

**Graymoor-Devondale**

**MINUTES OF REGULAR MEETING**

**September 17, 2024**

The regular meeting of the Graymoor-Devondale City Council was held at the Graymoor-Devondale City Office, 1500 Lynn Way.

**CITY OFFICERS PRESENT:** Mayor John Vaughan, Council Members Michael Allen, Alan Bryant, Angela Coan, Mark Sites and David Wilson. **ALSO PRESENT:** City Attorney John Singler, City Engineer Mark Madison and City Clerk Nancy Perito. **ABSENT:** Council member David Meiners.

**GUESTS PRESENT:** Larry Hagan and Heather Castro.

**PUBLIC FORUM:** Larry Hagan of Girard Dr. had some issues with the finishes after the sidewalk construction on Girard Dr. He stated that there are still flags all over and piles of plastic fabric lying around and the grass that was planted is mostly weeds. Michael Allen stated that there are plans to kill off the grass and have it re-seeded with better quality seed.

He also stated that the street lights at Westport Rd. need to be put back as it is totally dark at that corner. He also recommended some striping on Girard Dr. to distinguish the left and right turning lanes.

Michael Allen stated that the project is not complete and that a punch list will be provided to Steve Kurowsky, Louisville Metro Engineer.

Heather Castro of Woolrich Rd. presented her plans for a Fall Festival. She has received approval from St. Albert's Church to use their parking lot for a parade and trunk or treat. There will be a St. Matthew's Fire Truck and she requested police presence from the Lyndon Police. The date for the festival is October 27<sup>th</sup> from 5:00p.m. to 7:00p.m. Mayor Vaughan stated that she did not need permission from the City for the event at St. Albert's. He invited her to come back and talk about the results of the fall festival and request possible sponsorship by the City for next year.

**APPROVAL OF MINUTES:** Alan Bryant motioned to approve the minutes of the August, 2024 meeting. Michael Allen seconded the motion and the August, 2024 minutes were approved by unanimous vote.

**TREASURER'S REPORT:** Michael Allen motioned to approve the August, 2024 treasurer's report. Mark Sites seconded the motion and the August, 2024 treasurer's report was approved by unanimous vote.

Michael Allen inquired as to whether MRA funds should have been used for the sidewalk project. Mayor Vaughan stated that the rest of the ARPA funds were used toward the project and the remainder came from the General Fund. He stated MRA funds could be used in the future for any road improvements.

**OLD BUSINESS:**

**a) Development updates: Bull Run:** Kristen Hedden has provided a construction update September 16, 2024 through October 11, 2024.

**VA:** Mayor Vaughan stated that monthly updates are being provided. They are moving away from the meetings. He stated that solar panels are being installed on the parking garages for sustainability. These efforts are mandated on federal projects.

**b) Girard Dr. Sidewalk Project:** There have been numerous complaints about the street light at Girard Dr. and Westport Rd. not being replaced. LG&E has been contacted through their maintenance number. Mark Madison will provide contact information to request the replacement.

Michael Allen stated that there has not been a final invoice. There is still grading and grass replacement that needs to be completed because it was not initially completed correctly. Michael will be providing a punch list to be completed. He also stated that he would like to extend the sidewalk on Girard Dr. down to Crossmoor Ln.

## **NEW BUSINESS:**

**a) Medical Cannabis Sales:** Attorney John Singler stated that the Metro Land Development Code Amendment allows for stores in C2 by approval through the Board of Zoning. The only place in Graymoor-Devondale that would be eligible would be at Westport Village.

Alan Bryant motioned for the introduction and 1<sup>st</sup> Reading of Ordinance #3, Series 2024-2025, relating to the changes in the text of the Metro Land Development Code as they relate to Medical Cannabis Sales. Michael Allen seconded the motion and the ordinance was introduced by unanimous vote.

**b) Annexation of Providence Point:** Attorney John Singler presented the draft documents relating to the annexation of Providence Pointe. The Resolution addresses a revenue lease financing for Hagan Properties, Inc/Providence Pointe LLC. On page 2, it addresses the revenue lease and the sub-lease as a conduit for the bond. Exhibit B defines the project. Exhibit C is the Inducement Resolution. Section 4 states that the Company pays through the Revenue Lease. Section 11 states that no funds of the City will be obligated or there is no authorization of expenditure of the City's funds. Section 15 holds the City harmless. There would be no Ad Valorem Tax (State, Metro, Local). The Sub-rent would be \$10,000 per year with an increase of 1% each year up to \$200,000.

Alan Bryant stated that he is totally against it. It is not the City's responsibility to enable Hagan to develop this project. It is also a 40 year commitment.

Michael Allen inquired about the wording in Section 3, page 2. John Singler stated it is an inducement that he would actually make the improvements.

After discussion about the City's obligations and its benefit to the City, it was decided to table any motion until the next meeting.

**c) Greenlawn Rd. Curb Project:** City Engineer Mark Madison put the project out for bid. There were five bids. The lowest bidder was Libs Paving Company, Inc. at \$47, 600 and the highest bid was Allterrain Paving and Construction, LLC at \$100,580.00 Mayor Vaughan stated that we have already paid Libs \$25,000 for the trial project. Michael Allen inquired if a contract can be let if it is less than \$50,000.

Mark Sites motioned to accept the lowest bid, Libs Paving, contingent on a site interview. Angela Coan seconded the motion and the motion was approved by unanimous vote. Mark Madison will meet with Libs next week.

**COUNCIL REPORTS:**

**a) Public Safety: No report.**

**b) Code Enforcement:** Issues that were addressed were mostly parking and a motor home in a driveway

**c) Sanitation: No report.**

**d) Public Works/Signage: No report.**

**e) Beautification:** Angela Coan reported that she is trying to obtain the inventory list from the provider for the Tree Program. Trees will be planted in November or December. A resident is complaining that she received the wrong type of tree and requests that it be removed. Mayor Vaughan advised to try and work with her to get a satisfactory resolution.

**f) Insurance/Finance:** Alan Bryant reported that he has received an insurance quote from KLC that is competitive. He would like to move to KLC for insurance services. Mary Schmidt could still be the agent.

**g) Public Information:** David Wilson would like to make the Holiday Decorating contest self-nominating. All those who participate would receive an ornament with the City logo. He showed the Council examples for the ornaments. He is looking into having residents submit their entry digitally and voting would also be digitally.

David needs the Bios for the candidates for City Council for the website. He also reported that he has purchased the email list for Graymoor-Devondale.

**h) City Clerk:** Nancy Perito reported on the rental property renewals and business license renewals. 2024 tax bills were mailed September 13<sup>th</sup>.

**i) Special Projects:** No report.

**j) Ice and Snow Removal:** No report.

**k) Legal:** No report.

There being no further business to discuss, Michael Allen motioned to adjourn the meeting at 9:33p.m. Angela Coan seconded the motion and the meeting was adjourned by unanimous vote.

Respectfully Submitted

Nancy Perito, City Clerk

Approved\_\_\_\_\_

John Vaughan, Mayor