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Frankfort City Commission Meeting Notes

The information provided below is a preliminary, unofficial summary of the most recent meeting of the Frankfort City Commission. This information is not the official minutes of the meeting, which are required to be reviewed and approved by the City Commission. The official minutes of the meetings can be found on the City of Frankfort website at Frankfort.ky.gov, after the official minutes have been reviewed and approved by the City Commission.

Monday, August 8, 2016 –

Frankfort City Commission Work Session – 5:00 p.m.

City Hall Conference Room

Note – Typically at Work Sessions the Commission discusses items brought before them, Tentative Agenda items for the upcoming voting meeting, Old Business and New Business. Action is not typically taken during Work Sessions.

Mayor/Commissioners in Attendance

Mayor William May

Commissioner Tommy Haynes

Commissioner John Sower

Commissioner Robert Roach

Commissioner Lynn Bowers

Citizens' Comments

- Ann Gibbs asked if Item 6.2 concerning an amendment to the Bluegrass and Central Kentucky Unified Police System would add extra liability to the City. The agreement increases efficiency in investigating offenses that extend beyond originating jurisdiction. In the absence of the City Attorney the Commission decided to gather additional information on the amendment prior to the August 22 voting meeting.
- Harry Carver (DFI President), Libby Marshall, and Milton Taylor brought up questions concerning the 106 Broadway project on the agenda for discussion.
- Joel Fisher, Richard Rosen, Melissa Benton, and Mary Nishimuta all addressed the Commission regarding concerns over the mediation between the Frankfort Plant Board and the Tanglewood Neighborhood Association, Inc.
- Tim Childress addressed the Commission regarding Body Cameras for Frankfort Police Officers and the legalization of marijuana.
- Skip Hunt asked the Commission to consider having Citizens Comments throughout Commission Meetings.

106 E. Broadway Project - The Marian Group

Kimberly Stephenson and James Duffy from the Marian Group, a development group from Louisville, addressed the Commission regarding an Affordable Housing Project for 106 E. Broadway (the old Simon Furniture Warehouse). The group is applying for Historic and Affordable Housing Tax Credits for the project addressed the Commission at their July work session. Ms. Stephenson addressed previous questions about rental prices

(approximately \$550.00/month including utilities for a 1 bedroom) and her organization's capacity to manage the project. Ms. Stephenson indicated the project would have its own team including its own superintendent and construction crew. The project is intended to offer affordable housing for citizens 55 and older. The Marian Group has asked the City to consider letting the completed project buy or lease an area adjacent to the property for parking. The Commission agreed to have the request on the August voting agenda.

Solar Lease Project

Andy McDonald of Earth Tools, Inc. gave a presentation to the Commission regarding a project to use solar energy at the City's Pro Shop at Juniper Hill. The proposal included Earth Tools covering the cost to install the equipment including equipment, installation and permitting. The City would agree to pay Earth Tools a specified rate per KWh for solar electricity. The rate is currently less than the City is paying the Frankfort Plant Board. Since the project will rely on the Plant Board's approval and other considerations, Mr. McDonald was asked to return to a future meeting when key factors had been determined.

Bond Refinancing

Finance Director Steve Dawson and Bob Pennington of Raymond James Financial, addressed the Commission about refinancing the Public Safety Building GO Bonds. According to Mr. Pennington re-financing would save the City \$250,000 over the last six years of the bond. The Commission agreed to have the item on the August agenda for a first reading.

Plant Board Update and Tanglewood Neighborhood Association Update

Rick Pogrosky of the Frankfort Plant Board began giving an update to the Commission, however, due to several issues with the Tanglewood Neighborhood Association mediation of the head end building, it was decided to hold a special meeting to discuss the project. The meeting is scheduled to be held Tuesday, August 23 at 8 p.m. at City Hall. The public is invited to attend.

Holmes Street Improvement Project

Public Works Director Tom Bradley and David Moses of Integrated Engineering, Inc. gave an update on the Holmes Street Improvement Project, which addresses the possible need for widening Holmes Street. Mr. Bradley and Mr. Moses said review of previous studies and traffic counts indicated a three-lane road with a middle turning lane would be more appropriate than a four-lane road. According to Mr. Moses, the widening would include the purchase of properties along the Holmes Street Corridor and relocation of citizens and businesses. These relocations could cost between \$17,000,000.00 and \$18,000,000.00. The Commission asked Mr. Bradley to review similar project around the state and continue to research the feasibility of the project.

Three Year Revenue Expense Fee Analysis

Finance Director Steve Dawson discussed revenues and expenses over the last three years, which have resulted in excess funds for the City. According to Mr. Dawson some of the contributing factors for the overage include a Plant Board in Lieu of Payment, Juniper Hill Aquatic Center Receipts, Health Insurance Savings and savings in Personnel and Overhead costs. Staff offered several alternatives on how the funds could be utilized. The Commission agreed to a 1-cent reduction in city property taxes. They will also be considering other possibilities including the elimination of the garbage fee and the creation of a revolving loan fund for economic development.

Calendar Year 2017 Benefits

Human Resources Director Kathy Fields discussed calendar year 2017 employee benefits with the Commission. Her presentation included having the current health insurance plans and rates remain the same as calendar year 2016. Also included was a \$10 discount for employees who 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.