett asked whether they had looked at mass transit as a good use, since we are between Cincinnati and the airport, or the high speed passenger rail incentives included in the Economic Stimulus Package now in Congress. Mr. Harnish questioned whether we were too close to any hub in Cincinnati, and said the state of Kentucky may not be included in the Regional Railway study. Mr. Dietrich again contended that traffic flow would be a very negative factor. If anyone is looking at this area for a commuter train station, it would warrant a new study just for that topic. The last study done by the City of Cincinnati, several years ago, did recommend a station in this area, but the entire project was voted down at the time. Until there is enough

development around the Dolwick Connector and Erlanger-Crescent Springs Road to justify a new bridge connecting to the expressway, a rail hub would not be possible. Mr. Harnish commented that Transportation Oriented Development (TOD) is a buzzword now. Surrounding areas show huge economic benefit when TODs come in. Mr. Vergamini asked about freight rail or 'inland port on the Ohio River' for storage of piggy back cars, for instance. Mr. Logsdon noted that the area along the Licking would be better suited, and currently has plenty of underutilized land available. Also, the Gateway area is only approximately 45 acres and freight yards need closer to 160 acres.

## **PUBLIC SERVICES/ZONING ADMINISTRATOR REPORT**

- Mr. Ripberger reported that all the **Alcoholic Beverage Control** (ABC) renewal letters were sent and the checks have all been received. New certificates have been delivered so all are in compliance. Walgreens is in the process of applying for a new retail wine/beer license.
- Mr. Ripberger and the County have been working together on ways to improve **Bromley/Crescent Springs Road**. Already completed or underway: reflective markings on the bridges, re-striping on roads, new dense grade and patching on the shoulders. Under consideration: added guardrails and better street lighting. The quote for adding three streetlights is a one-time charge of approximately \$3,355 plus the monthly usage in the range of \$30. Mr. Vergamini questioned whether lowering the speed limit (to 25mph) might make it safer. Mr. Ripberger does not feel that lowering the limit would make speeders slow down, and the Mayor added that it would be hard to enforce. Chief Fields reported on the results of a traffic/speed survey done in October. Of the 9,369 cars that passed by in the 48 hour period, 7,963 were traveling slower than 33 mph in the 35mph zone. Approximately 400 cars were going over 35mph and the top speed was 46mph. This proves that people are driving their "comfortable rate" and not too fast. Accidents have mostly taken place due to weather, with the two recent fatalities having alcohol as a contributing factor. Mr. Zeck asked Chief Fields if he thinks that additional lighting would help and the Chief replied that he felt it would. **Mr. Daugherty made a motion to approve the allocation of \$3,355** toward placement of additional streetlights where Duke and the PW Department determine it most needed along Bromley-Crescent Springs Road. Mr. Ramsey seconded and upon vote, the motion passed unanimously.
- Mr. Ripberger gave an update on the 2009 Safe Routes to School Grant. The right of way survey has been completed and only a small area will need to be acquired. Viox and Viox will design and produce plans which must be sent to Frankfort for approval. Bidding should take place in late April, with construction to begin June 1<sup>st</sup>. NKADD will administer this grant at a cost of \$1,600.
- Mr. Ripberger is recommending holding off on any more grant-writing at this time, with the idea of applying for a Land and Water Conservation grant to build an additional pavilion/shelter at the Park in the Fall of 2010. This grant is a 50% matching grant and the City may not have funds necessary for its share of the grant prior to the fall of 2010.
- Mr. Ripberger mentioned that he may need to budget money for a new (used) bucket truck.
- The City's two **LED signs** are now being installed. The phone lines and electrical has been run and the signs should be able to be programmed from both the City Building and the PW Garage as well as remotely from a laptop offsite. This will be beneficial if there is

an emergency or if power is out in the area and the signs are running on their generator power.

- The Energy Audit that was conducted over the past few months has concluded that it would not be cost effective to do additional upgrades to windows, door, furnaces etc. Our facilities are well insulated and maintained.

### **FINANCE COMMITTEE REPORT**

- Mr. Zeck passed around preliminary **November financials**. Fund balances are good, with approximately 95% of the budgeted taxes collected and half of the PILOT payments in. The Administrative budget is all in line or below budget. The Public Works budget will require a couple of budget revisions in January. Payroll is the largest line item and it is in line. Debt Service is as expected.
- The **Audit** will be reviewed at the Finance Committee Meeting on Thursday and will be presented at the January council meeting.

### **FIRE AUTHORITY REPORT**

- Mr. Daugherty reminded anyone with a live tree to keep it watered to avoid fires.
- The \$10,000 Liberty Mutual Grant is going well. We are in the top 2 and may win.
- Mr. Vergamini asked about tree recycling. The public may drop off trees at the Anderson Park and Ride January 1 to 15, or place it at the curb for weekday pick up.
- The Mayor mentioned that a letter of apology was sent to Mr. Daugherty from the Rumpke representative concerning the rude recycle-truck driver.

### **MAYOR'S REPORT**

- Mayor Collett reported that the **Tree Lighting** on Thursday went well. Over 100 people attended to hear the children from Little Red Schoolhouse sing, and Santa came to flip the switch and to pass out candy canes. The luminary lighting along Buttermilk Pike was postponed until this Thursday because of the strong winds.
- The **Caucus Meeting for December 28** has been cancelled.

**OLD BUSINESS** – Mr. Ripberger reported that the issue with the firewood processing in Croley has been resolved. They are being permitted only to store already split wood there for distribution. (see Municipal Order 2009-11) Crescent Springs Hardware would also like to add outside storage of salt, mulch etc. behind the building next door (Karen's Consignment Shop) An agreement has been reached to allow it, with the provision on how it should be fenced. (see Municipal Order 2009-12)

### **NEW BUSINESS**

- Mr. Baker conducted the reading of **Municipal Order 2009-9** Authorizing the Mayor to sign an Interlocal Agreement for the Coordination and Consolidation for the Collection of Municipal Occupational License Fees and Taxes. There was discussion concerning our satisfaction with the collection process as well as the reporting we are receiving. Mr. Vergamini asked whether we should not sign this until the issues are resolved, but the Mayor replied that they could immediately suspend collecting for us, if we did not sign. Mr. Vergamini asked for an 'audit' of the numbers, which we will

request. Mr. Daugherty made a motion to authorize the Mayor to sign the interlocal agreement. Mr. Zeck seconded, and upon vote, the motion carried unanimously.

- Mr. Baker conducted the reading of **Municipal Order 2009-10** A Municipal Order Accepting a Portion of Right-Of-Way from Kentucky Transportation Cabinet. This is at the corner of Buttermilk and Hazelwood that the City has been maintaining and where the City sign is to go. Mr. Zeck made a motion to approve, Mr. Ramsey seconded and upon vote, the motion passed unanimously.
- Mr. Baker conducted the reading of **Municipal Order 2009-11** Authorizing the Mayor to Execute an Agreement Defining the Non-Conforming Use Status for 2525 Anderson Road (the storage of firewood there) Discussion followed and Mr. Zeck thanked Mr. Ripberger for tackling this issue head-on. Mr. Zeck made a motion to approve, Mr. Daugherty seconded and upon vote, the motion passed unanimously.
- Mr. Baker conducted the reading of **Municipal Order 2009-12** Authorizing the Mayor to Execute an Agreement with Crescent Springs Hardware Concerning Outside Storage and the required screening thereof. Mr. Daugherty made a motion to approve, Mr. Ramsey seconded and upon vote, the motion passed unanimously.
- Mr. Baker informed Council of the process that must be taken for de-annexation of a property.

#### ADJOURNMENT

Mr. Daugherty made a motion to adjourn the Meeting. Mr. Ramsey seconded and all agreed. The meeting was adjourned at approximately 9:08 pm.

#### ATTESTED BY:

*Susan G. Hill*

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City Clerk

*James Collett*

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Mayor

Approved: January 11, 2010