

PRESENT: Commissioner Kyle Thompson
Commissioner Leesa Unger
Commissioner Katrisha Waldrige
Commissioner Kelly May
Mayor Layne Wilkerson (5)

ABSENT: None (0)

Following roll call, Mayor Wilkerson called the Work Session to order.

Ceremonial & Recognition

Jason Monroe, Interim Co-City Manager, requested a moment of silence for September 11th.

Citizen Comments

Richard Wilson requested the status of speed bumps on Equestrian Way. Jason Monroe, Interim Co-City Manager, stated that a recommendation will be on the September 25th meeting agenda.

Tom Farmer made a presentation to the Board of Commissioners to have a flag that represents the City of Frankfort. Mr. Farmer would like to be involved in the process if the Board of Commissioners decides to move forward with the project.

Donna Grimes spoke about the speeding issues on Winners Circle and Equestrian Way. Please consider the traffic calming information and vote yes at the next meeting.

Staff Reports

Chuck Knowles, Project Manager, updated the Board of Commissioners on the progress and associated costs for the Transit Center.

Penny Peavler, Interim Co-City Manager, and Shawn Pickens, Director of Parks and Recreation, gave an update on the landscaping and flower beds. An RFP was released in May with only one bid from Inside-Out for the TIGER Grant corridor. Aloha Landscaping submitted a bid for additional work. This item is under Action Items for Board of Commissioners approval.

Eric Cockley, Director of Planning and Community Development, spoke about training requirements for the Frankfort/Franklin County Planning Commission. Training requirements are set by statute for the Frankfort/Franklin County Planning Commission and BZA (Board of Zoning Adjustments) which is KRS 147-A. All members are required to have training. The Board of Commissioners requested updates on training throughout the year.

Discussion Items

Parcels B & C Update – Megan Walsen, Red Draw Development

Megan Walsen, Red Draw Development, and Craig Turner, New Frankfort Development, joined the meeting virtually. Megan and Craig spoke about the concept plan and the obligations that have been met with the hotel and State. The YMCA will need to go through the asbestos removal process and will be demolished later this year. A housing study needs to be completed for the parcels. Carmen Engineering is engaged in the design for Washington Street.

Columbia Gas Update – Linda Rumpke

Linda Rumpke, Director of Government Affairs for Columbia Gas addressed the concerns of the Board of Commissioners for the work in downtown. Letters were sent to all businesses/residents of the area along with maps, FAQ's and public meetings were held as well. Gas line work will be done by November 1st with restoration to follow after, which will be done by the end of the year.

It was moved by Commissioner Thompson, seconded by Commissioner Waldrige to go into closed session following discussion items. The question was put upon the motion and failed by voice vote. Commissioner Thompson and Commissioner Waldrige were "yes" (2). Commissioner Unger, Commissioner May and Mayor Wilkerson were "no" (3).

Frankfort Plant Board Update – John Cubine

John Cubine, Frankfort Plant Board Chair, and Gary Zheng, Frankfort Plant Board General Manager, spoke briefly about the termination of KYMEA. Mr. Zheng stated that the Frankfort Plant Board will continue to be reliable, affordable and sustainable.

Transit Center Bond Ordinance Presentation – Alicia Boyd, Finance Director; Mark Franklin representing Dinsmore and Kristen Millard representing Raymond James

Alicia Boyd, Finance Director introduced Mark Franklin representing Dinsmore and Kristen Millard representing Raymond James. The bonds for the transit center will be up to \$5.28 million and there could be additional bonds in the future for other projects. A discussion followed with the Board of Commissioners asking questions regarding the bonds.

Communications Manager Job Position – Penny Peavler

Penny Peavler, Interim Co-City Manager spoke about a new position of Communications Manager, job description and salary of \$75,000.00 - \$85,000.00. Several members of the Board of Commissioners stated they would prefer to wait until a permanent City Manager is appointed.

Action Items

First Reading

"AN ORDINANCE OF THE CITY OF FRANKFORT, KENTUCKY AUTHORIZING THE ISSUANCE OF ITS CITY OF FRANKFORT, KENTUCKY GENERAL OBLIGATION BONDS, SERIES 2023A IN THE APPROXIMATE AGGREGATE PRINCIPAL AMOUNT OF \$5,280,000 (WHICH PRINCIPAL AMOUNT MAY BE INCREASED BY UP TO \$525,000 OR DECREASED BY ANY AMOUNT) FOR THE PURPOSE OF FINANCING THE COSTS OF THE ACQUISITION, CONSTRUCTION, INSTALLATION, AND EQUIPPING OF (I) A NEW TRANSIT CENTER CONSISTING OF ADMINISTRATIVE OFFICES FOR FRANKFORT TRANSIT AND PUBLIC SPACE FOR TRANSIT USERS AND (II) A 300-SPACE PARKING GARAGE IN DOWNTOWN FRANKFORT; APPROVING THE FORM OF THE BONDS; AUTHORIZING DESIGNATED OFFICERS TO EXECUTE AND DELIVER THE BONDS; AUTHORIZING AND DIRECTING THE FILING OF A NOTICE WITH THE STATE LOCAL DEBT OFFICER; PROVIDING FOR THE PAYMENT AND SECURITY OF THE BONDS; ESTABLISHING A BOND PAYMENT FUND FOR THE BONDS; AFFIRMING THE MAINTENANCE OF THE EXISTING SINKING FUND; AUTHORIZING THE ACCEPTANCE OF THE BID OF THE PURCHASER FOR THE BONDS; AND REPEALING ANY INCONSISTENT ORDINANCES" was presented, read, and sponsored by Commissioner May. Summary: The Ordinance authorizes the issuance by the City of Frankfort, Kentucky (the "City") of a series of general obligation bonds designated as "City of Frankfort, Kentucky General Obligation Bonds, Series 2023A" (the "Bonds") for the purposes of (i) financing all or a portion of the costs of the acquisition, construction, installation, and equipping of (a) a new transit center consisting of administrative offices for Frankfort Transit and public space for transit users and (b) a 300-space parking garage in downtown Frankfort (collectively, the "Project"); (ii) paying capitalized interest on the Bonds, if desirable; (iii) paying the costs of credit enhancement for the Bonds, if any; and (iv) paying the costs of issuance of the Bonds. Provisions are made in the Ordinance for the payment of the Bonds and the security therefore, the application of the proceeds of the Bonds, the

establishment of a Bond Payment Fund, and the continuation of the City's existing Sinking Fund. The Ordinance also contains covenants made by the City in connection with the issuance of the Bonds. The Bonds are to be sold at public, competitive sale, and shall mature, or be subject to mandatory sinking fund redemption, in varying amounts on December 1, 2024, and each December 1 thereafter until December 1, 2043. The Bonds pledge the full faith, credit, and taxing power of the City and provision is made for the collection of a tax to pay the principal of and interest on the Bonds, subject to certain credits, as provided in Section 8 of the Ordinance. The sale of the Bonds is contingent upon the satisfaction of all of the requirements and conditions of the City with respect to the Project.

As required by KRS Section 83A.060, the following Section 8 of the Ordinance is set forth in its entirety:

"Section 8. General Obligation. The Bonds shall be full general obligations of the City and the full faith, credit, and taxing power of the City are hereby pledged for the prompt payment of the Bonds and the interest thereon. During the period the Bonds are outstanding, there shall be and there hereby is levied, annually, on all of the taxable property in the City, in addition to all other taxes, without limitation as to rate, a direct tax in an amount sufficient to pay the principal of and interest on the Bonds as and when due, it being hereby found and determined that the current tax rates of the City are within all applicable limitations. The tax shall be, and hereby is, ordered to be computed, certified, levied, and extended upon the tax duplicate, and shall be collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of the years are certified, extended, and collected. The tax shall be placed before and in preference to all other items and for the full amount thereof; provided, however, that in each year, to the extent that any other lawfully available funds of the City are available for the payment of the Bonds and are appropriated for such purpose, the amount of such direct tax upon all of the taxable property in the City shall be reduced by the amount of such other funds so available and appropriated."

First Reading

"AN ORDINANCE FIXING THE RATE OF TAXATION FOR THE YEAR OF 2023 ON ALL REAL AND TANGIBLE PERSONAL PROPERTY SUBJECT TO TAX, PUBLIC SERVICE COMPANIES AND LEVYING SAID TAX FOR ALL CITY PURPOSES" was presented, read, and sponsored by Commissioner May. Summary: That the 2023 City of Frankfort ad valorem tax rate is Nineteen and Seven Tenths Cents (19.7 cents) on each One Hundred Dollars (\$100) valuation of all real and personal property; Nineteen and Seven Tenths Cents (19.7 cents) on each One Hundred Dollars (\$100) valuation on public utilities and public service companies taxable on a franchise basis.

First Reading

"AN ORDINANCE FIXING THE RATE OF TAXATION FOR THE YEAR 2024 ON ALL MOTOR VEHICLES AND LEVYING SAID TAX FOR ALL CITY PURPOSES" was presented, read, and sponsored by Commissioner Unger. Summary: This ordinance fixes the rate of taxation for the year 2024 at the sum of twenty-two and seven tenths cents (22.7 cents) on each one hundred dollars (\$100) valuation on all motor vehicles subject to taxation in the City.

First Reading

"AN ORDINANCE FIXING THE RATE OF TAXATION FOR THE YEAR OF 2023 ON ALL TAXABLE CAPITAL OF DOMESTIC LIFE INSURANCE COMPANIES SUBJECT TO TAX AND LEVYING SAID TAX FOR ALL CITY PURPOSES" was presented, read, and sponsored by Commissioner Unger. Summary: That the 2023 City of Frankfort ad valorem tax rate is Eleven and Seven Tenths Cents (11.7 cents) on each One Hundred Dollars (\$100) valuation on taxable capital of domestic life insurance companies.

"A RESOLUTION DECLARING THE INTENT OF THE CITY OF FRANKFORT, KENTUCKY TO REIMBURSE ITSELF FOR THE COST OF CAPITAL EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS" (FOR BOND ORDINANCE)

It was moved by Commissioner Unger, seconded by Commissioner May, to adopt the resolution. The question was put upon the motion and the roll called. Those voting in favor of the motion were Commissioners Thompson, Unger, Waldrige, May and Mayor Wilkerson (5). Voting against the motion were none (0). The resolution was thereupon adopted (Resolution No. 16, 2023 Series).

"A RESOLUTION OF THE CITY OF FRANKFORT, KENTUCKY, ADOPTING AND APPROVING THE EXECUTION OF BOND FINANCING FOR RECONSTRUCTING WEST RIDGE ROAD AND VANDALAY DRIVE AND EXTENDING VANDALAY DRIVE IN THE CITY OF FRANKFORT (KENTUCKY DEPARTMENT OF TRANSPORTATION ITEM NO. 5-586)"

It was moved by Commissioner May, seconded by Commissioner Unger, to adopt the resolution. The question was put upon the motion and the roll called. Those voting in favor of the motion were Commissioners Thompson, Unger, Waldrige, May and Mayor Wilkerson (5). Voting against the motion were none (0). The resolution was thereupon adopted (Resolution No. 17, 2023 Series).

Landscaping Maintenance Contracts

The purpose of this agenda item is to request approval to contract the 2nd St Corridor, Wilkinson Blvd., Public Safety, IT Building, and Downtown landscape maintenance and for the Mayor to sign all related documents. Since landscaping maintenance is considered a professional service, this item did not have to be bid out. The maintenance contracts will assist the Parks Department staff with each of these areas. Parks staff have been working diligently to address this item since it directly affects the cleanliness of the City. This item has been brought forth at this Work Session because it is urgent that we take action as soon as possible.

The Parks Department requests approval to contract with the following:

- Wilkinson Blvd. Contract with Aloha Landscape in the amount of \$5,331.98 for the remainder of 2023, terminating November 30, 2023. The scope of work includes clean-up, trimming, pruning, weeding, and winterizing.
- Public Safety and IT Building. Contract with Aloha Landscape in the amount of \$6,532.90 for the remainder of 2023, terminating November 30, 2023. The scope of work includes clean-up, trimming, pruning, weeding, mulching, and winterizing.
- 2nd Street Corridor including Main Street and Capital Avenue at 2nd Street. Contract with Inside Out Design in the amount of \$19,460.40 for the remainder of 2023, terminating December 30, 2023. The scope of work includes clean-up, trimming, pruning, weeding, and winterizing.
- Downtown Hanging Baskets & Planters. Contract with Inside Out Design in the amount of \$22,831.00 beginning October 15, 2023, through October 1, 2024, for design and installation of all plant material for hanging baskets and planters at Main Street and St. Clair Street for the 2024 season. Note landscape baskets are removed in late October and would be taken to Inside Out for maintenance and reinstallation in the spring.

Staff recommends approval of contracting landscape maintenance to improve the overall condition and appearance of the City of Frankfort. **A budget amendment in the amount of \$54,156.28 will be required.**

It was moved by Commissioner Unger, seconded by Commissioner May, to approve the maintenance contracts. The question was put upon the motion and the roll called. Those voting in favor of the motion were Commissioners Thompson, Unger, Waldrige, May and Mayor Wilkerson (5). Voting against the motion were none (0). The motion was thereupon adopted.

Discussion of Tentative Agenda

The Board of Commissioner requested the following items on the Regular Meeting Agenda: Equestrian Way traffic calming, possibly Communications Manager position.

Unfinished/New Business

Commissioner Waldrige stated that the numbers should be corrected for the Communications Manager position. This position is not budgeted, and the starting salary should be \$65,000.00.

Commissioner Waldrige spoke about Bargain Binz on Louisville Road which looks horrible, and we need to check. Also, where are we on removing the benches in front of Eric Northcutt's properties?

Commissioner Unger is concerned for residents that are emailing and calling her personally being evicted due to landlords not taking public housing vouchers. Can city staff help HHCK or encourage landlords to take the vouchers?

Commissioner Waldrige spoke about an email received from the Mayor regarding the Ceremonial and Recognition section of the agenda being limited to city related items. Commissioner Waldrige disagrees with the email and the Board of Commissioners should be able to recognize the community.

Commissioner Waldrige congratulated the City of Frankfort Fire Department for winning the "Battle of the Badges" between the Fire Department and Police Department ballgame. Roughly \$3,500.00 was raised which will be donated for adolescent mental health.

It was moved by Commissioner Unger, seconded by Commissioner Waldrige, that the meeting adjourn. The question was put upon the motion and was adopted by voice vote. The meeting adjourned at 7:25 p.m.

Mayor

Attest:

City Clerk