

**Council Meeting #760 Minutes
September 17, 2025**

Mayor Heather Jansen called the September 17, 2025, Meeting of City of Villa Hills Council (Meeting #760) to order at 6:30 p.m. at the Dennis M. Stein Municipal Building, 719 Rogers Road, Villa Hills, Kentucky. Mayor Jansen led Council in prayer, followed by the Pledge of Allegiance.

Ms. Lipson called the roll. Those in attendance:

Mayor H. Jansen
C. Bilz
P. Kennedy
S. Ringo
C. Stover
S. Thompson
S. Wadsworth

Craig T. Bohman, City Administrator
Jennifer Lipson, City Clerk
Matt Hall, Police Chief
Derick Yelton, Public Works Director
Shelbi Shultz, City Attorney

A quorum was present.

The first order of business was approval of the minutes of the August 20, 2025, Council meeting. A motion was made to approve the minutes by Mr. Ringo, seconded by Ms. Stover. A vote was taken. All voting in favor. Motion passed.

Next was approval of the minutes of the September 10, 2025, Caucus meeting. A motion was made to approve the minutes by Mr. Thompson, seconded by Ms. Stover. A vote was taken. All voting in favor. Motion passed.

Committee Reports:

Police:

- Chief Hall presented the Power Point of the August 2025 Police report; the department had 1,450 calls for service. There were 15 reported crimes, 30 traffic collisions, 70 citations and 106 courtesy notices issued.
- Chief Hall reviewed the current investigations and reported that they have 5 cases with active warrants listed, one of those suspects was picked up last date.
- All officers reviewed videos for training on Ch 10.8 & 20.2 Sexual Harassment and Social Media. Officer Dooley and Onexx attended K-9 training, Officer Boggs attended yearly DOJT training. Sergeant Black is at University of Louisville attending SPI Training.
- There were 5 canine deployments, there was 1 bite apprehension, there were 4 arrests and 7 charges.
- Chief Hall reported the department had 61.5 hours of overtime for the month, which included 14 hours for court, 14.5 hours for search warrant, 3 hours for shift coverage, 5 hours for SWAT callout, and 25 hours for range - all officers recertified with firearms.
- Chief Hall advised that Tunnel 2 Towers race had over 700 runners and walkers. The roads were closed from 8:00 – 9:00.
- Officer Robbins retired on August 31st. Chief Hall advised that he received notice that one of the retired officers turned in his notice, that he was going back to being retired.

- Chief Hall reminded everyone that Fall Fest will take place on Saturday from 5 – 9 pm, and officers will be working at the event.
- Chief Hall reported that the overdose death on Rogers resulted in 4 individuals being federally indicted.
- Mr. Bilz advised that Chief Hall was working with St. Joe's to help provide a police presence at St. Joe's School.

Safety Committee:

- Ms. Wadsworth reported that a resident on Western Reserve has requested a street light near the resident, however after Safety Committee reviewed, they feel the street is lit and that a light at the property is not necessary.
- Ms. Wadsworth thanked Sergeant Lucas for talking to her class at Villa Madonna.
- Next meeting will be October 14th at 3:30 pm.

Public Works Committee:

- Mr. Thompson reported that there is not a lot of movement on the Collins & Amsterdam project. Sidewalks to Felice have been discussed and they are looking at routing the sidewalk around some large trees that are along Collins in the path.
- The Valley Trails road program has one area of concern that is being addressed with the contractor. Striping will be done on Prospect Point and Villa Marie.
- Mr. Thompson advised that the grant breakdown was provided for the pedestrian bridge.
- The road bridge near where the sidewalk will go on Rogers, has had small movement and will be inspected
- Mr. Thompson informed Council that we will be applying for grants for Valley Trails phases 2 and 3, and these projects will have sidewalks added to try to increase the chance of receiving the grants.
- The County did not receive the grant for the Short Amsterdam project. A large sinkhole has developed due to an old pipe rusting through, and they are working on repairs. This will cost \$17,000 to have the repairs completed.
- The salt bin is completed, they will be watching to see if there will be a need to add doors in the future.
- Mr. Thompson reported the street condition survey has been completed and the committee is waiting on the data.

Public Works Director

- Mr. Yelton reported that Public Works has been installing new and replacement signs throughout the city.
- Mr. Yelton advised that the work on Short Amsterdam for the sinkhole should begin in 2-3 weeks.
- Public Works has added new playground mulch at parks. They are working on Franzen Field 5, and panel replacements. They will also be working with Kenton County on bushhog along some roads.

Finance Committee:

- Mr. Bilz advised that the committee met and discussed the August Financials. The committee recommended approval of the financials.
 - Mr. Bilz made a motion to accept the August Financials and to post them to the website, seconded by Mr. Thompson. A vote was taken. All voting in favor. Motion passed.

- Mr. Bilz asked Ms. Lipson to report on staff's request to payoff the Heritage loan that is currently being paid from the KMA fund. Ms. Lipson advised that there is enough money in KMA with no planned roadwork being completed until spring. The loan is due to be paid off in May 2026. Staff is requesting to pay the loan off early. There is no payoff penalty, and it would save the city approximately \$500 in interest charges. Council agreed since it was budgeted to be paid, to go ahead and pay early.
- Mr. Bilz advised that the committee reviewed the recommended tax rate and recommended for the City to take the compensating rate.
- The committee requested and audit update and were advised that the Audit started on Monday and at the time of this meeting they were finished at the office, but the auditors still had additional work to complete for the audit at their office.
- The next meeting will be on Monday, October 13th at 7:00.

Administration Committee:

- Ms. Stover advised that the committee did not meet, and there is no report.

Recreation Committee:

- Mr. Kennedy and Mr. Ringo advised that Mr. Yelton and his staff have been doing a great job on the new field and getting topsoil brought in at no cost. They are currently filling in low areas for accessibility. The walkway has been dug out and will be paved. Fencing has been quoted at \$39,285, plus \$2,000 for piping at the top of the fence.

Fire Authority:

- Mr. Ringo advised that the Fire Authority has reviewed and approved their financials. They currently are over budget on expenses, some of this is caused by shifting the air packs for firefighters from last year's budget to this year's budget.
- Mr. Ringo reported that the projection is calling for a 6.6% to 15% budget increase for the Fire Department next year. An ambulance will be in the next budget, vehicle expenses, and overtime due to lack of volunteers will cause this increase the budget.
- Next meeting will be Monday, October 20, 2025, at 6:00 at the firehouse.

City Attorney:

No Report

City Clerk:

Ms. Lipson advised that staff was finishing up with newsletters and will be printing those in the next few days. Once Council approves the tax rate, staff is ready to load and print tax bills and get those out to residents in the next 2 weeks and are due November 30th.

City Administrator:

No Report

Mayor's Report:

- Mayor Jansen reported that Fall Fest is on Saturday from 5-9 pm. They will have the grill for food, games, live music, and face painting.
- Mayor Jansen informed everyone that they were working on a Shop with a Cop or Firefighter event that would include bourbon and possibly wine at the Civic Club on November 14th. Watch for more information about this event.
- December 6th is Christmas in the Park.

- Mr. Ringo advised that the Boy Scouts will be having a Haunted Trail fundraiser at Franzen on October 18th.

Legislation:

Ms. Shultz presented the following Legislation:

2nd Reading and approval of draft Ordinance 2025-J

An Ordinance of the City of Villa Hills, in Kenton County, Kentucky, levying an ad valorem Real Estate tax of 20.9 cents per each one hundred dollars in real estate valuation within the City and providing for interest and penalty charges for late payment; and levying a Personal Property tax of 11.1 cents per each one hundred dollars in valuation of personal property within the city.

Mr. Thompson noted that with fire costs going up, the city has reserves to cover the increase. The City's reserves are recommended to have 4 months operating expenses plus a catastrophic failure, such as the dam. There is currently \$3 million in reserves, but we only need \$1.4 million. Mr. Thompson was not in favor of taking the increase. Mr. Ringo stated that if Council doesn't take the 4%, that the city cannot capitalize on Sanctuary.

Ms. Stover asked about the increase coming in from new property. Mr. Bohman advised that 70% of that money goes to the TIF funds for the Collins & Amsterdam project.

Ms. Wadsworth advised that she was not in favor of taking the increase.

Mayor Jansen advised that the average homeowner, owning a home valued at \$350,000 will see a \$27 increase in taxes.

Ms. Stover made a motion to approve draft Ordinance 2025-J, taking the compensating plus 4% rate, seconded by Mr. Ringo. A roll call vote was taken, Ms. Stover, Mr. Ringo, Mr. Bilz, and Mr. Kennedy voting in favor, Mr. Thompson and Ms. Stover voting no, with a 4-2 vote, the motion passed. This will become Ordinance 2025-9

First reading and discussion of draft Ordinance 2025-K

An Ordinance of the City of Villa Hills, in Kenton County, Kentucky amending Table 4.04 of the Villa Hills Zoning Code.

Mr. Bohman advised that this was a zoning amendment that the City submitted and the Planning Commission recommended approval to make residential care facilities permitted in Villa Hills Zoning Ordinance.

Old Business

Ms. Stover made contact with the superintendent for Kenton County Schools, regarding the parking and traffic overflow situation at River Ridge. She reviewed the information that was provided for an update to the school's site plan, which will provide a different entrance, widen the driveway to stack cars, and would be a one-way in one-way out. They plan to start work on this in March 2026, with plans to be finished by August 2026. There was further discussion with ideas about how to mitigate the traffic issue in the meantime.

New Business

Crescent Springs Playground will have a ribbon cutting on Friday night, to re-open the playground for the public. A lot of people are excited to see the new playground, which is an adaptive playground.

General Comments

Ms. Fenbers of Niewahner Drive addressed Council concerning sidewalks around the City. She inquired about why some residents are receiving letters and others are not. Mr. Thompson explained that the sidewalk program is being done in phases starting with the worst based on the survey results received from the contractor hired by the city. The city started sending letters 2 years ago, this year is the 3rd year, and it is anticipated that this may be a 10-year project to bring all properties into compliance.

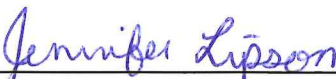
Mr. Wheeler of Rogers Road addressed Council concerning people not stopping at stop signs along Rogers Road. Chief Hall advised that they have had officers watching the stop sign in question. They will continue to patrol in the area of concern.

Mr. Wheeler brought up the topic of scooters. Chief Hall advised that low-speed scooters are allowed on the road, following restrictions, like the rider must have a license and should be following all traffic laws, as a vehicle does. Those under 16 are able to ride them on the sidewalks, they also need to follow traffic laws when crossing streets, just as if they were walking. The police will be visiting schools and will have an article in the newsletter coming out with tax bills.

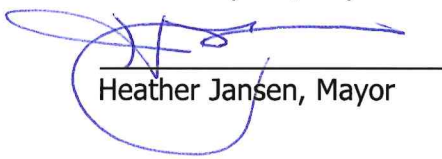
At 7:49 p.m. a motion was made by Ms. Stover, seconded by Mr. Bilz to adjourn. A voice vote was taken, all in favor. Motion passed.

Time of adjournment was 7:50 p.m.

Respectfully submitted,



Jennifer Lipson, City Clerk



Heather Jansen, Mayor