

City of Mt. Washington
Regular Council Meeting
November 23, 2020
Fick Hall

VIA LIVESTREAM FACEBOOK / ZOOM

Mayor Armstrong called the meeting to order at 6:35 PM with the following council members present; Greg Gentry, Sandra Hockenbury, Daniel Dooley, Gayle Troutman, and Mike Holt., Councilman Barr was present via Zoom.

Also present were City Attorney Hayden Sweat, City Administrator Dawn Hardin and Chief Troy Pitcock. Public Works Director Ronnie Fick and City Treasurer Alice Harris were present via Zoom.

Mayor Armstrong stated due to the increased rise in Corona virus the City will continue to have virtual meetings until further notice to prevent the spread of COVID-19.

Councilman Dooley led the Pledge of Allegiance.

Mayor Armstrong asked those present to take a moment of reflection.

Minutes

Councilman Dooley made and Councilman Holt seconded a motion to approve the minutes of the regular council meeting for October 12, 2020. Motion carried.

Treasurer's Report

Alice harris read the Treasurer's report via Zoom for the month of October 2020. Councilman Holt made and Councilman Gentry seconded a motion to accept the Treasurer's Report as read.

Ordinance - First Reading

- A) The City Attorney read an ordinance relating to the rezoning request of 229.46 acres located at 12462 Hwy 44E owned by Larry and Carolyn Helm from R-2 Residential to PUD (Planned Unit Development)

The Mayor stated there was notification posted to anyone wishing to address the City Council on the Ordinance listed on the agenda. In order to conduct a smooth and productive meeting, he asked that each presenter keep their presentation to 5 minutes.

Sign In Sheet – Via zoom participation

Eric Farris representing Helm Sod Farm and Norman Noltemeyer the developer of this project. Mr. Faris stated that Bullitt County Planning and Zoning gave a favorable recommendation for this zoning request that passed 8 to 1. Mr. Farris asked Patrick Dominik to begin the power point presentation that described the site location and project details. (on file in the Office of the City

Administrator) Mr. Dominik stated this project is not proposing any commercial or non-residential uses. development in the PUD development, only various residential patterns under the same standards. Mr. Dominik reviewed over the site plan including green space and described a site data summary. Mr. Dominik discussed the KY44 Widening plans from the Kentucky Transportation Cabinet. Mr. Dominik also stated that in meeting with City Officials there are details to be finalized on the sewer sanitary lines and pump station of the cost to be borne by the developer. Mr. Dominik stated this project will be completed in phases and will be completely under construction in 15 years with 2021/2022 being the first phase of construction. A phasing schedule including a map in his presentation. Mr. Dominik described the housing styles in each phase and the minimum of lot sizes would be 7200 Square feet, home sizes range from 1200-3900 square ft, price range from \$225,000-\$400,000. Mr. Dominik stated there was a new slide that was submitted in the presentation and stated that Fischer Homes is supposed to be the builder and they have two styles of homes, one is the Maple Street has average lot size of 1985 square ft with various home styles. The smallest is called the Charlotte home and it will be 1237 sq ft. The designer home style ranges from 1600 square ft – 3100 and the average lot sizes for the designer home will be 2300 square ft.

Richard Miles clarified that the average home size will be what Mr. Dominik stated and not lot sizes.

Mr. Dominik continued his presentation as submitted.

Eric Farris continued the presentation discussing the comprehensive plan attached hereto as Exhibit 1 and made part of the official minutes. Mr. Farris pointed out a few bullet points in the comprehensive plan such at strategies 2, 13 and 18. He pointed out that there were a couple of things he highlighted in the city's previous ordinance 17-33 regarding the restrictions and said these will be met but is asking the City Council upon approval to also amend 17-33 to allow min 1200 sq ft for residential units for this development.

Richard miles stated it is important for Mt. Washington to consider amending what Eric Farris pointed out to accommodate a various price range and accommodate a development of this size within the PUD. Mr. Miles also stated he is unaware of any other projects that the developer has agreed to utilize certain building materials and he said they have agreed to utilize brick, stone or masonry projects on 80% of the homes which he also stated that works well with the style and type of development they are wanting to achieve.

Joyce Herth discussed the development project and funding of widening Hwy 44E and submitted documentations attached hereto as Exhibit B and made part of the official minutes. She stated there are no plans possible to do anything in the area of this development until 2022 as there are no state funds available. Ms. Hurth's concerns was dealing with construction for this development for the next 10 years. Mrs. Herth also provided a website from the Transportation Cabinet that shows the recommended Highway Plan.

<https://link.edgepilot.com/s/3bf55043/0-XjQNR0w0quJdVTw-COXw?u=https://transportation.ky.gov/Program-Management/Pages/2020-Recommended-Highway-Plan.aspx>

Mayor Armstrong stated that he and other city officials stay in constant contact including Bullitt County Judge Executive with the Kentucky Transportation Cabinet for current and future road projects.

Joseph Gilbert discussed his concerns of the Helm property project site and stated this particular property is very unique and is the habitat for the Kentucky Glade Cress, a rare endemic flower to Bullitt County

Eric Farris stated the transportation cabinet roadway projects are eminent and consistent with the development project. He also said the map on www.kentuckygladecress.com designates certain spots on the map for this flower which if you look on the map the development will not disturb the flower due to the location and being retained as green space.

Councilman Gentry asked Hayden Sweat if we would have to amend ordinance 17-33. Hayden said he would review the ordinance and determine if an amendment is required.

Councilman Gentry stated he did not have a problem with 1200 sq ft patio homes, and his question to Richard Miles is there any consideration if there is a restriction on the sq footage on the patio homes and the single-family homes and requiring a minimum size for both for this development. Councilman Gentry stated he believes originally the sq ft was 1800 sq ft initially but that was when Norton Common's was involved. Councilman Gentry stated his opinion and said he would be willing to have the sq feet be 1400 or 1500 sq ft. for the single-family homes.

Councilwoman Hockenbury said in the presentation there is 70ft allocated for the green space and asked when the transportation cabinet does widen in that area, we will be losing part of this area to the road and wants to know how the determination of the 70ft was factored.

Eric Farris stated initially the road was factor for future expansion as a buffer alongside the property from east to west.

Richard Miles said he is opened to discuss the sq ft of the homes but raised the concern of competition with other developments that have no restrictions such as the area around Twin Eagles.

Councilman Barr asked if the property around Twin Eagles to be developed and if it was in the city limits. Richard Miles said that property is already annexed into the city.

Richard Miles said he is willing to discuss the sq footage as long as the same restrictions will be applied accordingly to future developments and the playing field is the same.

Report from City Council

Councilman Gentry stated that this is something he as a councilman is looking to move forward to in the future unless its already a development that has already been zoned.

Councilman Holt reiterated what Councilman Gentry said and said they look out for the best interest and future development of the city.

Mayor Armstrong stated there will be a second reading of this ordinance and vote before the city council at our next city council meeting.

Troy Chief Pitcock addressed an accommodation that Officer Michael Roberson received and was submitted by Major Kevin DeSpain. He described the endeavors and his exemplary efforts of going above and beyond what was expected on a call he received. Chief Pitcock thanked the Mayor and City Council for the opportunity to recognize Officer Roberson tonight.

Councilman Gentry encouraged everyone to support Small Business Saturday. He also reported there was money set aside to allocate funds for small business grants during the pandemic. He wants to look into doing another round of grants to small businesses again if there is money available. Mayor Armstrong said there have been discussion in the office as we initially allocated \$90,000 for this purpose and said all the funds were not utilized.

Councilman Gentry made a motion to allocate funds for a second round of small business relief to small businesses in the city limits. Councilwoman Hockenbury seconded the motion. Motion carried.

City Administrator Dawn Hardin asked for clarification on the amount to be allocated on the second round of disbursement for the small business relief grant. She asked if the remainder of the initial 90,000 will be disbursed back out or if there will be additional funds added.

Mayor Armstrong stated there was \$90,000 allocated and an estimated \$42,000 was utilized and asked if the remainder could be disbursed for the second round. All were in favor.

Councilman Gentry also commended the public works and said they do a fantastic job decorating the city.

Adjournment

Councilman Holt made, and Councilman Troutman seconded a motion to adjourn at 8:36 PM. Motion carried.

Barry Armstrong
Mayor

Elizabeth D. Hardin
City Administrator