



# ORIGINAL

## CITY COUNCIL MEETING Minutes Caucus Meeting April 4, 2023

Mayor Ernst dispensed with pledge and invocation, calling the Caucus Meeting to order.

The following Council Members answering roll call:

Amy Hurst	Present	Joyce Carson	Present
Sabrina Hazen	Present	TW Morrison	Absent
Darryl Ammerman	Present	Luke Price	Present

Also Present: Attorney Brandon Voelker

Mayor Sebastian Ernst called the caucus meeting to order.

Gary Lea submitted three quotes to Council for review of upgrading the electric lines and grid on Shelby Street out to US 27. Those submitted were: Epp-Lectric, Inc \$91,903; Excursion Line Construction \$178,242.26; and Groves Electric \$127,861.60. Gary explained the City would supply the materials as in poles, wiring, etc. The project was being paid for through Electric Reserve monies. The Epp-Lectric were somewhat local as they are from Dry Ridge and the work would be done at their convenience. The other two quotes would be considered overtime therefore the higher quote. Epp is a newer company trying to get established. He also reported he would get the two signs ordered for the speed humps for the athletic park.

Travis Reis was present for the fire department. He explained the issue with trucks being down and in need of repairs. One truck had been brought from the Butler station until repairs are made. Locks were being replaced on the fire house due to so many keys having been made and not returned. The new system would be digital and once a person leaves, they could be removed from the programming. Would like to junk the old SUV that was given to us in trade from Williamstown. It is inoperable.

There being no further reports from supervisors, Mayor Ernst opened the floor to Michael Lanin. He was there to share with Council he has new investors and inquire the interest of continuing to develop the Klee Farm. He said the new group is called Good Space Project, LLC. He conveyed the Abigail Group is no longer part of the picture, but some of those who were part of the group are still very much interested in moving forward and are connected to Good Space Project, LLC. He submitted to Council a Goals and Objective page outlining their ideas, the steps, and a proposal. He said Good Space Project, LLC is willing to purchase the property for \$250,000.00 with a payment plan attached. As there are many steps to the process, an initial payment of \$50,000 would be held in escrow until zoning etc approved, then \$50,000 annually as project progresses. He added the Headstart build had to become new as the owner of the property had passed away, and the process had to start all over with the heirs. But that project

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was still in the works and would add to what is done on the Klee property. After his presentation and discussion, Luke Price felt an appraisal of the property should be done. He felt it to be fair to the dentist and pharmacy. Mayor Ernst agreed to try to find someone that could do said appraisal and Luke Price asked the issue be put on the agenda for the regular meeting.

Jesse Combs with Pendleton County Youth Sports was present to request \$7200 from the city to help pay for pads and helmets. He said he hoped this would be a one-time request until they could get on their feet, but there was very little equipment to work with. He did approach the PC Recreation Board about the helmets they have, knowing they need to be reconditioned. He was willing to pay for that process, but was told for that same reason, they could not sell the helmets. He further explained they have 58 players signed up and wish to recruit competitive cheerleaders as well. He was asked the fee being charged per youth and replied \$55 and that would cover helmets, pads, league fees, and insurance. A question and answer discussion took place with this again being asked to add to the regular meeting agenda.

Mayor Ernst then addressed the resignation letter of Councilman Tim Morrison. As per process, a notice/ad would be put on the city facebook page, the city website, and in the Falmouth Outlook requesting letters of interest for the vacated council seat. Applications would close April 28<sup>th</sup> and call a Special Meeting on May 2 (prior to Caucus meeting) for possible appointment.

Mayor gave a brief update on the bridge light situation noting the need to get specs from Gary to the State on lighting etc and have their engineer oversee the work/project.

The Fire Department agreement was then discussed and the mutual aid agreement with the PC Ambulance. Many of the runs being answered were for lift assists by ambulance and landing zone set up as required. Currently there is no charge for these services and is assumed due to "mutual aid" agreement. Clerk Williams pointed out that the agreement being circulated is not technically a signed legal agreement. It was a "working document" noting the request for comments and input. This appears to be the only copy in possession of the entities. Attorney Voelker also stated it's not "mutual aid". The definition of "mutual aid" is sharing "like services". The fire department does not perform services the ambulatory people do. Fire departments at most are trained in first aid and cpr, but not necessarily life-saving procedures. Mayor Ernst said there is a meeting scheduled for April 13 with the Ambulance Board at 6:00 PM if anyone would like to attend. The fire department contract can and should be amended to include any increases needed for lift assist and/or landing zone calls, but this is not a contract needed with the ambulance service.

Mayor Ernst brought up the old Middle School building stating a meeting had been held with some county folks, Joyce, and himself to discuss possible plans for its use. A possible plan was to purchase by the Brighton Center and turn into affordable housing. It would be similar to the old school center in Butler. This project could take 4-5 years to complete as there are repairs that need to be made to the building in addition to purchase and submitting plans and rezoning. After this meeting, Mayor had met with owner about other projects more short term and the need for him to address the disrepair of the building. He was concerned letting building go another 4-5 years, the building may be too blighted for any repairs if not addressed sooner.

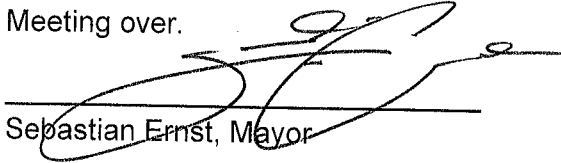
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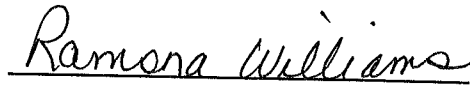
This brought up a discussion of abandoned properties, including this school, to assess a more heaving tax. Attorney Voelker stated there was a KRS 92.305 that allows for such.

Code Enforcement Officer Steve Hill was present to give a status update on citation violations. He had pretty much gone through everything left when he took over and has a system in place to move forward. He also needed to clarify his role in some instances stating he had been to three locations with violations, and told by individuals they had already spoken to the Mayor and was being told something the opposite of what he needed to tell them. He said he "felt it undermined" his work. He stated he had tried to call the Mayor and sent emails and got no response from him. He had also been in talks with Ryan Amburgy, owner of the building on Main Street next to the courthouse-Sieman Ruhl building-regarding serious code violations, and Ernst had spoken to him as well. Hill had issued a citation on Friday March 31<sup>st</sup> and Mayor Ernst announced he had taken ownership of the property since. Hill stated regardless of ownership, there were serious concerns of hazard due to the rotting balcony and disrepair. Ernst assured him he would be addressing those issues and not treat him any differently than anyone else. It was his intention to fix the building up, if not he would donate to City and let them tear it down.

No further discussions, meeting over approximately 8:30 PM.

Meeting over.

  
Sebastian Ernst, Mayor

  
Attest: City Clerk