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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, January 25, 2016 –
Frankfort City Commission Voting Meeting – 5 p.m.
City Hall Commission Chambers**

Mayor/Commissioners in Attendance

Mayor William May
Commissioner Tommy Haynes
Commissioner John Sower
Commissioner Robert Roach
Commissioner Lynn Bowers

CEREMONIAL ITEMS

Frankfort Police Academy Graduate Daniel Thomas Hodges was sworn in by Chief of Police Jeff Abrams.

Kentucky State University's new head football coach Mr. John Smith was introduced.

CITIZENS COMMENTS

Judy Mattingly of the Franklin County Health Department and Dr. Rice Leach, Lexington's Health Commissioner, spoke in favor of the Resolution supporting the Needle Exchange Program.

ORDINANCES

Café Permit Ordinance Amendment

SECOND READING: The Commission heard the second reading of a request amending Sections 119.02 and 119.04 (relating to KRS 244.120 which indicates permittees should not allow patrons to engage in disorderly conduct) of the City of Frankfort Code of Ordinances to reduce the percentage of gross revenue that must be derived from the sale of food in order to obtain a permit to operate an outdoor café from 60% to 10% and to sell alcoholic beverages at the outdoor café. The amendment also increases the period of time during each day of the week that outdoor cafes may serve alcoholic beverages to 11 a.m. until 10 p.m. Monday, Tuesday and Wednesday; from 11 a.m. until 11 p.m. Thursday, Friday and Saturday and from 1 p.m. until 10 p.m. on Sunday except for community or special events. The Ordinance was adopted.

RESOLUTIONS

Economic Development Incentives

The Commission passed a Resolution supporting the continued development and possible use of economic development incentives. In 2014 an advisory group began meeting to discuss the possibility of a Tax Increment Finance District in Frankfort. After a presentation in December, 2014 the group was asked to investigate other possible Economic Development Incentives that could be used to promote development in Frankfort and Franklin County. On December 7,

2015, the advisory group presented information on methods which could be considered for local economic development incentives and funding for economic development in Frankfort and Franklin County including tax abatement, tax increment financing, insurance premium tax growth, general fund contribution, property/building bank and revolving loan funds. The Frankfort City Commission and Franklin County Fiscal Court agreed to pass Resolutions of Support for further development of local economic development tools and incentives with the understanding that any project coming before either body would be evaluated with respect to the appropriate use of any incentive.

Support for State's Plan to Redevelop the Capital Plaza Tower

The Commission passed a Resolution supporting the State's plan to redevelop the Capital Plaza Tower area located in Frankfort, Kentucky. The plan would call for the demolition of the Capital Plaza Tower and adjacent state-owned buildings and structures and the replacement of the demolished buildings and structures with updated state office buildings. This Resolution recognizes the positive impact the redevelopment of this area could have on downtown Frankfort, and requests the State to include the modernization and expansion of the State Convention Center as a part of this redevelopment plan.

Franklin County Health Department Syringe Exchange Program

The Commission approved a Resolution consenting to the operation of a syringe exchange program by the Franklin County Health Department. The program stated several factors including that Kentucky is suffering from an epidemic of heroin and other injection drug use as evidenced by the increases in all of the following: drug overdoses and untimely deaths, emergency room visits and hospitalizations due to heroin and other drug use, babies born to women with drug addiction, rates of communicable diseases, and law enforcement arrests and incarceration due to heroin and other drug possession and associated criminal activity. For a complete listing of factors please see the Agenda on the City Website.

CONSENT CALENDAR

Items below were on the January Consent Calendar and are considered to be routine by the Board of Commissioners. These items were enacted by one motion and one vote.

Change Order Indian Hills Phase #2

The Commission authorized the Change Order #2 for the Indian Hills I/I Reduction Project. Change Order #2 adjusts all unit cost bid items from estimated quantities to final quantities as installed. The Change Order is a reduction of \$49,514.54 for a total revised contract amount with Layne Inline, LLC to \$275,418.46.

Change Order Tierra Linda

The Commission authorized the Change Order #3 for the Tierra Linda I/I Project. Change Order #3 covers additional work necessary to complete the project and balance final quantities. The Change Order is an addition of \$31,283.21 for a total revised contract amount with Layne Inline, LLC to \$564,403.31.

Engineering Amendment with CDM Smith

The Commission authorized an Engineering Agreement Amendment #7 with CDM Smith for additional engineering and survey services within the Crestwood I&I Reduction Project area. The amendment is only a time extension and does not add additional cost to the project.

Municipal Engineering Amendment

The Commission authorized Amendment #1 to the Professional Services Agreement with Municipal Engineering Company for miscellaneous surveying services, property surveys and easement exhibit assistance for various sewer projects. Amendment #1 is in the amount of \$25,000.00 and raises the original agreement to \$55,000.00.

Sewer Extension Contract

The Commission authorized a Sewer Extension Contract with PFILP – Frankfort BTS, LLC for a proposed sewer extension to serve 100 Granite Ridge Lane in Franklin County, Kentucky.

Sewer Adjustment

The Commission authorized a sewer adjustment for Tierra Linda Apartments, 112 Hanly Lane, and the Raven Crest Apartments, 3201 Georgetown Road. The apartments have been experiencing leaks in their potable water lines serving the buildings for several months. In May and June of 2015 they were able to isolate the location of the leaks and make necessary repairs to reduce their water usage. Since sewer bills are determined by water usage the sewer bills at both locations have been high. The Sewer Department has a Sewer Adjustment Policy that allows a customer to receive an adjustment in situations of this type, due to the number of buildings being serviced by the meter at each location it is extremely difficult for owners of multi apartment building complexes to meet the criteria of the policy. This will be a one-time sewer adjustment of \$22,698.06 for both apartment complexes, \$6,809.11 for Tierra Linda and \$15,888.95 for Raven Crest. (Commissioner Roach abstained from voting on this item due to a possible conflict of interest.)

MOA With Kentucky State University

The Commission authorized the Mayor to sign a Memorandum of Agreement with Kentucky State University regarding a walking/biking trail called the Pinsky Trail. The MOA will make the walking and biking trail accessible through KSU's property to students at KSU and to the public. The City will be required to maintain the trail. The trail through KSU's property will be open for use between the hours of 8:00 a.m. to dusk. There is to be no charge to the public for the use of the trail. The term of this Agreement is for Fifty (50) years; however, KSU may terminate this agreement upon 30 days written notice to the City. The City has agreed to provide insurance insuring KSU against any and all claims arising out of the building and operation of the trail on KSU's property.

America's Bravest Contract

The Commission approved a contract with America's Bravest to supply bunker gear to the Fire Department. The contract is in the amount of \$2,025 per set of gear which includes coats and pants.

Certified Local Government Grant

The Commission authorized a Certified Local Government Grant application for the creation of design guidelines for the Central Business District in the amount of \$18,000.00 to secure a qualified preservation consultant to prepare the design guidelines for the Central Business District. The City's match for the project will be 40% or \$7,500.00.

Storm Water Mapping

The Commission authorized the selection of Vaughn & Melton Consulting Engineers, Inc. for services to conduct Storm Water Mapping for the public maintained systems in the City. After an RFQ was sent out and firms responded, Vaughn & Melton Consulting Engineers, Inc. was chosen because they presented the best value to the City in meeting the stormwater mapping needs. Their presentation and proposal demonstrated more experience in this type of work and they recently completed a large project of similar scope. Further discussions with Vaughn & Melton resulted in a revised proposal price of \$375,000.

Downtown Market Study

The Commission agreed to proceed with a \$3,000 contribution to DFI for the completion of a Downtown Market Study conducted by North Star, who is already involved in a Branding Initiative in Frankfort. The Market Study will include survey instrument development, programming, data compiling and analysis as well as a report and presentation on the findings for Downtown Frankfort. Per the request from DFI's President Doug Howard, Downtown Frankfort Inc. will be responsible for the survey distribution and gathering the necessary items to complete the survey. North Star will present the study findings either during an in person meeting on February 9 or online at a later date if contracting and approvals dictate. Following the final presentation, North Star will provide a final report for DFI that will be shared with the Commission.

Enhanced Employee Wellness Benefits

The Commission approved an enhanced employee wellness benefit to continue promotion of exercise and healthy lifestyles and better meet the unique needs of City employees. The City currently offers reduced YMCA membership

rates to full-time employees and has 68 employees participating. Of those who participate, over 80% elect family membership. This indicates that the YMCA membership is most appealing to those with families. In order to better meet the varied fitness needs of employees and spread support to local businesses, the enhanced wellness program would allow employees to receive reduced membership rates at any Frankfort fitness center that has a local business license and is in good standing with local licensure and tax payments. The City would contribute up to half of the monthly membership cost, not to exceed a monthly contribution of \$20 for single membership and \$25 for family membership. This contribution mirrors the existing YMCA contribution rates.

Personnel

Promotion of Kelly Jagodzinski, E911/Police, 1/19/16, Telecommunicator II to TAC

BOARD APPOINTMENTS

Board of Ethics – Appointment of Dan Ahler, for a term ending 12/31/18.

Board of Ethics – Appointment of Carly Cockley, for a term ending 12/31/19.

ARB – Appointment of Jennifer Zingg, for a term ending 9/12/18.

OLD BUSINESS

- Commissioner Sower asked for an update on the Holmes Street Corridor. Public Works Director Tom Bradley said staff had met with Representative Derrick Graham and Transportation Cabinet staff to discuss having the project on the state's six year Transportation Plan. Mr. Bradley also indicated the City was looking into hiring an engineering firm to create a concept plan and determining estimates for the project.
- Commissioner Roach thanked Public Works Director Tom Bradley for his work to negotiate a \$20,000.00 reduction on Storm Water Mapping costs.
- Commission Sower asked for updates on the intersection of Kings Daughters Drive and Doctors Drive. Public Works Director Bradley indicated he had secured pricing for a study of the intersections.

NEW BUSINESS

- Mayor May thanked all City departments for their work during the recent snow event.
- Commission Sower asked for updates on various traffic signals around the City. Public Works Director Bradley indicated he had sent the request to the Transportation Cabinet.
- Commissioner Sower asked staff to take three of the Economic Development Incentives from the Resolution passed earlier to research and discuss at the February Work Session. The three incentives were Property Banks, Revolving Loan Funds and Tax Increment Financing Districts.