

Cold Spring Council Meeting October 23, 2006

The regular meeting of the Cold Spring council was called to order by Mayor Mark Stoeber. Pledge to the flag and prayer was led by the assistant city clerk. Roll call showed members present Lou Gerding, Charles Gray, Dave Guidugli, Rob Moore, Kathy Noel and Stuart Oehrle. Also present were Tom Benke, Ed Burk, Rita Seger and Brandon Voelker.

Mayor Stoeber had one addition to the agenda under scheduled guest, Mr. Anthony Bayus of Bayus Design Works, the architectural firm doing the apartment development on the US 27 drive-in lot next to the Cold Spring Roadhouse

Items of interest to the community were then discussed. The Campbell County Fall Cleanup will be October 27th, 28th and 29th from 8 am to 6 pm at the Campbell County Police Station, Pendery Park, and the Campbell County Road Department on Race Track Road. No liquids will be accepted. There are a variety of different things that you can do with paint, oil, radiator fluid etc. Stuart Oehrle stated that the Northern Kentucky Independent Health District does have a website that instructs people on what to do with items such as this, and he will provide a link to this from the Cold Spring web page as soon as he can get to that point.

The new Sunshine Park in the Granite Spring subdivision will be dedicated on Saturday, October 28th at noon. The children who won the naming contest for that park will be in attendance.

Trick or Treat time will be Tuesday, October 31st from 6:00 pm to 7:30 pm. Mayor Stoeber reminds all drivers to be especially alert and careful that evening.

On Saturday, November 4th, the city will be hosting a blood drive. Hoxsworth will have their bloodmobile at the city building from 11:00 to 5:00 pm. Please call the city building at 441-9604 to set up a time to donate. Hoxsworth has set up a goal of forty donors so hopefully we can meet and exceed that goal.

On the same day, November 4th at noon we will have a dedication of the city's veteran's memorial. We have a very special service planned and special guest speaker.

A reminder that election day is Tuesday, November 7th, and poles are open from 6:00 am to 6:00 pm. Mayor Stoeber encourages everyone to do their civic duty. It is the one civic right we have that cannot be taken away from us.

The Yard of the Month award was then presented by Councilman Charles Gray. Mr. Gray stated that this is the sixth and last award that will be given this year. We have recognized some very beautiful homes within the City of Cold Spring. This idea was brought forth and sponsored by the Cold Spring Parks, Recreation and Tree Commission and they are commended for all of their hard work. The winner for the month of October, 2006 are new residents, Daryl and Rae Moore, 5926 Limestone Court in the new development of Granite Spring subdivision. Mayor Stoeber thanked Cindy Wehry and all of the Park Board members for this wonderful program and all of the wonderful events that they brought to the city this year.

Mayor Stoeber stated that there will be a drawing of an American flag and pole to be given away at the end of the meeting to any city resident who has stayed through the entire meeting.

Minutes of the regular September 25th meeting were reviewed by all. Stuart Oehrle made a **motion to approve these minutes**. Charles Gray seconded the motion. All were in favor. Motion carried. The minutes of the October 5th public hearing were reviewed by all. Charles Gray made a **motion to accept these minutes**. Rob Moore seconded the motion. All were in favor. Motion carried. Minutes of the October 5th special meeting were reviewed by all. Lou Gerding made a **motion to accept these minutes**. Charles Gray seconded the motion. All were in favor. Motion carried. Minutes of the October 9th special council meeting were reviewed by all. Stuart Oehrle made a **motion to accept these minutes**. Kathy Noel seconded this motion. All were in favor. Motion carried.

Special guest, Anthony Bayus of Bayus Design Works, the architectural firm who is designing the apartments off of US 27 at the old drive-in property then addressed council. He is a partner with the developer David Padgett. He thanked everyone for their hospitality and assistance in getting this project site and building permits approved. They expect construction to begin at this site in the next two weeks. Vertical construction of the buildings will probably take place after the first of the year. They hope to have their first renter sometime mid-summer, 2007.

Mr. Bayus stated that their site has a rather narrow throat coming off of US 27 behind the lake and the buildings are located to the back of that. They have 72 units that are in eight buildings. There are six eight-plex buildings with two entrance areas and two twelve-plex buildings with three entrance areas, as well as a clubhouse, which has an outdoor pool as well as a community room. Geotechnical studies have shown there are areas that have twenty to thirty feet of fill over the years. There was a ravine and a drainage swale that feeds the lake. They have tried to place the buildings so as to have the least amount of maneuvering of the soil. He described the materials and decorative motifs used on the exterior of the buildings and the façade.

Mr. Bayus described the floor plan for the units. All two bedroom units with living room, dining room with patio and deck to rear, bedrooms to the front fairly spacious 900 to 1000 sq. ft. The clubhouse has an office, restrooms, pools, outdoor covered porch area, a large community room with a kitchen and fireplace, and an exercise room. The apartments have a competitive, economical rental rate structure. Monthly projected rent is \$885 per month with additional fees for cable/internet expense and utilities. Central Bank is financing this project, which is between the five to six million dollar ranges.

The apartments are positioned in front of, connected with and surrounded by the new Fischer Development (Granite Spring). Also, they have had conversations with the landowners of the Cold Spring Roadhouse about the use of that property as a sister use in developing that entire area in a nice neighborhood friendly way and to provide services that might be useful to the growing community. The beautiful lake is a great feature. They are also looking at a small neighborhood retail center, such as a dry cleaner, pizza delivery, restaurant, coffee shop type of area. The owners of the Roadhouse are very interested in negotiating with them about doing something together with this property to make it a more planned development with the apartment community and Fischer development.

Mayor Stoeber asked if this development would include some type of government sponsored housing. Mr. Bayus said it did not. They did originally consider a HUD program for financing because of the attractiveness of a loan arrangement. A project like this is being done in Elizabethtown but to deal with financing from a government entity has proven to be very cumbersome. They are not interested in pursuing this further. As they studied this area, they were impressed with the careful quality development with managed growth in the area and changed and upgraded the architecture of the apartments to enhance it to be compatible to the level of growth surrounding them.

Dave Guidugli confirmed that every apartment is a two bedroom two bath apartment and the rent is the same. Mr. Bayus replied that there will probably be a variation on the end units because they have more windows to the side and may be a difference between the first and second floors. There would not be any one bedroom efficiency apartments. They might be considered sometime in the future if there is an interest shown.

Dave Guidugli said he did not see a playground on the drawings and asked if they were targeting people with children or older people who would not have children. Mr. Bayus said that playground equipment, tennis courts, etc. may come about later, but what they are really looking at are three groups, a young couple maybe with a baby, roommates maybe going to NKU, or a single person entering the workforce but looking for extra space. The clubhouse is geared to young people.

Lou Gerding asked if the buildings would go up at the same time, or as the market demands. He also asked if they had any other apartment units in other states. Mr. Bayus replied that the building is set up to be done in a single phase to be built at the same time. They will begin with a building pad at one end and move down. The goal is to have the clubhouse and near buildings constructed first so that lane would be finished and ready to be occupied and sequence the remainder of them as they go. Mr. Bayus replied that they do have several other complexes in Kentucky and Indiana.

Stuart Oehrle asked if the Fire Department was satisfied with hydrants etc., and if they had spoken to the school district about school bus pickup. Mr. Bayus replied that the Fire Department's was their last approval on this project. It is a private road. They do not yet have plans for school bus pickup. He said they could possibly put in a sidewalk going to a bus stop area at US 27. They plan on having a road that will connect to Fischer Development and with a connection between the two communities. The school bus service could go through their community that way.

Brandon Voelker stated that the schools don't development their plans for school bus service until there are actually children on site. They do not speculate into the future. It is impossible to do that.

Mayor Stoeber confirmed with Mr. Bayus that there would be twenty or thirty feet of trees in the back of the property line in the disturbance area, which will act as a buffer to the residential behind this area. Mr. Bayus stated that this development is also twenty to thirty feet higher than the Fischer Development in the rear. Mayor Stoeber thanked Mr. Bayus for his presentation.

Rob Moore gave his Planning & Zoning liaison report. There were two public hearings, the first on Furniture Fair signage. They allowed the class 5 signs and also allowed the other class 6 signs as more artwork than signs with the condition

they are not to have any lettering on them. They will be backlit and stand out from the building about one foot. There was also a public hearing for the apartments at Murnan and AA Highway. There was much discussion and after four motions it was passed on the condition that the school buses pickup in the development. Since nothing was on the P & Z agenda for the November meeting they will not meet until December.

Brandon Voelker stated that Furniture Fair employs forty to fifty people. They had a successful job fair and most of the employees will come from this area. Mayor Stoeber stated that when K-Mart closed they displaced about thirty or forty employees so this is good news. Rob Moore stated that they would like to be open by the end of this year.

Mayor Stoeber asked what the expected rent would be on the American Village Apartments at Murnan and the AA Highway. Brandon Voelker stated that this goes from one to three bedroom and they go anywhere from \$800 to \$1100. This does not have any type of government sponsored housing. They are going for a professional market. Everything that is being built in this city seems to be top of the line and they are getting top market dollar.

Resolution 06-08 for the discretionary bond fund was read. Tom Benke said six to seven months ago we applied for a grant for the discretionary bond fund with \$250,000 requested. It was characterized in three sections to take care of Glenridge overlay and Darrma Court and Alidrew Drive. Since we only received \$65,000 the city has selected this to be for the work done on Darrma Court. **Lou Gerding made a motion to approved Resolution 06-08 designating Darrma Court for the discretionary bond fund award.** Stuart Oehrle seconded the motion. Roll call vote showed six yeses and no noes. Motion carried.

Tom Benke announced that last month council approved the loan for the KLC bond for \$1,000,000 for the new roads and the rate was a 4.165 percent. At the closing they got into a little better discussion on this and the rate is now down to 3.9 percent interest fixed rate for ten years.

Ed Burk stated that the equipment and software for the MDT's for the lap tops for the cruisers are coming in. There is an eight hours training requirement within six months. With this new equipment they will be able to make queries into the State, NCIC on drivers licenses, wanted persons, operators licenses throughout the United States. They are capable of doing the accident reports in their cars. They can do electronic tickets, and can electronically scan the two bar codes on the driver's licenses. They can print tickets out and cut down on some of the paperwork. When it is electronically sent to the state the state will then send it to the court system. They won't have to wait to have it printed out. There are also a number of fields there such as warning citations, field interrogation reports, and they can get quick responses back from other areas. The new cruisers have been striped and lighted and we are waiting for brackets for the screens to go onto the cars.

Rob Moore asked if the officers will have any kind of GPS Systems to let dispatch know where they are at or do they still have to call in their location. Ed Burk said they will still have to call their location in.

Charles Gray again commended the Parks Recreation and Tree Commission for all of their hard work. He recognized each of the members by name: Mike and Kim Schweitzer, Lisa Cavanaugh, Joyce Kinnett, Bob Freppon, Cindy Wehry and Paul Bogen.

Stuart Oehrle reported on the city web page. It is three fourths of the way done. We cannot find the previous web page so it is being revised and made new. It is coming by the end of this year. PNC opening was very nice, with celebrities entertainment and activities. It is an environmentally friendly bank with everything made of re-cycled material.

Dave Guidugli reminded everyone to vote November 7.

The American flag and pole were then awarded to resident Cindy Wehry.

Stuart Oehrle made a motion to adjourn. Dave Guidugli seconded the motion. All were in favor. Motion carried.

Approved:

City Clerk:

Mayor: