

COUNCIL CHAMBER CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY

MINUTES OF THE REGULAR MEETING OF COUNCIL OCTOBER 12, 2011

Board of Council met in regular session on the above date at 7:00 p.m. with the following members answering roll call:

MEMBERS: Guidugli, Almoslechner, Rich, Wiethorn, Olliges and Ratterman. Mayor Edward Riehl presiding.

The meeting was opened with a prayer and pledge to the flag.

MOTION: By Olliges seconded by Ratterman that the minutes of the Public Hearing for the tax rate held September 14, 2011 are accepted as received. Motion carried.

MOTION: By Wiethorn seconded by Ratterman that the Minutes of the Regular Meeting of Council September 14, 2011 are accepted as received. Motion carried.

MOTION: By Guidugli seconded by Wiethorn that the following claims are paid:

General Fund	(39)	\$	46,179.25
General Fund (9/30/2011)	(14)		30,892.17
Capital Improvement	(4)		4,140.60
Parks	(3)		2,489.11
Parks (9/30/2011)	(1)		555.28
Municipal Road Aid	(3)		1,201.75
Community Oriented Police Fund	(3)		558.08
Community Oriented Police Fund (9/31/11)	(1)		188.69
Port Bellevue (9/30/11)	(1)		280.27

All members voting in the affirmative. Motion carried.

FOR THE RECORD: Member Wiethorn stated that Public Services have begun clearing the railroad lots and they look good.

FOR THE RECORD: Member Ratterman reported on the following:

Thanks from the Bellevue School Board for Police Department presence before and after school and the positive interaction between the students and police.

Fire Board will meet at 6:00 pm on October 19 at the Bellevue Callahan Center.

FOR THE RECORD: Mayor Riehl reported on the following:

Attended the Kentucky League of Cities Conference in Lexington with Members, Guidugli, Almoslechner and Olliges. New ideas and good information was obtained.

City received a petition from concerned residents to change the day and hours for Halloween. Mayor Riehl reported that he has again poled the Council to reaffirm the decision to have trick-or-treat celebrated as the neighboring communities on Halloween between the hours of 6:00 – 8:00 pm. Chief Cole stated that there are fewer people out on Halloween night as all the communities are celebrating on Halloween night. Member

Wiethorn stated he would like for more daylight hours to be considered in future.

FOR THE RECORD: Administrator Spoelker advised that the proposed Ordinance to regulate parking on Fairfield is still being discussed and reviewed by staff. Ordinance should be available by the November meeting of Council.

FOR THE RECORD: Assistant Administrator Jody Robinson reported that the location for the UK Design project meeting will be the Campbell County Fiscal Court on October 27 from 9:30 – 11am please advise if anyone is interested in attending. November Shop Bellevue theme will be “Turkey Jam” with lots of music on the Avenue.

FOR THE RECORD: Member Guidugli received great feed back on October Shop Bellevue “Zombie Crawl” noting a record number in attendance.

FOR THE RECORD: Zoning Administrator John Yung requested Council approval of a temporary sign request for the Bellevue Vets.

MOTION: By Guidugli seconded by Rich that Council approve the request from the Bellevue Vets for temporary non-lighted signage from October 13 to October 24. Motion carried.

FOR THE RECORD: Member Wiethorn questioned the status of the Farmers Market signage located by the Party Source and was advised that this signage is actually located in the City of Newport.

FOR THE RECORD: Fire Chief Denny Lynn announced his retirement effective January 1, 2012. Mayor Riehl and Bellevue City Council accepted his resignation with regret and appreciation for his 37.5 years of service to the residents of both Dayton and Bellevue.

FOR THE RECORD: Dobbs Ackermann along with Chris Konen representing Harbor Greene Development addressed Council to present an informal plan for the remainder of the development site. Mr. Ackermann stated due to the shift in the market, sales does not support a condo development and apartments appear to be the right track for future development. Mr. Ackerman provided Council with preliminary development plans for a 216 unit apartment dwelling which has been designed based on Bellevue form based code. Mr. Ackerman stated this would be an approximate development of 30 – 35 million dollars and addressed questions from Council Members. Council Member Guidugli expressed concern that the existing retail development site has not been occupied to capacity and residents of the condo development have been promised amenities which have not happened. Member Almoslechner questioned the proposed rental costs and was advised they would average 1300.00 per month. Member Wiethorn expressed concerns that a 216 unit development would negatively affect the current condo owners due to density issues. Member Olliges questioned how long the Ackerman group would retain ownership of an apartment development and was advised normally 7 – 10 years. Mr. Ackermann stated there would be a parking space created for every bed in project, the project will not be LEED certified but standards would be met and funding would be totally private. Member Ratterman explained the SEEK formula used for Kentucky schools and advised that increased property values reduces school funding. Mayor Riehl asked if this project could be converted to condos in the future and was advised that although not impossible the process would be involved due to plat restrictions. Mr.

Ackermann did state that the original development agreement between The Ackermann Group and the City of Bellevue will need to be amended.

FOR THE RECORD: Jim Davis, 101 Harbor Greene Drive unit 603 addressed Council with the following concerns for the proposed development:

Apartment development would devalue the existing residential condo development.

Amenities that were promised to condo owners during development have never materialized.

Twenty condo owners paid into an escrow for the outside pool construction.

Parking garage has cracks and terrace garden was promised and not completed.

FOR THE RECORD: JR Roth, 4566 Winters Lane and property owner of 406,408 and 410 Clark Street in Bellevue requested Council consideration for a Resolution of Council to not use eminent domain to acquire any property for the trail project of Riverfront Commons. Mr. Roth was advised that this is a project that has been discussed for years and is still in the early stages of discussion.

FOR THE RECORD: Nelson Rennekamp, 101 Harbor Greene Drive unit 304 stated signage on private property between United Dairy Farmers and Urban Active blocks the view of pedestrians and requested that the signage be moved approximately 10' down to west. Mr. Rennekamp was advised that staff will review and Mr. Ackermann owner of the property stated he was willing to move if there is a problem.

FOR THE RECORD: Bob Strub, 101 Harbor Greene Drive unit 802 addressed Council with the following concerns for the proposed development:

Terrace not completed – cost will be \$75,000 – 80,000. Original development should be completed before any future development is started.

Ludlow has a large apartment development which generates police calls and violations.

FOR THE RECORD: Mike Foster 101 Harbor Greene, unit 605 stated that apartments will not encourage home ownership.

FOR THE RECORD: Helen Lebinsky, 2516 Memorial Parkway Ft. Thomas addressed Council regarding the proposed tax increase on real and tangible property.

MOTION: By Wiethorn seconded by Guidugli that Ordinance 2011-09-01 levying an ad valorem tax rate for the fiscal period July 1, 2011 through June 30, 2012 on all property located in the City of Bellevue, Kentucky. Levying an ad valorem tax rate and establishing the rates therefore and adopting the Campbell County Property Valuation Administrators assessment on said property and providing for a tax lien against all taxable property in the City of Bellevue to secure the payment of said taxes be read for a second time. Motion carried.

MOTION: By Guidugli seconded by Ratterman that Ordinance 2011-09-01 pass the second reading. VOTE: Yes 6 No 0. THE ORDINANCE BECAME LAW Motion carried.

MOTION: By Wiethorn seconded by Ratterman that Order 2011-10-01 authorizing and directing Mayor to amend an agreement with Len Riegler Blacktop, Inc. be adopted as read. Motion carried.

FOR THE RECORD: Member Wiethorn stated that Divine Mercy Parish will be doing a census count on Sunday October 16.

FOR THE RECORD: Member Rich provided Council with information from Northern Kentucky Aging and Disability Resource Center.

FOR THE RECORD: Member Almoslechner reported that the Bellevue Neighborhood Association annual wreath sale has begun.

FOR THE RECORD: Member Wiethorn encouraged Council and residents to help support the City food drive which will benefit St. Bernard Food Pantry, Prince of Peace Food Pantry and the Bellevue Family Resource Center Food Pantry. Non-perishable food items and personal hygiene items can be dropped off at the City Clerk's Office.

FOR THE RECORD: Mayor Riehl reported that the Fall Clean up will begin October 24 – dumpsters will be at the City building from October 24 – November 1. Residents can drop items off or contact the Public Services Department for pick up.

FOR THE RECORD: Property tax bills will be mailed October 13.

MOTION: By Guidugli seconded by Olliges to adjourn at 8:55 pm. Motion carried.

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Mayor Edward M. Riehl

ATTEST:

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Mary H. Scott, City Clerk

I hereby certify that the foregoing meeting was held in compliance with the requirements of the appropriate provision of H.B. 100 effective 6-21-74 also referred to as KRS Ch 61 on this 12th day of October 2011.

Mary H. Scott, City Clerk