

COUNCIL MINUTES
CITY OF CRESTVIEW HILLS
SPECIAL CALLED COUNCIL MEETING
TUESDAY, SEPTEMBER 23rd, 2014
5:30 PM

- I. **CALL TO ORDER** – Mayor Paul Meier called the meeting to order at 5:35 PM with the Pledge of Allegiance.
- II. **ROLL CALL** – Tim Williams, City Administrator, on behalf of City Clerk Kelly Micek, called the roll to determine a quorum: Council members present: David Kramer, Ken Palmer, Frank B. Sommerkamp Jr. Absent: Thomas Moser, Ralph Laird and Colleen Collins Bright.

A quorum was not present for this meeting.

III. **PUBLIC HEARING REGARDING PROPOSED SPECIAL ASSESSMENT DISTRICT IN THE THOMAS MORE OFFICE PARK**

Mayor Paul Meier asked for all of those in attendance at the meeting to identify themselves. Following introductions, the Mayor requested that City Administrator Tim Williams provide an overview of the proposed Wayfinding Signage project for the Thomas More Office Park and a summary of the financing and special property tax assessment proposed by the City to defray the cost of the project.

Mr. Williams provided a visual presentation of the project goals, timeline, and recommended signage scheme and sign design. He noted that the project was spearheaded by a committee representing major employers and property owners in the Office Park. Mr. Williams explained that the Economic Development Committee recommended the creation of a Special Assessment District to finance a portion of the cost of the signs and the City Council voted to pay \$100,000 towards the cost in support of the project. A special real estate tax assessment of \$.025 per one hundred dollars of assessed value will be levied until the cost is retired, estimated at between 9 and 11 years.

Several questions were posed during the public hearing.

Ms. Linda Schilling, representing Valley View Condominiums, asked about the development of the different zones, and noted the biggest confusion seems to take place along Centre View Boulevard. She also asked how the tax would be administered, and whether individual condominium owners would be assessed. Mayor Meier stated that the tax levy was for commercial properties only.

Dr. Dan Gripshover, 503 Centre View Boulevard, stated that he thought that office condo owners had to pay a disproportionate cost for the signage since each office owner would be paying into the project. The Office condos consist of roughly 8 separate units per building. Mayor Meier noted his concern and stated that some method had to be formulated for

sharing the costs and while none would meet everyone's individual concerns, the Council felt as though this was the most fair to all property owners. It would be difficult to allocate costs based on a subjective standard such as individual benefit from the signage, for instance.

Ms. Barrie Props, representing the Grandview Summit Apartments stated that they were very pleased with the project and felt as though it would be a significant improvement in providing directions for potential residents. Ms. Props inquired whether each of the buildings would be assessed separately or all together. Mayor Meier stated that properties would be assessed by PIDN. However, he indicated that the City needed to verify in this case that only the location of the business would be assessed, not the residential units.

Ms. Patricia Quast inquired about the signage and whether the final design would include colors that were distinctly different. Tim Williams commented that the final color design would take into account differences sufficient to stand out to travelers. Dr. David Quast, 320 Thomas More Parkway, stated that he thought the tax levy should provide a total dollar cap for property owners of multiple office buildings, not just a cap for an owner of one large (tax value) property.

Following public comments, Councilman Frank Sommerkamp summarized the approach to this project and stated that he felt like it was needed within the Office Park. He noted that the lack of easy directions creates a traffic safety issue as visitors to the Office Park have to drive slow to find a building, or in some cases will make unexpected U-turns.

Councilman Dave Kramer commented that he had worked in the City at DBL Law for over 25 years and has been on City Council for 12 years. He has been involved in the planning process for the Wayfinding project from the beginning. He supports the project and believes that it should help travelers to find their locations much easier. While no funding mechanism is perfect, the proposed funding plan best spreads the costs over all occupants within the Office Park.

Acting City Attorney, Louis Kelly, summarized the City Ordinance creating the Special Assessment District. Mr. Kelly noted the statutory provisions governing special assessment districts in Kentucky and noted that the City has met all of the criteria, including property owner notification, a comprehensive report, and an ordinance specifying the area to be assessed and the fair market value of the assessment.

Mayor Meier concluded the public hearing by thanking everyone for his or her attendance and comments on the project.

A motion was made by Frank Sommerkamp, seconded by Ken Palmer to adjourn. Meeting was adjourned at 6:55 pm.

Approved: _____

Paul W. Meier, Mayor

Date: _____

Recorded: _____
Tim Williams, City Administrator

Date: _____

Attested: _____
Kelly L. Micek, City Clerk