

CITY OF DRY RIDGE  
CITY COUNCIL MEETING  
JULY 7, 2008  
7:00 P.M.

- I. CALL TO ORDER – MAYOR CRUPPER
- II. RECOGNITION OF GUESTS – MAYOR CRUPPER
- III. APPROVAL OF AGENDA – COUNCIL
- IV. PRESENTATION OF MINUTES – CITY CLERK/TREASURER
- V. REPORTS
- VI. OLD BUSINESS
  - A. CENTRAL BUSINESS DISTRICT PERMITTED USES(SPECIFICALLY DAYCARES) – GARY FOGLE, REALTOR
  - B. PARKING TEXT ZONING AMENDMENT – MICHAEL MULVEY
  - C. FIRST READING ORDINANCE PARKING TEXT ZONING AMENDMENT – MICHAEL MULVEY
  - D. DELINQUENT PROPERTY TAXES(ESTABLISH COLLECTION POLICY) – CINDY HARRIS
  - E. DELINQUENT PAYROLL TAXES(ESTABLISH COLLECTION POLICY) – CINDY HARRIS
  - F. MOWING/CLEANUP OF PRIVATE PROPERTIES POLICY – MATHEW HICKS
  - G. PAYROLL TAX ORDINANCE READING AND ADOPTION – MICHAEL MULVEY
- VII. ADJOURNMENT

CITY OF DRY RIDGE  
CITY COUNCIL MEETING  
JULY 7, 2008  
7:00 p.m.

Council for the City of Dry Ridge met in regular session on July 7, 2008 at 7:00 p.m. at the Dry Ridge City Building, 31 Broadway, Dry Ridge, Kentucky, 41035, with the following present:

Fred Money, Jason O'Nan, Encil Webster, Mathew Hicks, Jamie Webster, Ryan Naus, Fire Chief Robert Bruin, Police Chief Rick Kells, Bobby Robbins, Cindy Harris, Lonnie Kerr, Michael Mulvey, and Mayor Clay Crupper. Council member Kenny Edmondson was absent due to vacation.

Mayor Crupper called the meeting to order.

Mayor Crupper welcomed our guests.

Mayor Crupper asked Council to add Item G. Payroll Tax Ordinance Reading and Adoption under Old Business.

Council member Encil Webster moved, Council member Mathew Hicks seconded to approve the agenda with the addition of Item G. Payroll Tax Ordinance Reading and Adoption under Old Business. Motion carried. Kenny Edmondson-absent, Mathew Hicks-yes, Fred Money-yes, Jason O'Nan-yes, Jamie Webster-yes, Encil Webster-yes.

Mayor Crupper presented the minutes from June 16, 2008, for approval.

Council member Fred Money moved, Council member Jason O'Nan seconded to approve the minutes of June 16, 2008. Motion carried. Kenny Edmondson-absent, Mathew Hicks-yes, Fred Money-yes, Jason O'Nan-yes, Jamie Webster-yes, Encil Webster-yes.

## REPORTS

No reports were given. Regular monthly reports will be given on July 21, 2008.

## OLD BUSINESS

### B. PARKING TEXT ZONING AMENDMENT

City Attorney Michael Mulvey stated the Grant County Planning and Zoning Commission approved the requested text amendment regarding a reduction in parking spaces in the City of Dry Ridge's Zoning Ordinance.

A copy of the minutes/paperwork from the Grant County Planning and Zoning Commission was sent out in Council packets prior to this Council meeting.

Council reviewed the recommended changes.

### C. FIRST READING ORDINANCE 731-2008

City Attorney Michael Mulvey read the first reading of the Parking Text Amendment Ordinance 731-2008.

#### D. DELINQUENT PROPERTY TAXES

City Attorney Michael Mulvey stated unpaid property taxes are a lien; however, the City of Dry Ridge would have to decide to perfect the lien.

City Clerk/Treasurer Cindy Harris stated the Clerk's Office had sent delinquent notices each month, but at this point did not believe they could collect with just a notice. There are 2005, 2006, and 2007 totaling \$11,586.85. Cindy Harris stated that Big Dog had recently been exonerated by the State-they were not doing business during that period, Dirt Road and Ameristop-tangible taxes would probably not be collected-they had filed bankruptcy, but real estate taxes on properties under foreclosure would eventually be paid by the mortgage company.

Council discussed running a notice in the newspaper listing unpaid property taxes.

City Attorney Michael Mulvey stated he believed that a few years back Council adopted an Ordinance to deal with delinquent property taxes.

City Clerk/Treasurer Cindy Harris and City Attorney Michael Mulvey stated they would research the ordinances reporting back at the next Council meeting.

Chief Robert Bruin was going to check to see if our collection agency Revenue Recovery collected for taxes.

Council will discuss this again at the next Council meeting.

#### E. DELINQUENT OCCUPATIONAL LICENSE TAXES (PAYROLL)

City Clerk/Treasurer Cindy Harris stated the City had a few that were not paying their "payroll taxes" in particular one individual who had promised repeatedly to pay but never fulfilled her promise. Cindy Harris asked Council how they wanted to collect past due payroll taxes.

Council discussed delinquent payroll taxes. No conclusion was reached.

#### F. MOWING/CLEANUP OF PRIVATE PROPERTIES POLICY

Mayor Crupper and Council discussed the need to keep properties cleaned up and mowed on a regular basis. Mayor Crupper had previously hired a private contractor to get these properties in shape and keep them mowed. Also one resident had mowed yards of foreclosed property next door to him. The City of Dry Ridge had also paid him.

Council discussed having Maintenance along with utilization of the Class D inmates maintaining these properties on a regular basis.

Mayor Crupper stated he would not employ the private contractor to mow anymore, but have Maintenance keep these properties mowed.

#### G. GENERAL DISCUSSION

Maintenance Superintendent Bobby Robbins asked about the City of Dry Ridge again issuing building permits for residential structures.

City Attorney Michael Mulvey stated that liability issues arose at another City and that is why the City of Dry Ridge stopped inspecting and permitting.

Council discussed the development on Blackburn Lane being issued a building permit without having paid the required water and sewer fees.

City Clerk/Treasurer Cindy Harris stated she had contacted Becky Ruholl, Grant County Planning and Zoning Administrator, to inquire about the issuance of this building permit. Cindy Harris stated that Becky Ruholl stated previously the City of Dry Ridge under Mayor Cull had only specifically requested that water and sewer fees be paid on residential property but had not mentioned commercial property. Becky Ruholl stated that simply a letter from Mayor Crupper noticing the Grant County Planning and Zoning Commission and the Grant County Building Inspector of the City of Dry Ridge's wishes to have all required fees paid upfront before the issuance of permit would be all that would be required.

City Clerk/Treasurer Cindy Harris stated she would send a letter if Council so desired.

Council instructed that a letter be sent to clear this for future development.

Council stated that even though the developer on Blackburn Lane had talked with Sewer Superintendent Ken Little, Water Superintendent Jamey Rhoton, and Mayor Crupper numerous times concerning of the payment of fees prior to any installation, a letter should be sent notifying them in writing of the length of time to order commercial equipment.

#### A. CENTRAL BUSINESS ZONE PERMITTED USES SPECIFICALLY DAYCARE

Mayor Crupper introduced Gary Fogle, real estate agent with Melton Real Estate, representing his client The Place for Kids.

Gary Fogle, realtor for the buyer, stated that both Mike Helson-realtor for the seller, Mr. Metzger-the owner/seller, and himself thought a daycare was a permitted use in a Central Business District. They had referenced the former Zoning Ordinance not realizing the current Zoning Ordinance did not list daycare as a permitted use in Central Business. Mr. Helson and Mr. Metzger were not present for the meeting.

The Place for Kids had not applied for a business license during the initial lease because extensive remodeling as time allowed was taking place prior to opening. The Zoning issue surfaced when the Place for Kids made application for a sign permit. Bobby Robbins then discovered this was not a permitted use in the new Zoning Ordinance in the Central Business Zone.

Council member Fred Money moved, Council member Mathew Hicks seconded to amend the Zoning text to include daycare as a permitted use in the Central Business Zone and to make application to the Grant County Planning and Zoning Commission. Motion carried. Kenny Edmondson-absent, Mathew Hicks-yes, Fred Money-yes, Jason O'Nan-yes, Encil Webster-yes, Jamie Webster-yes.

#### G. OCCUPATIONAL LICENSE TAX (PAYROLL) ORDINANCE 730-2008

City Attorney Michael Mulvey stated that City Clerk/Treasurer had requested that he research the statutes concerning the changes to this type of tax and its collection.

City Attorney Michael Mulvey stated he had been ill and the implementation date was July 15, 2008, and suggested that he believed this qualified for an emergency; therefore, with the drafting of the ordinance he included an emergency clause qualifying Ordinance 730-2208 to be voted upon and adopted after two readings on the same meeting date.

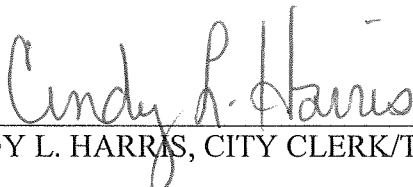
Council member Encil Webster moved, Council member Jamie Webster seconded to declare an emergency and have two readings at the July 7, 2008, meeting and a vote be taken thereafter. Motion carried. Kenny Edmondson-absent, Mathew Hicks-yes, Fred Money-yes, Jason O'Nan-yes, Encil Webster-yes, Jamie Webster-yes.

City Attorney Michael Mulvey read two readings of ordinance 730-2008.

Council member Mathew Hicks moved, Council member Jason O'Nan seconded to adopt Ordinance 730-2008. Motion carried. Kenny Edmondson-absent, Mathew Hicks-yes, Fred Money-yes, Jason O'Nan-yes, Encil Webster-yes, Jamie Webster-yes.

#### ADJOURNMENT

Council member Jamie Webster moved, Council member Fred Money seconded to adjourn. Motion carried. Kenny Edmondson-absent, Mathew Hicks-yes, Fred Money-yes, Jason O'Nan-yes, Encil Webster-yes, Jamie Webster-yes.

  
CINDY L. HARRIS, CITY CLERK/TREASURER

  
CLAY CRUPPER, MAYOR