

**City of Crescent Springs**  
**Regular Council Meeting Minutes**  
**February 11, 2019 - 7:00 pm**

The regular meeting of the Crescent Springs City Council was called to order by Mayor Lou Hartfiel at 7:00pm. The meeting began with a prayer led by Mayor Hartfiel followed by the pledge of allegiance.

Roll call showed the following council members present – Patrick Hackett, Chad Longbons, Carter Dickerson, Christie Arlinghaus, Vincent Albanese and Bob Mueller.

Also present were City Clerk April Robinson, City Attorney Mike Baker, and Dewey Krohman of Public Works.

Fire Chief Jeff Wendt, Police Chief Bryan Allen and Finance Chair Matt Zeck were present to give monthly reports.

**APPROVAL OF MINUTES**

Christie Arlinghaus made a motion to approve the minutes of the **January 14, 2019 Regular Council Meeting**. Chad Longbons seconded the motion. **Motion passed unanimously.**

Chad Longbons made a motion to approve the minutes of the **February 4, 2019 Special Council Meeting**. Carter Dickerson seconded the motion. Roll call was taken:

Patrick Hackett	Yes	Chad Longbons	Yes
Carter Dickerson	Yes	Christie Arlinghaus	Present – not voting
Vince Albanese	Yes	Bob Mueller	Yes

**Motion passed unanimously.**

**FIRE AUTHORITY REPORT**

Fire Chief Jeff Wendt reported the following:

- 71 squad calls for January, up three from last year
- 62 fire calls for January, up 14 from last year
- There was a structure fire on Enid in Crescent Springs. Chief Wendt had sent an email to council with details. Quite a bit of damage was done to the house.
- There was a structure fire in the City of Bromley. 15 CVFA members were sent to Bromley to help with this fire.
- The ISO report had been submitted to the city and the fire department had earned a rating of “2”. There are only 1482 agencies in the country to receive a “2” rating and 36 in Kentucky. The only class better than 2 is 1. There are 305 class 1 in the country and 8 in Kentucky. The only downside to this is that when fire insurance goes down, so does the amount of revenue cities receive from insurance premium taxes.

## **FINANCE REPORT**

Matt Zeck stated the six month finance report was distributed via email due to January caucus being canceled. He distributed seventh month financials to council.

Revenues to date were \$1.8 million versus \$1.9 million the prior year. Revenues are down almost \$118,000 due mainly to insurance premium taxes. There was a large receipt from an insurance premium tax last year that has not been duplicated this year.

Administration and Public Works greatest expenses are found in payroll. Administration payroll is up 10% year over year and public works is up 20% year over year.

The drop in revenue and the increase in expenses will affect the bottom line. The savings in safety services does help. Total revenue year to date is \$259,000 compared to \$310,000 the prior year; down 16%.

Mr. Zeck discussed the LED lighting replacement proposals. He recently received a drawing from Duke Energy showing the light poles that are proposed to be replaced. The city's contact at Duke has changed departments so there is a new contact. Now that it is known which poles/lights are to be replaced the information needs to be matched up to the poles/lights currently listed on the bills in order to figure the time period for payback of investment. Mr. Zeck will review the documents and provide council with a recommendation based on the payback period.

Mr. Mueller asked if there was an expiration date for the quote of the proposal. Mr. Zeck stated the quote expired in December although Duke provided a copy of the original quote with the drawing for new light poles. Duke made no comments regarding the quote.

## **POLICE REPORT**

Chief Bryan Allen reported the following:

- There were 659 calls for the city; this is average
- Four burglary cases in International Village have been closed. One suspect has been arrested for all four cases.
- There have been thefts from the Meadowood construction site (Fischer Homes) and a theft from the new AT&T building being constructed next to Sherwin Williams. This theft occurred when the workers went to lunch. Extra patrol will be conducted in these areas.
- Buttermilk Pike is the top roadway for accidents in the city. The department currently has a grant for highway safety which will assist in extra patrols on the roadways.  
Carter Dickerson mentioned he saw a car off the road on Bromley-Crescent Springs Road and asked what had occurred. Chief Allen responded the accident was due to ice.

## **PUBLIC WORKS REPORT**

Dewey Krohman reported the following:

- Touch up painting is being done in the city building
- Catch basins and creeks are being checked for debris
- A twenty-two year old furnace and air conditioning unit had to be replaced in the city building. It was no longer functioning and pipes were in risk of freezing
- A public works employee has resigned due to moving up into Ohio.

Christie Arlinghaus questioned if there were plans to hire anyone. Mr. Krohman stating he was discussing that with the Mayor.

Carter Dickerson asked if the department would be able to handle a big snowfall. Mr. Krohman responded that staffing for the rest of the winter will be ok due to the city having two backup options if needed for plowing.

## **MAYOR'S REPORT**

The Mayor said that a resident survey letter was sent to council via email. He asked council if there were any questions and if they approved on the letter being mailed out. Bob Mueller stated the letter was a good idea. Carter Dickerson asked for confirmation on the cost of the mailing. The cost will be around \$1600. There were no objections. The letter will be mailed out in the next week or so.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Andy Videkovich - PDS presentation of text amendment PC1901-0003

Proposed text amendments to the Crescent Springs Zoning Ordinance: (1) adding drive-thrus and outdoor dining as accessory uses to eating and drinking establishments within the NC (Neighborhood Commercial) Zone; and, (2) decreasing the number of off-street parking spaces required for combination restaurants (a restaurant which provides any combination of sit down, carry out, and/or drive in services).

### **Request 1**

The first part of the text amendment will add drive-thru's as an accessory use to eating and drinking places within the NC Zone.

- Currently, restaurants with drive-thru only business are permitted.
- The proposed text amendment will only allow drive-thru restaurants if they have indoor seating.

The second part of the request will add outdoor dining as an accessory use to eating and drinking places within the NC Zone.

- The proposed text will include area, time, and noise restrictions on outdoor dining areas:
- The outdoor dining area must meet the required building setbacks along lot lines adjacent to residential zones or uses, and set back at least ten feet from all other lot lines;
- The outdoor dining area shall not exceed 25 percent of the indoor seating capacity;
- Live entertainment and unamplified music is permitted between 6:00 pm and 11:30 pm.
- The outdoor dining shall not be operated later than midnight from Sunday through Thursday, and 2:30 am on Friday and Saturday.

### **Request 2**

Decreasing the number of off-street parking spaces required for combination restaurants

- Current regulations require one (1) parking space for each two (2) employees plus one parking space for each Sixty-five (65) square feet of restaurant or two (2) seating accommodations, whichever is greater.

- The proposed text amendment will reduce that requirement to one space per two (2) employees plus one (1) space for each 125 square feet of gross floor area or two seating accommodations, whichever is greater.

This request reduces the number of off-street parking spaces about half. This is very similar to what other jurisdictions have done in regards to reducing the number of off-street parking spaces for this type of use. This type of change is reflected in the proposed Z21 plan as well.

The public hearing was held for this text amendment on February 7, 2019. The planning commission gave a favorable recommendation for the text amendment requests and there was no opposition.

Christie Arlinghaus asked what the total number of spaces would be for the development. Mr. Videkovich responded that under current regulations they would be required to have thirty (30) spaces plus the number needed for employees. New text changes would allow sixteen (16) spaces plus the number needed for employees.

Clayton Riney with Mid-Atlantic development was present. He is the developer for the property at 609 Buttermilk Pike which is currently occupied by a financial institution. Mr. Riney has a client who would like to make use of the property when the financial institution vacates.

Vince Albanese asked how the number of “125” for square feet of gross floor area was determined. Clayton Riney responded that the number of parking spaces they could fit on the property dictated the 125. He said that the twenty-nine (29) parking spaces they currently have laid out for the site allows them to have the 125 ratio and ten (10) employees. Vince Albanese asked if the client would be able to handle the volume of customers and employees if the number of spaces is lowered. Mr. Riney responded that the parking spaces are in excess of what his client typically requires. He added that sixty percent (60%) of his client’s sales are through the drive-thru. Mr. Albanese asked how his client determined that the text amendment would result in more parking spaces than they typically require. Mr. Riney said the determination was based on the activity at the clients other stores.

Mr. Riney stated he was the interest holder for the property currently. The current business is moving out and text amendment changes are needed for the new client. He also stated he was informed last week that the state will be placing a median barrier South on Buttermilk beginning at the intersection of Anderson. Property owners were not notified and the State said they were not required to do so. His client is currently weighing the impact of the median and having a right in, right out only.

Mrs. Arlinghaus stated she believed the business would have a hard time getting out onto Buttermilk due to traffic being backed up.

Mr. Riney hopes to have an answer from his client in the next couple of weeks. He will let Mike Baker know when he receives one.

Vince Albanese questioned whether or not council could change the “(1) space for each 125 square feet of gross floor area” to a lower number in order to obtain more parking spaces. Andy Videkovich stated he believed so but referred Mr. Albanese to the City’s attorney. Mr. Albanese said that if council passed the ordinance all businesses in the area would be entitled to the same benefits. It was determined that there are fourteen (14) properties in the NC zone.

**COMMENTS**

Notes: 2/20 Finance Meeting  
2/25 Caucus Meeting  
3/6 Events & Recreation

Carter Dickerson stated he has had many questions in regards to Bromley-Crescent Springs Road. He asked if there was a date scheduled for construction. Patrick Hackett said the state is currently doing appraisals with the property owners. Contracts will go out in January or February and construction is to begin in May or June of 2020. This information was relayed to Mr. Hackett by Nick Hendrix of Kenton County.

Guests were present although none addressed council.  
Six students from Dixie Heights Government class and one parent  
Joel – Crescent Springs resident

**ADJOURNMENT**

Christie Arlinghaus made a motion to adjourn. Vince Albanese seconded the motion. All were in favor. **Motion passed.** The meeting was adjourned at 7:37pm.

**ATTESTED BY:**



April C. Robinson, Clerk/Treasurer



Lou Hartfiel, Mayor

Approved: March 11, 2019