



CITY COUNCIL MEETING Meeting Minutes of March 20, 2025

Mayor Andy Schabell called the Alexandria City Council Meeting to order at 7:00 p.m. followed by the invocation and the pledge to the flag. The following Council Members answering roll call:

Tom Baldridge	Present	Patrick Blair	Present
Shane Collins	Absent	Stacey Graus	Present
Michael McGrath	Absent	Robert Strong	Present

Also: Stephanie Tarter, City Clerk
Mike Duncan, City Attorney
Kelly Perry, City Treasurer

Lucas Cooper, Police Chief
David Plummer, City Administrator
Doug DeJaco, Public Works Supt.

APPROVAL OF MINUTES: March 12, 2025, Special Meeting

MOTION: Tom Baldridge made a motion to approve the minutes of March 12, 2025, Special Meeting, seconded by Robert Strong. All in favor, the motion passed 4-0-0.

UNSCHEDULED VISITORS AND GUESTS – None

ORDINANCES, RESOLUTIONS & MUNICIPAL ORDERS

(Mike Duncan read the following.)

Ordinance 2025-02 *(2nd Reading)*: An Ordinance of the City of Alexandria, in Campbell County, Kentucky, approving a lease agreement for the financing of a project; providing for the payment of and security for the lease; affirming the maintenance of the existing sinking fund; and authorizing the execution of various documents related to the lease.

MOTION: Stacey Graus made a motion to approve Ordinance 2025-02, seconded by Patrick Blair. All in favor, the motion passed 4-0-0.

Ordinance 2025-03 *(2nd Reading)*: An Ordinance of the City of Alexandria, in Campbell County, Kentucky, approving a recommendation of the Alexandria Planning Commission, in order to adopt text amendments to the Alexandria Zoning Ordinance in order to provide regulations for alcoholic beverages, tobacco and electronic smoking device (VAPE) businesses in the city.

MOTION: Robert Strong made a motion to approve Ordinance 2025-03, seconded by Tom Baldridge. All in favor, the motion passed 4-0-0.

Ordinance 2025-04 *(2nd Reading)*: An Ordinance of the City of Alexandria, in Campbell County, Kentucky, approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment for the Grandview Development LLC real estate located at 2428 Grandview Road, from Highway Commercial (HC) zone to Residential Rural Estate (R-RE) zone, in order to apply the zoning classification that matches the use of the real estate.

MOTION: Patrick Blair made a motion to approve Ordinance 2025-04, seconded by Tom Baldridge. All in favor, the motion passed 4-0-0.

Municipal Order 2025-06: A Municipal Order of the City of Alexandria accepting the Riegler Blacktop bid for the Alexandria Community Park Pickleball Court Project.

MOTION: Robert Strong made a motion to approve Municipal Order 2025-06, seconded by Tom Baldrige. Mr. Graus was concerned about the cost coming in higher than anticipated. Mr. Plummer explained the Park Board did ask for a 10' fence which increased the cost. Also, the Public Works department will do some of the site clearing to save some money. While Mr. Graus believes the cost is high, he believes it is good for the community. All in favor, the motion passed 4-0-0.

Resolution 2025-05: A Resolution of the City of Alexandria, in Campbell County, Kentucky, approving and directing the Mayor to execute the Guaranteed Maximum Price (GMP) #2 submitted by Pepper Construction Company of Ohio, LLC, the city's Construction Management Contractor, for the city's new city building and community center campus project.

MOTION: Robert Strong made a motion to approve Resolution 2025-05. Mr. Strong stated that he and Mr. Plummer have grilled Pepper regarding the numbers and are satisfied with the result. Mayor Schabell agreed, while it is a lot of money, it is something the city needs. Pepper has been great to work with as well. The amount was also discussed during the Finance Committee meeting, and this is the top number. Motion was seconded by Tom Baldrige. All in favor, the motion passed 4-0-0.

Jill Seidel from Pepper shared they have gone out to bid for GMP #2 for the construction of the building and it is broken down into different categories for the overall project. She reported the foundations should be going in by the end of April and completion should be around September 2026.

Mr. Graus introduced an Ordinance that would regulate single-family rental properties within the city limits. He explained the background of how the Ordinance was formulated and the end goal is to limit the number of institutional companies purchasing available property and turning them into rentals. There were some questions regarding who would be impacted and the safety aspects regarding rental properties. There was a question regarding the registration fee since that part was left blank on the Ordinance, Mr. Graus suggested a \$250 registration fee and the property owner would also be required to have an inspection and would pay for a reinspection if they failed the first one. Mr. Blair asked if the start date would be July 1, 2025, what is the urgency to have a first reading this evening and asked if there would be any undue burden on the city personnel. There was a conversation regarding who would be impacted.

The suggestion was to hold off on the 1st reading and work through some of the language. There was concern that this would be cost prohibitive for a young person to make some money. PB would like to solicit some input from residents regarding the issue. There was some back and forth regarding the intent of the Ordinance and whether it will impact the targeted audience.

MOTION: Stacey Graus made a motion to accept Municipal Order 2025-07 to accept a bond of up to \$15,000,000 for the financing of the new city campus building, seconded by Robert Strong. Patrick Blair asked some questions and Mr. Graus gave an overview of how they came to the

decision of the \$15,000,000 and this would keep the yearly payment under \$1,000,000. All in favor, the motion passed 4-0-0.

DEPARTMENT REPORTS

City Administrator: Mr. Plummer reported there is a portion of the website that is dedicated to the new city campus with all pertinent information, and this will be updated regularly with progress photos of the project.

Police Department: See attached report.

Public Works: See attached report.

Zoning/Code Enforcement: See attached report

Community Center: See attached report.

COUNCIL COMMITTEES

Public Works – Tom Baldridge: The committee met this evening, street sweeping will start on April 7, 2025, weather permitting. He asked residents to move cars off the street if possible. He also reported the 2025 Street Program will be the Walnut Park subdivision. Next meeting is May 15, 2025, at 6:00pm.

Personnel – Robert Strong: He asked if there would be a meeting prior to the finance meeting but their next scheduled meeting would not be until August 21, 2025. They would need to call a special meeting if they wanted to meet prior.

Finance – Stacey Graus: The committee met this evening and discussed the financing for the new city campus with the GMP#2. Next meeting is April 17, 2025 at 6:00pm.

NEW BUSINESS

Acceptance of Council Resignation: Mayor read the resignation letter from Shane Collins effective March 13, 2025, see attached letter.

MOTION: Robert Strong made a motion to accept the resignation of Councilmember Shane Collins, seconded by Stacey Graus. All in favor, the motion passed 4-0-0.

Robert Strong suggested they accept applications until April 11 and then make the decision at the April 17 meeting.

Amplify Alexandria: Robert Strong gave an overview of the owners of Biggby Coffee, the winners for March 2025.

Profit-n-Loss: Mayor Schabell asked if there were any questions for the report.

OLD BUSINESS

Access road at Bridge Church: There was a question regarding whether the owners have been contacted regarding the condition of the road, Mr. Liles has already made contact and is working on it.

709 Connector Project: A status update was requested regarding the 709/AA intersection upgrades; KYTC is reporting the project will be started Spring 2025.

Wawa Development: It was asked when things will start moving on the project, but there is nothing to report at this time.

COUNCIL & MAYOR COMMENTS

Tom Baldrige: He reminded residents of the street sweeping that will take place on April 7, 8 & 9. He also reported that the completion date is set for the end of June so hopefully things will be ready for the folks to play in July. He complemented the code enforcement report.

Patrick Blair: He thanked Campbell Media for all they do for the city.

FUTURE MEETINGS

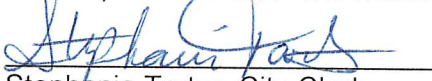
- April 1, 7:00pm – Planning & Zoning
- April 2, 7:00pm – Park & Recreation

COMMUNICATIONS

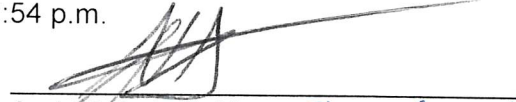
- March 30 – National Take a Walk in the Park Day, Walk around the Lake Loop Trail
- April 12, 11:00am – Woodmen Life Easter Egg Hunt, Alexandria Community Park
- April 12, 1:00pm – Woodmen Life Eggstra-Special Easter Egg Hunt, register by April 5th
- April 26, 10:00am – Arbor Day Tree Giveaway, Alexandria Community Park

ADJOURNMENT

MOTION: Tom Baldrige made a motion to adjourn, seconded by Patrick Blair. All in favor, the motion passed 4-0-0. The meeting was adjourned at 7:54 p.m.


Stephanie Tarter, City Clerk

Date: 4-17-25


Andy Schabell, Mayor *Stacey Gross, Mayor Pro Tem*

Date: 4-17-25