

WORK SESSION  
FRANKFORT BOARD OF COMMISSIONERS

July 11, 2016  
5:00 P.M. (EDT)

PRESENT: Commissioner Tommy Z. Haynes  
Commissioner John R. Sower  
Commissioner Lynn Bowers  
Mayor William I. May, Jr. (4)

ABSENT: Commissioner Robert E. Roach (1)

Mayor May called the Work Session to order.

Mayor May called for citizen comments.

### **Citizen Comments**

Frank Smith, a citizen of Frankfort, asked the Commission to consider no longer charging regulatory fees for Massage Therapists as they are already required to purchase a business license. Rob Moore, City Solicitor, stated that he and Steve Dawson, Finance Director, have discussed the issue and decided there is no need for the additional fee. An Ordinance to delete that section is on the July 25<sup>th</sup> meeting agenda for a first reading.

Ann Gibbs asked questions regarding the ten Kentucky Infrastructure Authority (KIA) loan applications on the July 25<sup>th</sup> meeting agenda. Bill Scalf, Director of the Sewer Department, said that the City has been invited to apply for the funding; however, we may not accept each loan.

Glenn Mathews questioned when the new photo of the current Commission will be taken. The Commission stated that photo is typically taken in the fall of the year.

Kim Strohmeier, of DFI, presented the Commission with a suggested plan of conversion of West Main St. to 2-way. There were a number of recommendations and Mr. Strohmeier indicated that DFI would support a six month moratorium on implementation of the project.

Bill Cull, representing the Grand Theater, spoke to the Commission regarding his concerns of converting West Main St. to 2-way. Mr. Cull stated he and his board have concerns for out of town visitors adjusting to the new traffic flow.

### **Staff Reports**

Rebecca Hall, Grants/Community Relations Manager, requested permission to move forward with the Brownfield Grant assessment of the property on Versailles Road, Item 7.18 on the July 25<sup>th</sup> agenda. Commission approved without objection.

### **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. Ms. Stephenson requested an answer as soon as possible to determine if the group will move forward with the project. Tim Zisoff, City Manager, stated the item will be placed on the July 25 meeting agenda.

*Note: The Mayor left at 5:25 p.m.*

John Antenucci, of Capitol View Development LLC, also addressed the Commission regarding parking at the lot adjacent to 106 E. Broadway. Mr. Antenucci has submitted an RFP to the State to lease his property on E. Main St. If the property is chosen, he would like to lease or buy the parking lot from the City for visitors to utilize. Tim Zisoff, City Manager, stated that both items will be listed on the July 25 meeting agenda with staff recommendations.

Renee True and Mike Feldman spoke about the Downtown Rehabilitation Grant that is funded for \$100,000 in the Fiscal Year 2017 Budget. Mr. True stated that the grantee will be selected by a RFP based on items determined by the committee. Tim Zisoff, City Manager, said that the Commission will be asked to select committee members at the August Work Session.

Ralph Ludwig, James Liebman, David Denton, David Billings, and Vent Foster, all representing the Frankfort Plant Board, addressed the Commission regarding rate increases that will take effect on August 1, 2016. A brief discussion followed the presentation.

Rick Progrotsky, representing the Frankfort Plant Board, offered an update to the Commission. There are multiple projects that the Frankfort Plant Board is currently working on, such as the installation of water lines in the trailer park on Holmes Street and the replacement of lights on the Singing Bridge. Mr. Progrotsky also spoke about the landscape design plan from Inside/Out design for the Head End/Reservoir project. Suzanne Gray and Lee Waterfield stated there is still discussion between FPB and the Tanglewood Neighborhood Association regarding fencing that was not sufficiently covered in the mediation sessions. The landscaping plan will be presented on Tuesday, July 12, 2016 at 4:00 p.m. to the committee.

Terri Bradshaw, Executive Director of KCDC, gave a presentation as requested by the Commission at the June Work Session regarding Sewer Tap fees and how Frankfort/ Franklin County can be more competitive. Ms. Bradshaw gave the Commission a number of charts showing the statistical figures and comparing with surrounding counties. Many of the charts showed Frankfort/Franklin County have higher fees. Ms. Bradshaw reminded the Commission that Frankfort must stay competitive.

Rebecca Hall, Grants/Public Relations Manager, spoke to the Commission regarding the implementation of a Downtown Clean Team. The team will have members from the City, County and DFI that will address litter abatement in Downtown Frankfort. Specific areas to be addressed are trash on the sidewalks, especially cigarette butts, which sometimes end up in the City's storm water system. Local business owners will be encouraged to become Clean Team certified by keeping their storefronts clean. The project will cost approximately \$500 for start-up and can be funded through the City and County litter abatement funding. Permission to move forward was granted by the Commission.

Bill Scalf, Director of the Sewer Department and Katie Beard, an Engineer for the Sewer Department gave a presentation on the upcoming Sewer Infiltration and Inflow Private Program. There are several households in the City that have downspouts and/or sump pumps that are connected to our Sewer system. These connections are illegal and the City is required to eliminate these connections to meet the requirement of our consent decree. The City proposed a cost share program in which the property owner will get three bids from local plumbers for the removal of the illegal connections, select the bid of their choice, have the work completed and pay for the disconnection. The City will reimburse the property owner for half of the lowest bid up to \$5,000. Ms. Beard stated prior to the beginning of the program the department will hold numerous public meetings, distribute information via door hangers and use local media outlets to educate the public on the program.

Tom Bradley, Director of Public Works, spoke to the Commission about the plan for converting West Main Street to two-way. The Public Works Department is working on the changes that were in the Engineers report such as curbs, traffic signals, striping, parking removal, etc. A timeline was forwarded to the Commission from Tim Zisoff, City Manager, for review prior to the meeting. All plans are based on the State's turnaround. Rob Moore, City Solicitor, stated that the Commission should follow all recommendations by staff; the conversion must be done safely and properly.

## **Old Business**

Commissioner Bowers and Tom Bradley, Director of Public Works, talked about options to fix a water issue at Lyons Drive and McKenzie Avenue. Commissioner Bowers encouraged Mr. Bradley to address before winter.

Commissioner Bowers stated that the citizen that complained about the drop off on the E/W Connector and Collins Lane said thank you for fixing. Commissioner Bowers requested the entire drop off area be repaired.

Commissioner Bowers suggested that Public Works continue to work on fixing the sidewalk on Virginia Avenue.

Commissioner Bowers stated a citizen requested a stop sign at the corner of Northridge Drive and Ridgeview Drive and to lower the speed limit through that area. Tom Bradley, Director of Public Works, will take the complaint to the Traffic Committee for review.

Commissioner Bowers asked the Commission to think about the evaluation process for City Clerk, City Manager and City Solicitor. A closed session following the July 25<sup>th</sup> regular meeting was suggested.

Commissioner Bowers requested that a representative from the Frankfort Independent School Board attend the next work session to present their formal request to the Board. Tim Zisoff, City Manager, will coordinate with FIS.

Commissioner Sower requested that an update on the Holmes Street Redevelopment Project be discussed at the August Work Session.

Tim Zisoff, City Manager, stated there may be a Joint Meeting with the City/County to let each Fire Chief address Automatic Aid. Mr. Zisoff will coordinate and let the Commission know the date and time.

Commissioner Haynes requested someone from Public Works look at the pedestrian light when crossing Versailles Road to the old Sears, the light is not working.

Commissioner Haynes asked that Public Works check the street lights on the backside of Riverbend at the apartments. They are not working properly.

### **New Business**

Commissioner Sower suggested to the Commission to hold a peaceful Unity March to create dialogue between all groups and discourage negative events from coming to Frankfort. The Commission agreed and was in full support of the Unity March.

Commissioner Haynes stated that Spellapalooza is coming up at Thorn Hill Learning Center on August 12<sup>th</sup> at 6 p.m. Commissioner Haynes encouraged any volunteers to participate in this worthwhile event.

It was moved by Commissioner Haynes, seconded by Commissioner Sower, that the meeting adjourn. The question was put upon the motion and was adopted by voice vote. The meeting adjourned at 8:08 p.m.

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Mayor

Attest:

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City Clerk