

WORK SESSION  
FRANKFORT BOARD OF COMMISSIONERS

August 8, 2016  
5:00 P.M. (EDT)

PRESENT: Commissioner Tommy Z. Haynes  
Commissioner John R. Sower  
Commissioner Robert E. Roach  
Commissioner Lynn Bowers  
Mayor William I. May, Jr. (5)

ABSENT: None (0)

Mayor May called the Work Session to order.

Mayor May called for citizen comments.

### **Citizen Comments**

Ann Gibbs questioned the City's liability regarding item 6.2 which is an amendment to the 2014 BACKUPPS Interlocal Agreement on the regular meeting agenda. Jeff Abrams, Chief of Police, assured Ms. Gibbs that each agency maintains the same level of liability.

Harry Carver, Libby Marshall and Gordon Taylor spoke of concerns regarding the project on Broadway.

Joel Fisher, Richard Rosen, Melissa Benton and Mary Nishimuta offered their concerns regarding the Tanglewood Neighborhood and Frankfort Plant Board mediation.

Tim Childers asked the Commission to consider Body Cams for the Police Department and to legalize marijuana.

Skip Hunt requested that the Commission let citizens comment on each discussion item as the agenda moves along.

### **Staff Reports**

Bill Scalf, Director of Sewer, requested permission to add the annual Air Gas contract to the agenda. Commission approved without objection.

Tom Bradley, Director of Public Works, requested permission to add 2 contract extensions for Phase III of Schenkewood and an extension for Bondurant School Sidewalks. Commission approved without objection.

Rebecca Hall, Grants/Community Relations Manager, stated that the estimates from Strand Engineering on the Pinsley Trail came in higher than expected. Ms. Hall is working with the Transportation Cabinet to find additional funding.

### **Discussion Items**

Kimberly Stephenson and James Duffy, with the Marian Group, spoke to the Commission regarding an Affordable Housing Project at 106 E. Broadway in the old Simon Furniture Warehouse. There are certain requirements that the group needs to meet to obtain Historic and Affordable Housing Tax Credits for the project. The group is requesting that the City sell or lease the lot adjacent to the building to the Marian Group for parking as requested at the July Work Session. Ms. Stephenson stated the rental price will be approximately \$550.00 per month including utilities for a 1 bedroom. There will be 45 units, with a tenant age range of 55 and over. The Marian Group has a complete staff that owns, develops, constructs and manages each property; however, the current focus is parking. Tim Zisoff, City Manager, stated that since there has also been another inquiry from John Antenucci for the parking area, both items will be on the August voting meeting's agenda.

Andy McDonald, with Earth Tools Inc. gave a presentation regarding a solar lease project at the Pro Shop at Juniper Hills. Earth Tools will cover the cost to install the equipment. The City would agree to pay Earth Tools a specified amount depending on the rate from the Frankfort Plant Board. The Commission requested an analysis of the lease showing different rates and Mr. McDonald will come back in September once the Commission has reviewed the additional information.

Steve Dawson, Finance Director, and Bob Pennington, with Raymond James Financial, addressed the Commission about the refinancing of general obligation bonds. Mr. Pennington believes this will save the City approximately \$250,000.00 and the move would be smart and prudent. The Commission agreed to have a first reading on the August regular meeting agenda.

Rick Progrotsky, representing the Frankfort Plant Board, offered an update to the Commission and spoke regarding the Frankfort Plant Boards efforts and mediation with the Tanglewood Neighborhood Association. Roger Crittenden, Anna Maria Rosen, Lee Waterfield, and Jim Pierce also spoke regarding the situation. Following a lengthy discussion, the Commission decided to hold a Special Meeting on August 23, 2016 at 8:00 p.m.

Tom Bradley, Director of Public Works, and Dave Moses, with Integrated Engineering, presented the Commission with an update on the Holmes Street Improvement Project, which shows the need for widening Holmes Street. A concept plan was offered with several options. These relocations are estimated to cost between \$17,000,000.00 and \$18,000,000.00. The Commission requested that Mr. Bradley look at similar projects in the State and bring back to the Commission at a later date for consideration.

Steve Dawson, Finance Director, spoke about revenues and expenses over the last three years which have resulted in excess funds. Factors such as Frankfort Plant Board payments, Health Insurance savings, Aquatic Center receipts and savings in personnel and overhead costs have assisted in these excess funds. City staff met and discussed different alternatives for the funds. Following a discussion, the Commission agreed to a 1 cent reduction in property taxes. There are many other possibilities that will be considered over the next few months.

Kathy Fields, Director of Human Resources, discussed calendar year 2017 employee benefits. The current health insurance plan and rates will remain the same as calendar year 2016. Also, a \$10 discount for all employees that complete an annual physical by the October deadline and a \$20 to \$50 surcharge for employees who fail to complete the annual physical by the deadline. The Commission commented on what a great job Ms. Fields has done with the employee health insurance.

### **Old Business**

Commissioner Sower requested to continue the conversation with KCDC regarding any changes to Planning rules and regulations.

Commissioner Roach asked to add that any changes to the sub regulations that could facilitate future development be added to Commissioner Sower's request.

Mayor May requested an update on the status of the property at 307 Cold Harbor Drive that is being leased from the property owner. Gary Muller, Director of Planning and Zoning, responded that the property should not be occupied since there have been no rental inspections.

Commissioner Bowers has spoken to Cable 10 regarding playing the Capital City March prior to City Commission meetings. There is a question on the license and a fee could be involved. Commissioner Bowers will get back to the Commission once she has confirmation.

Commissioner Bowers asked why the process and discussion of the requirements to complete the evaluations for the City Manager, City Solicitor and City Clerk was not on the agenda. Following a lengthy discussion Commissioner Bowers wanted to make it clear that no votes can be conducted through email. Decisions and votes require the full board around the table; process can only be discussed in open session. If decisions are made through email a notification must be sent to the press that there is a virtual meeting through email. The Commission decided to evaluate the City Manager and City Solicitor and for the City Clerk to continue to be evaluated by the City Manager.

It was moved by Commissioner Haynes, seconded by Commissioner Sower, that the meeting go into closed session per KRS 61.810(1)(f) Personnel, KRS 61.810 (1)(c) Litigation and KRS 61.810 (1)(b) Property. The question was put upon the motion and the motion was adopted by voice vote. The meeting went into closed session at 8:56 p.m.

It was moved by Commissioner Bowers, seconded by Commissioner Sower, that the meeting return to open session, the Mayor will submit the evaluations to the City Clerk and the City Clerk will submit to Human Resources. The question was put upon the motion and the motion was adopted by voice vote. The meeting returned to open session at 10:01 p.m.

It was moved by Commissioner Sower, seconded by Commissioner Haynes, that the meeting adjourn. The question was put upon the motion and was adopted by voice vote. The meeting adjourned at 10:02 p.m.

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Mayor

Attest:

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City Clerk