



**Special Meeting Minutes
March 22, 2018**

Mayor Irvin T. "Butch" Callery called the March 22, 2018 special meeting of City of Villa Hills Council meeting (Meeting #668) to order at 6:31 p.m. at River Ridge Elementary School cafeteria, 2772 Amsterdam Road, Villa Hills, Kentucky. Mr. Kilburn gave the prayer and Mayor Callery led the Pledge of Allegiance. A roll call was taken. Those in attendance:

Mayor Butch Callery
G. Bruns
G. Kilburn
M. Koenig
S. Ringo
G. Waugaman

Mary Ann Stewart, City Attorney
Craig Bohman, City Administrator/Clerk
Chief Allen, Villa Hills Police
Derick Yelton, Public Works Director
Matt Bogen, Assistant City Engineer

J. Vaden - absent

A quorum was present.

Approximately 160 people were in the audience.

Mr. Bohman read the special meeting notice into the record.

The first item on the agenda was approval of the minutes of the special meeting of February 21, 2018 (meeting # 668). Motion made by Mr. Bruns, seconded by Mr. Waugaman to approve. A voice vote was taken, all in favor.

The next item was the approval of the minutes of the special meeting of March 6, 2018. Motion made by Mr. Bruns, seconded by Mr. Waugaman to approve. A voice vote was taken, all in favor.

The next item on the agenda was approval of the minutes of the March 14, 2018 Caucus. Motion made by Mr. Bruns, seconded by Mr. Waugaman to approve. A voice vote was taken, all in favor, with Mr. Kilburn abstaining.

The next item of business was a presentation from Steve Schlekter of the DefendVH group and others.

- Mr. Schlekter of Carpenter's Trace respectfully opposed the development plan for the Sanctuary property. He stated that there is no legal risk to the city by not passing the development agreement and Ms. Stewart concurred. Mr. Schlekter commented that Mr. Kilburn was concerned about legal risk by not approving the Planning Commission's recommendation and noted that the proposed

development plan adds financial risk to the city. He said that past councils have avoided tying the hands of future councils and that the city's auditor stated the city had been debt free for years. Mr. Schlekter stated the purpose of the development agreement is to address the state's encroachment permit. He commended the council for the process used for to determine if the city should take out a road lease and ultimately compromised by taking some out reserves and a smaller loan. Mr. Schlekter stated there were many risks facing city finances including an unresolved \$213,000 spiking bill, having approximately \$600,000 in unrestricted reserves, and the potential replacement of the Rogers Road bridge for \$400,000. He also stated that the city will be to be providing policing services despite putting together a proposal in one day. Mr. Schlekter noted the poor shape of the state pension system and the city is exposed to an unknown amount of liability in that regard. He then noted that the development agreement requires the city to pay for traffic improvements at the city's sole expense and expressed concerns that the costs of the future Niewahner/Amsterdam roundabout are not included in the agreement. He noted that the resignalization of the Buttermilk/Collins intersection is estimated at \$100,000. Mr. Schlekter pointed out that the expenses in the agreement does not include all possible costs, like imminent domain on the Summe property at Buttermilk. He raised concerns about the estimate of the Collins/Amsterdam roundabout in that potential litigation to obtain more right-of-way at the intersection is not included in the estimate. Mr. Schlekter stated that the cost estimates provided by American Engineering Inc. is very preliminary and the commitment under the agreement is open ended. He noted that the proposed sidewalks will be difficult to install on Amsterdam due to topography. Mr. Schlekter stated that the Tax Increment Financing District will take a large portion of the new tax revenue from the development to fund the costs in the development agreement that the city should not be paying for. He noted that the CMAQ grant is in the second position and very well could be funded but if the improvement is fully funded by the TIF the state may take that funding away. Mr. Schlekter concluding by stating that the development agreement was formulated less than a month ago and more study was needed.

- Ms. Koenig inquired of Mr. Schlekter if he believed there are traffic issues at Collins and Amsterdam and Collins and Buttermilk. Mr. Schlekter agreed traffic was a problem. Ms. Koenig commented that no matter what happens with the Sanctuary property or Madonna Manor that there was going to be increased traffic and asked if Mr. Schlekter was asking the city to do nothing to address traffic issues and if he was asking the Benedictine Sisters not to sell their property and Madonna Manor should not expand. The crowd heckled Ms. Koenig. Ms. Koenig noted that the state would not pledge money prior to the development and that the development agreement is a part of the puzzle to address the traffic. She reiterated that no matter what is built there will be traffic and asked again if Mr. Schlekter was asking the city to do nothing to address the traffic. Mr. Schlekter replied that the state should pay for it. Back and forth between Mr. Schlekter and Mrs. Koenig ensued. Ms. Koenig noted that several traffic studies were done and this has been discussed for months. She noted that the police proposal was discussed for months in committee and noted that the public is not in on every discussion that council and staff have on every issue. Additional back and forth about the adoption of the police contract and the state

grant to repair a local street followed. Mr. Schlekter stated his objection was that the agreement made the obligation to fix the traffic the city's sole expense. Ms. Stewart clarified that the development agreement was between the city and the developer and therefore the sole responsibility is vis-à-vis the developer and the city can obtain other funds in the form of grants and appropriations from others. Mr. Schlekter noted that if Ashley Commercial Group was forced to make an improvement not contemplated in the agreement, they could shift that responsibility onto the city. Mr. Bohman corrected Mr. Schlekter's comments regarding the Crescent Springs Police proposal stating it was worked out over several months prior to its submittal and that Villa Hills thought Crescent Springs was going in a different direction when they called and asked the city to update their prior proposal which was subsequently reviewed by Crescent Springs for months before approval. Mr. Bohman also noted that Mr. Schlekter's comments about taking 6-7 properties by eminent domain is not accurate and it was his understanding that the purpose of listing those properties in the grant, but only to note those properties where easements may need to be obtained.

- Mr. Jim Cahill of Sierra Drive and noted that he was only representing himself. He noted that Exhibit B obligates the city to spend \$1.35 million and that the improvements are meant to address the traffic for multiple developments and the city is working with others to obtain support and funding for the improvements. Mr. Cahill noted that new revenue is due to the city but worried about the timing of getting TIF. He noted that a portion of the \$594,000 unrestricted reserves is needed for the start-up of the Crescent Springs policing contract. Asked Council to be sure they had all the answers to questions about funding levels and timing of payments and if not, he asked Council to table the agreement until it had the answers.
- Mr. Wenning asked the city to wait until there were more numbers, stating that he believed the numbers in exhibit B were too optimistic. Mr. Wenning agreed that the traffic should be fixed, but that the state should pay for it. He read KRS 177.030 noting that only state funds to be expended on state highways and that it can accept donations. Mr. Wenning noted that the Buttermilk grant is taxpayer money anyway so city taxpayers is just getting a portion back and does not count toward state participation in fixing local streets. He noted that Northern Kentucky is a donor region. Mr. Wenning questioned if the city had enough time to develop true costs and noted that the cost for the resignalization is not a true engineered cost. Mr. Bohman replied that the cost was based on an intersection recently resignalized on US-27. Mr. Wenning questioned the timing of projects and noted the traffic studies state the roundabout is needed now. He said the city would have to finance the improvements and noted that the TIF looked great if other agencies participated. He if the city knew if other jurisdictions would participate. Mr. Wenning estimated the monthly debt service to be \$15,000 per month for a bond to cover all the expenses and that the TIF would not generate that much money up front. He noted that the land would be developed no matter what and that traffic improvements need to be made, but questioned the timing. Mr. Wenning suggested that setting up a pay-as-you-go and getting grants would be better than the city paying for the improvements. He asked council to wait and get more facts before approving the agreement. Mayor Callery commented that Jim Parsons is the expert in regards to TIFs. Ms. Koenig

commented other jurisdictions would not participate unless the city moved first, and she noted that everything is a giant puzzle and the city cannot activate the TIF if other agencies don't participate at an acceptable level. Mr. Waugaman stated that he called Planning and Development Services Executive Director Dennis Gordon and that PDS has participated in TIFs for Erlanger, Ft. Wright, Ft. Mitchell, Covington and Walton. Mayor Callery noted that he has met with Judge-Executive and Kenton County would participate. Back and forth with Mr. Waugaman, Ms. Koenig, Mr. Wenning followed. Mr. Wenning stated he was not strictly opposed to the TIF, but things more numbers are needed. He stated all he wants from the city is public safety and road repairs. Ms. Koenig asked Mr. Wenning if he supported the sidewalks in the proposal. Mr. Wenning said keep them in the plan.

- Mr. Bill Kreutzjans from Ashley Commercial Group commented that people are concerned with traffic and the Sanctuary Village will solve the issue. He thanked the council for the time they put in. Mr. Kreutzjans noted that the Niewahner and Amsterdam is only supporting a 4 way-stop with no costs associated with that. He noted that Ashley has met with KDOT and the city and all parties are aware of the project scopes and timelines. Mr. Kreutzjans stated that a lot of work has been put into the numbers and the timing of the phases and that the agreement is tied to building phases. He pointed out that ample funds are available to pay for these improvements by using the taxes from the development and additional revenue will be used for the benefit of all of Villa Hills. Mr. Kreutzjans stated that the Sanctuary development will increase the values of houses in the vicinity, provides additional green space and leisure activities. Mr. Ringo inquired of Mr. Kreutzjans about the status of the Corp of Engineers permit. Mr. Kreutzjans replied that the permit was applied for in January and takes some time to get approved. Mr. Ringo asked what could be done on site without a permit. Mr. Kreutzjans replied that nothing could be done until the permit is approved. Mr. Ringo noted the Corps public hearing is next month. Mr. Kreutzjans stated that he did not expect to hear from the Corps prior to July. Mr. Ringo suggested waiting to approve the development agreement in order to obtain more specific numbers on the TIF, debt service, and the Corps process. Mr. Kreutzjans replied that delaying the agreement would hold up financing of the project, the approval of the encroachment permit, the Stage II review at the Planning Commission, and the finalization of the Homeowners Association design standards. He noted that the Corps permit is the last items and construction starts immediately afterwards. Mr. Ringo asked for clarification if the development agreement is a requirement for all those items. Mr. Kreutzjans said it was. Mr. Ringo stated he did not feel that all of council has the information it needs to make the decision.

A motion was made by Mr. Ringo to table the discussion for a month, seconded by Mr. Bruns. Discussion followed about the timing of the buildout, tax revenue, and TIF amounts from other jurisdictions, that would be generated. With additional speakers wishing to speak, Mayor Callery did not call the question.

- John Finke of Armella Drive, asked the city to provide a cash flow model, showing all the month by month inflows and outflows. He noted that the city may be fully funded but the public needs to see if the city goes negative at any point. Mr. Kreutzjans stated that he had that, but only for the city and would be

improved by the participation of other jurisdictions. He passed out a cash flow analysis showing revenue and debt service on an annual basis. Mr. Ringo stated that he wished he had this beforehand versus being asked to make a decision immediately. Mr. Bohman stated that if the County and PDS participated at the same level they have with other jurisdictions, the TIF rate would be .256 per \$100 versus the .222 per \$100 generated by the city tax rate and would generate more money with the TIF than from the city tax rate alone, keep 30% of the property tax in the general fund for the benefit for all the residents of the city and would still have about \$450,000 available in other revenue not in the TIF. He noted that that the TIF would generate \$128,000 per year at \$50 million build out which is in 3-4 year and the TIF would be building revenue prior to that to reduce the size of the bond so that it would match cash flow. Mr. Finke asked if that information be available for public review. Mr. Bohman stated it would be placed on the website tomorrow.

- Mr. Bruns commented that he was not against the entire project, but he is not comfortable with the number provided so far. He stated that this was important decision and that he needs additional information to ensure he is voting the right way for the city.
- Discussion followed about setting up a special meeting to consider a tabled development agreement within a week. Mayor Callery noted that the meeting in April is Shadow Night for the students and picking this up would not be appropriate. Additional discussion followed. Mr. Kilburn asked if the city delayed the decision until the first week of April how this would affect closings. Mr. Kreutzjans stated that he needed a decision now because of existing contracts. He noted that the Exhibit B worked up by city staff shows the revenue projections and that the information he passed out shows more specific information. Mr. Bohman noted that Exhibit B and the ACG cash flow projections show a lower rate than would be generated by the TIF so the TIF makes the projections better. He also reminded Council that the development agreement had already been postponed once before and that the developer had other commitments that are contingent on the approval of the development agreement. Back and forth discussion between Mr. Waugaman, Mr. Bohman, Ms. Koenig, and Mr. Finke followed about the cash flow numbers.
- Mr. Ringo inquired of Mr. Bohman about the requirement to adjust the Buttermilk Collins intersection after 3 new housing starts. Mr. Bohman replied that 2 of houses have begun construction and that the projected traffic would degrade the intersections beyond what the states deems acceptable.
- Mr. Ringo wanted to know about the justification for using public dollars called for in this agreement for improvements on the state road. Mr. Bohman the development provides the capacity for the city to address traffic issues which were the number one concern expressed by the community during the year-long small area study. He agreed that morally the state should pay for the improvements but they are not. Mr. Bohman pointed to the conundrum of allowing traffic to degrade with congestion, pollution, lost time congestion, and increased asthma while waiting for the state to fix it or use funds provided by the development to do so. Mr. Bohman stated that the city had the opportunity to take \$200,000 per year out of \$700,000 per year in new taxes to address traffic issues. He noted that this is public purpose spending to address traffic on public right-of-ways that impact the entire community. He noted that 74% of the future traffic projected following all 5 developments was current residents. Mr. Ringo

asked if the city has asked the state to fix the roads. Mr. Bohman replied that the city has sent letters to the General Assembly asking for direct appropriations and applied for grants that are pending. He noted that if the state knows that providing a grant requires a local match it will induce the state to approve the grant, and gave the Buttermilk SNK as the example. Mr. Bruns asked if the city has asked the state to share in the improvements for the development. Mr. Bohman replied that through the CMAQ grant application the city has asked the state to participate. He commented that these improvements are public purpose spending and address traffic for everyone, not just the development. Mr. Bohman stated that the state is holding the encroachment permit hostage in exchange for road improvements needed for 5 developments in the KY-371 corridor, 3 in Villa Hills and 2 in Crescent Springs, and that it is was not fair to ask the first developer to submit the request for permits to pay for the road improvements needed by the other developments as well. Over the heckling of the crowd Mr. Bohman said the only group that benefitted from all the developments were taxpayers through the new taxes generated by them. He stated that the improvements were appropriate public spending that that by using the TIF mechanism the improvements could be made without using existing tax dollars. Mr. Bohman noted that the state is working with the city on the timing of the improvements to ensure they are done. He concluded with the statement that the whole purpose of the small area study and the development was to benefit city residents. An unknown audience member yelled back that he did not want the development. Mayor Callery asked the audience to remain civil and stop interrupting speakers.

- Mr. Waugaman asked again how long did council want to delay consideration. Mr. Kilburn replied that he was ready to vote now.

Legislation:

- Discussion and consideration of draft Municipal Order 2018-B A Municipal Order of the City of Villa Hills, in Kenton County, Kentucky approving a development agreement with Ashely Commercial Group and authorizing the Mayor to sign said agreement.

- Mr. Ringo previously made a motion to table Municipal Order 2018-B, seconded by Mr. Bruns. The motion was voted on as follows:

Mr. Bruns -	aye	Mr. Ringo -	aye
Mr. Kilburn -	nay	Mr. Waugaman -	nay
Ms. Koenig -	nay	Ms. Vaden -	absent

The motion failed, 2 ayes and 3 nays.

- Mr. Kilburn made a motion to amend 2018-B, seconded by Ms. Koenig, to change the provisions of section 2.4(C) to read: *"Construct the roundabout or signalization at Collins Road and Amsterdam Road as approved by the Kentucky Department of Transportation with the construction of these approved improvements to start no later than two years from the commencement of the Development's second phase (the "Amsterdam Road Improvements"). The City shall act diligently, in good faith, and undertake best efforts to obtain approval of the Kentucky Department of Transportation to permit these improvements. In the event the City is unable to obtain the required approval despite such*

efforts, the City shall not be in breach by failing to construct the Amsterdam Road Improvements but the Developer shall have the right thereafter to terminate this Agreement by written notice to the City". The motion was voted on as follows:

Mr. Bruns -	nay	Mr. Ringo -	aye
Mr. Kilburn -	aye	Mr. Waugaman -	aye
Ms. Koenig -	aye	Ms. Vaden -	absent

The motion carried, 4 ayes, 1 nay.

- A motion was made to approve MO 2018-B as amended was made by Mr. Kilburn seconded by Ms. Koenig. Mr. Ringo and Mr. Bruns both stated their opposition to voting for the agreement without seeing updated numbers. The motion was voted on as follows:

Mr. Bruns -	nay	Mr. Ringo -	nay
Mr. Kilburn -	aye	Mr. Waugaman -	aye
Ms. Koenig -	aye	Ms. Vaden -	absent

The motion carried with 3 ayes, 2 nays. This will become Municipal Order 2018-3

- Discussion and consideration of draft Resolution 2018-E - A Resolution of the City of Villa Hills, in Kenton County, Kentucky authorizing the Mayor to sign the letter of engagement with James E. Parsons of Keating Muething & Klekamp PLL for the creation of a Tax Increment Financing District. A motion was made to approve by Ms. Koenig, seconded by Mr. Kilburn. Mr. Ringo asked how much this service would be. Mr. Bohman replied that it is for an amount not to exceed \$15,000 plus supplies. He noted that this would be paid for by the Economic Development line in the Contracted Services budget. Mr. Kilburn clarified that the line was already in the budget and funded. Mr. Bohman replied that was correct. A roll call vote was taken as follows:

Mr. Bruns -	aye	Mr. Ringo -	aye
Mr. Kilburn -	aye	Mr. Waugaman -	aye
Ms. Koenig -	aye	Ms. Vaden -	absent

The motion carried with 5 ayes, 0 nays. This will become Resolution 2018-5

- Discussion and consideration of draft Resolution 2018-F, A Resolution Of The City Of Villa Hills Authorizing: (1) The Revocation Of The City's Certified Participation In The State's Telecom Distribution Fund Established Pursuant To KRS 136.650 *Et Seq.*; (2) The Reestablishment, Imposition And Collection Of The City's Local Franchise and/or License Fees Charged Or That May Be Charged Providers For Utilization Of The City's Rights-Of-Way, As Authorized Under Sections 163 And 164 Of The Kentucky Constitution; And (3) The Giving Of Notice Of Such Revocation And Reestablishment, Imposition And Collection Of Franchise and/or License Fees To The Kentucky Department Of Revenue And To Cable And Communications Service Providers Through The Telecommunications Board Of Northern Kentucky.

Mr. Ringo inquired if there would be an impact on the bills of customers. Ms. Stewart stated it was revenue neutral and explained the telecommunication tax imposition and the court case that allows the city to reinstate its cable franchise fees. A motion was made by Mr. Bruns to approve, seconded by Mr. Kilburn. A voice vote was taken, all in favor. Mr. Ringo abstained from voting. The vote recorded as follows:

Mr. Bruns -	aye	Mr. Ringo -	abstained
Mr. Kilburn -	aye	Mr. Waugaman -	aye
Ms. Koenig -	aye	Ms. Vaden -	absent

The motion carried 4 ayes, 1 abstention. This will become Resolution 2018-6

There being no further legislation, the meeting proceeded to committee reports.

Police report:

- Chief Allen noted that the monthly report was in the packet and offered to answer any questions. He stated that it was a good month.
- Chief Allen stated that the takeover of policing services in Crescent Springs would be June 27th to coincide with the transfer of dispatch. He reported that the department was still interviewing for new officers and that 2 new hires would attend the Police Academy April 23rd to October 16th.
- Chief Allen reported that Kenton County Schools has added School Resource Officers (SROs) to all schools at 50/50 cost sharing with each city. He noted this was reviewed and supported by the Safety committee. Chief Allen said the position would be a 9 month seasonal position.
- Chief Allen announced Safety Night is August 8th at Tom Braun Field.
- Mr. Kilburn noted that everyone supports whatever level of police presence each school wants.

Safety report:

- Mr. Bruns gave the Safety Committee report. He noted that the committee discussed the monthly report, a traffic safety issue on River Road with heavy trucks, the hiring of a School Resource Officer for River Ridge Elementary, and the upgrade for the radio system.
- Next meeting will be held April 10, 2018 at 6:30 at 719 Rogers Road.

City Engineer report:

- In regards to the Buttermilk Pike project, Mr. Bogen reported that the city received the grading permit from SD1. He noted that SD1 will discuss a cost sharing application to provide 50% of the storm water improvements needed for the project. Mr. Bogen noted utility review is ongoing and that SD1 needs to adjust two manholes and the Water main replacement is underway. He said the environmental review expected from the state in a few weeks. Mr. Bogen reported that Easement acquisition will need to be done by a third party and that he is working with the state and Mr. Bohman to complete that.
- Mr. Bogen discussed other projects such selecting a shadow student for the next meeting and working on the plat for the 1989 annexation of the river for the collection of commercial watercraft fees.

- Mr. Bruns asked when the Buttermilk Pike RFP will go out. Mr. Bogen replied the state needed to approve the environmental review, the easement acquisition, and the final road plan. Mr. Bruns asked if that would be done this year. Mr. Bogen stated he hoped so. Mr. Bruns stated that the project has been dragging along and noted that the city should have started sooner on getting the required approvals.
- Mr. Kilburn questioned about progress on the water main. Mr. Bogen replied the Water District contractor was about 2 weeks behind.

Public Works report:

- Mr. Kilburn gave the Public Works report. He noted that additional road salt had been purchased and that about \$46,000 was available after reservations for planned projects. Mr. Kilburn stated that the \$46,000 is being saved for the Buttermilk Pike project. He noted additional committee discussions centered on addressing curbing on Villa Drive, drainage issues throughout the city, opening the recreational facilities, and the next decorative sign order. Mr. Kilburn thanked others for holding the meeting for him.
- Next meeting is April 11, 2018 at 1:00 p.m. at 720 Rogers Road.
- Derrick Yelton gave the 641 tons of salt. He reported that there was a mudslide on Short Amsterdam. Mr. Yelton thanked the Public Works crew, the city Engineer, the Fire Department, and Crescent Springs Public Works for assisting. He announced that Wayne Slusher is back as the groundskeeper and the ballfields are open to use but the restrooms are still closed. Mr. Yelton discussed stump removal on Valley Trails and Rogers Road to deal with trees in the Right of way that had been removed due to the emerald ash borer. He discussed vehicle maintenance and resuming panel replacement about May 1st and has about \$100,000 of work to do. Mr. Yelton stated that he was working with SD1 on drainage issues in several places. He noted that the next order for decorative street signs is being worked on. Mr. Yelton thanked Garden Club for everything they do. He also thanked Chief Wendt for sending the fire department for assisting with the mudslide.
- Mr. Bruns asked for list of the planned panel replacements.

Events and Beautification Report:

- Ms. Koenig gave the committee report. She announced that the citywide yard sale will be held on April 27th and 28th. Ms. Koenig noted that Shadow night for students is April 18, 2018 at Villa Madonna Theatre and that many great essays were received from students making selecting a student shadow difficult.
- Next meeting is April 2, 2018 at 6:30 p.m. at 720 Rogers Road.

Finance Report:

- Mr. Waugaman presented the Finance Committee report.
- Questions were submitted by the committee and answered by the City Administrator/Clerk including issues such as tax payments, wages compared to year to date totals being low, attorney fees being up due to various reasons, discussion of restricted use of funds and the development agreement was discussed at length which included Mr. Schlekter and Mr. Wenning. Mr. Waugaman stated that the draft budget for next year was also discussed. He reported that the committee recommended approval of the financials.

- Next meeting is April 16, 2018 at 7:00 p.m. at 719 Rogers Road.
(See City Administrator/Clerk Report for additional action)

Administration Report:

- No report.

Recreation Report:

- Mr. Ringo stated that Mr. Yelton covered all the items in his report.
- Next meeting is April 12, 2018 at 6:30 in Council Chambers.

Fire Authority Report:

- Mr. Ringo gave the Fire Authority report. He provided the monthly and year-to-date run numbers. Mr. Ringo reported that he, the Fire Chief, the Police Chief the City Administrator/Clerk and the Occupational License Inspector meet with the new Executive Director of Madonna Manor, Josie Haney, to discuss various issues. He noted that the Fire Authority is changing their logging system to the Safetypad system. Mr. Ringo announced that the Sun Behavioral Health facility on Dolwick is unofficially, partially open and will formally open following the receipt of its license from the state. He stated that the soft open was required so inspectors could observe the facility in operation at a reduced capacity.
- Next meeting is April 16, 2018 at 6:00 at the Firehouse.

City Attorney Report:

- Ms. Stewart had nothing to report

City Administrator/Clerk Report:

- Mr. Bohman noted a housekeeping item in that the Finance Committee report missed the monthly motion to approve the financial reports. Mr. Kilburn made a motion, seconded by Mr. Ringo to approve the financials and post them on the city's website. A voice vote was taken all in favor.
- Mr. Bohman had nothing further to report.

Mayor's Report:

- The Mayor had no report.

General Comments/ Public Comments:

- Mike Brinker, Squire Oaks Drive asked if apartments were set in stone. Mr. Kreutzjans of Ashley Commercial Group replied that apartments are different than they were 30 years ago and they offer lifestyle living and helps seniors. He noted that luxury apartments have come a long way. Mr. Brinker inquired about family size. Mr. Kreutzjans replied 1-2 bedrooms. Mr. Brinker comments. Mr. Kreutzjans comments. Mr. Brinker concluded by stating that apartments are an eye sore.

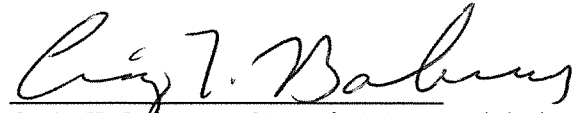
There being no further public comments, at 8:25 p.m. a motion was made by Ms. Koenig, seconded by Mr. Waugaman to go into an executive session pursuant to KRS 61.810(c) discussions of threatened and pending litigation.

At 8:34 a motion was made by Mr. Bruns to leave executive session, seconded by Ms. Koenig.

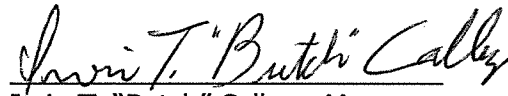
At 8:35 a motion was made by Mr. Bruns to adjourn, seconded by Mr. Kilburn. Voice vote was taken. All in favor.

Time of Adjournment was 8:36 p.m.

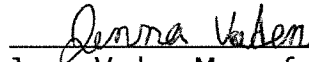
Respectfully submitted,

A handwritten signature in cursive script, reading "Craig T. Bohman".

Craig T. Bohman, City Administrator/Clerk

A handwritten signature in cursive script, reading "Irvin T. 'Butch' Callery".

Irvin T. "Butch" Callery, Mayor

A handwritten signature in cursive script, reading "Jenna Vaden".

Jenna Vaden, Mayor-for-the-day