

**CITY OF SOUTHGATE
COUNCIL MEETING MINUTES
January 17, 2024
301 W. Walnut St. – Community Center**

Call to Order: Mayor Hamberg called the meeting to order.

The following answered roll call: Council Members Anderson, Lycans, Melville, Messmer, Okura, and Wegener were present. Also present: City Clerk Barton, Police Chief Christmann, Public Works Foreman Bowman, Fire Chief Beatsch, and City Attorney Stewart. Finance Director/Treasurer Edgley was absent.

Public Comments: Cindy Minter, Director at Campbell County and Municipal Planning & Zoning Commission spoke about the public hearing held on Nov. 14, 2023 and the administrative record from the hearing. She said that Stage 1 plans were approved with conditions. This report was given to Mayor Hamberg and Council.

There were several residents from Woodland Hills who spoke about the potential development.

Marana Harris said traffic on Moock Rd. will increase with the new development. She said she was concerned about the accidents that have occurred in the past. She said that Woodland Hills residents will be affected by this development and asked Council to deny the project.

Jan Baumann said she is a forty year resident of Woodland Hills. She said the traffic is too much now and is concerned about the hillside slipping. She wants the development to be denied.

Lucy Smith said she is a twenty year resident of Woodland Hills. She said she is concerned about the traffic on Moock Rd. She asked what benefit and effect will the development have on Woodland Hills residents. She asked Council to consider their vote.

Mayor Hamberg asked Police Chief Christmann to report on the accidents on Moock Rd. Police Chief Christmann said he reviewed the reports from KY State Police KY Ops and found there were 39 accidents in a four year period (Jan. 2020 – Jan. 2024). Four accidents had injuries. Seven were at the Fox Chase entrance. Eleven were at US 27 and Moock Rd. Two or three were at Moock Rd. and Rt. 9.

Greg Fischer with Grand Communities LLC managed by Fischer Land Development LLC spoke about the proposed project. He said there will be retention basins for the water drainage. This will be an improvement from what is there today. Storm water drainage will funnel the water and release it at a slower rate down the hill. Mr. Fischer said he met with Woodland Hills HOA Board. Privacy will be minimally impacted because more than 1/3 of the vegetation will remain as wooded area. Engineering will be submitted in the Stage 2 plans with SD1 approval. Geotechnical plan will also be submitted with Stage 2 plan. Mr. Fischer said a traffic study was completed and submitted to KYTC. He doesn't think it will be a big impact. He said the development will include single family homes and luxury apartments.

Lucy Smith asked about tax bills. Mayor Hamberg said Council has held the rates consistent, even with the new development at Memorial Point. Ms. Smith asked about SD1 rates. City Attorney Stewart explained that Sanitation District sets their rates.

This concluded the public comments of the meeting.

Councilman Melville spoke in favor of new development, saying the City needs new development to help pay for things like road repairs. The City is looking into a bond to do repairs to the roads estimated to be over \$700,000. He said the City doesn't want to raise taxes to pay for the needed repairs for infrastructure.

Ms. Stewart called for a **Motion of Council to approve and adopt as its own the Findings and Recommendation of the Campbell County and Municipal Planning & Zoning Commission approving the zoning map amendment to change the zone to Residential Three with a Planned Unit Development Overlay. Councilman Anderson so moved; second by Councilman Melville. Motion passed by vote of 4-2, with Council members Anderson, Wegener, Okura, and Melville voting "yes", and Council members Lykins and Messmer voting "no".** Ms. Stewart explained that Council had approved the zone change as recommended by the Campbell County Municipal Planning and Zoning Commission and adopted its findings, and therefore, Council would proceed with first reading of the zone change ordinance later on in the agenda.

Approval of regular meeting minutes 1/3/24. Motion/Second: Okura/Anderson. Approved with correction by vote: Aye 6 Nay 0.

Public Works: Councilman Melville said the Public Works salt bin is stocked and Public Works Department is ready for snow. There was a meeting with the City Engineer to prepare bid document for the street project. Public Works Foreman Bowman had no report.

Public Safety: Councilman Anderson said the committee met to discuss the expansion of the Police Department evidence room.

Police Chief Christmann said that the Southgate Police Department is being recognized as the Department of the month (Feb.) at the Cincinnati Police Historical Society Museum at the Hamilton County Justice Center.

Fire Chief Beatsch stated that he doesn't feel the new development will have an impact on the Fire Department and EMS. There are about 4 calls to Woodland Hills each month, but the lower economic complexes have higher number of calls. The Department budget increases each year, while the number of volunteers are harder to find or maintain.

Code Enforcement: Councilman Messmer had no report.

Community Relations & Recreation: Council Member Okura said the next Park & Tree Board meeting will be on Feb. 12. The City has received the Tree City USA Award for the 19th year and the Growth Award for the 18th year.

Public Buildings: Councilman Lycans had no report.

Finance and Administration: Council Member Wegener said he reviewed the payables. City Clerk Barton had no report.

City Attorney Stewart had no report, but read the following:

Ordinance 24-01 Adopt the supplement to Code of Ordinance (second reading). Motion/Second: Melville/Okura. Approved by vote: Aye 6 Nay 0.

Ordinance 24-02 Amend Chapter 111.09 (7) (C) of the code of ordinances Alcoholic Beverage Control to permit earlier times for sale of alcoholic beverages for on premises consumption on Sundays (second reading). Motion/Second: Lycans/Messmer. Approved by vote: Aye 6 Nay 0.

Ordinance 24-3 Amend the official zoning map for approximately 85.8 acres from R-1E/PUD and R-3 zones to residential 3 (R-3) with a planned unit development (R-3/PUD) for property located between Mook Rd. and I-471. (First reading).

Old Business: Mayor Hamberg said there was a meeting with Campbell County Planning & Zoning Director Cindy Minter, City Attorney Stewart, Ashley Developer Bill Kreuztjans, and himself to discuss the release of the street bond for Memorial Point. It was recommended that the street bond be released since the City has already taken responsibility for the streets. If any damage is done to the streets by contractors, then the City can pursue this for repairs.

New Business: none.

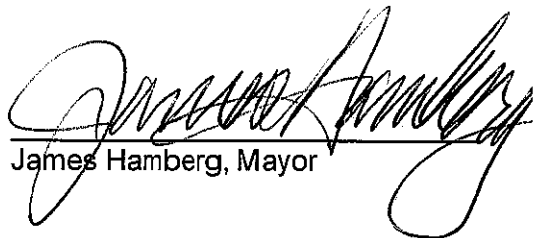
Payment of Vouchers: Check vouchers #34168-34200 were presented for Council's review.

Mayor & Council Comments: none.

Announcements: none.

Adjournment: There being no further business, **Motion/Second: Anderson/Wegener. Approved by vote: Aye 6 Nay 0.**

ATTEST: Brandi Barton
Brandi Barton, City Clerk


James Hamberg, Mayor

