

MAYSVILLE BOARD OF COMMISSIONERS  
Thursday, 10 December 2020; 5:15 p.m.  
REGULAR MEETING  
Maysville Municipal Building  
Livestreamed via Facebook

The Board of Commissioners of the City of Maysville, Kentucky met in regular session on Thursday, August 13, 2020 at 5:15 p.m. at the Maysville Municipal Building. Present were Commissioner Andrew Wood, Commissioner Jeff Brammer, Commissioner Kelly Ashley, Commissioner Victor McKay, and Mayor Charles T. Cotterill. Also present were City Manager Matt Wallingford, City Clerk Lisa R. Dunbar, City Attorney Kelly Caudill, Comptroller Penny Stanfield, HR Director Rhonda Rose, Public Works Director Dennis Truesdell, Police Chief Jared Muse, Fire Chief Kevin Doyle, Project Coordinator David Hord, Planning & Zoning Administrator George Larger, and Tourism Director Lacey Holleran. Absent: Utility Manager Luke Huron, Building Inspector Jim Fawcett, Codes Office Nicole Brooks, Main Street Director Caroline Reece, and Assistant City Attorney Sue Brammer.

CONSENT AGENDA

The following items were on the consent agenda:

- **Minutes:** Nov. 12, 2020 special meeting
- **Department Reports:** Engineering Department, Utility Department, Treasurer/Finance, Codes Department, Main Street, Police Department, Fire Department, Public Works Department, City Clerk, Tourism Department
- **Appointment/Reappointments:**
  - Daisy Pate, Board of Architectural Review, 12/31/23
  - Bobbie Brothers, Board of Architectural Review, 12/31/23
  - Doug Bowery, Board of Ethics, 12/8/23
  - Tim Greiffenkamp, Board of Ethics, 12/8/23
  - Kirby Bennett, Board of Ethics, 12/8/23
  - Christy Clarke, Main Street Board, 12/31/22
  - Meagan Brannon, Main Street Board, 12/31/22
- **Personnel**
  - Promotion: Police Department, Jacob Johnson to PO-1 status
  - Promotion: Fire Department, Jerrad Appleman to regular firefighter status

Motion by Commissioner McKay, second by Commissioner Ashley to approve the consent agenda. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

APPOINTMENT

The following memo was presented to the Board of Commissioners:

To: City Manager Matt Wallingford, Mayor Cotterill, and City Commissioners  
Fr: Fire Chief Kevin Doyle  
RE: Prater Recommendation  
Date: December 6, 2020

Tracy Prater has fulfilled all the requirements for full time employment at Maysville Fire Department. He comes to us with experience as a career firefighter and several years as a volunteer. He is a certified EMT and meets all of the requirements for the Kentucky fire Commission. I am recommending that Tracy is appointment to probationary firefighter.

Motion by Commissioner Ashley, second by Commissioner Wood to approve the appointment of Tracy Prater to probationary firefighter. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

#### PUBLIC COMMENT

Bryan Helphinstine addressed the Board of Commissioners requesting the chance to open a drug treatment facility based on his commitment and voluntary service over the years helping addicts get off drugs. City Manager Wallingford assured him that all proposals for treatment centers will be treated equally by City staff.

#### LITTLE FREE LIBRARY

David Darmitzel and Richard Booth told the Board of Commissioners about the little free library that they build in memorial of the lives lost in the row house fire on W. 2<sup>nd</sup> Street. The library is a model of the historic row houses and has fiction, non-fiction, and children's books.

#### FOREST AVENUE PARK

City Manager Wallingford addressed the Board of Commissioners regarding the possible naming of the new park on Forest Avenue emphasizing that it did not have to act at the meeting or give it any name other than Forest Avenue Park if it chose. Mayor Cotterill drew attention to a letter from the Maysville Commission on Human Rights recommending that the park be name the Paul King Memorial Park and the basketball court be named for Mike Case and Pat Moore (ATTACHMENT A). The Board of Commissioners expressed the desire to get more public feedback before making a decision.

#### SHOWBOAT MAJESTIC

The owners of the Showboat Majestic have expressed enthusiasm to dock permanently in Maysville. The boat is the last of its kind and is on the National Historic Register, according to City Manager Wallingford. He said that the City could set stipulations on hours of operation and outward appearance. Tourism Director Holloran said the Majestic could be an asset to the City. The owners plan to have entertainment and hope to partner with a local restaurant. Projects Manager Hord said that electric service would need to be run, but that it is needed at Limestone Landing anyway. There are areas where the boat could be moored and it would not interfere with sternwheeler visits. City Manager Wallingford said that he and City Attorney Caudill would get together and draft a lease to present for the Board of Commissioners to consider at the next meeting.

#### ECONOMIC ANNOUNCEMENT

Economic Development Director Owen McNeil announced that Environflight was making a \$20 million expansion in Maysville. Existing operation are expanding into the former King Burley building, and about 40 new jobs will be created.

#### UTILITY SHUT-OFFS

Comptroller Stanfield reported that there had not yet been any water shut-offs or late fees. Licking Valley CAP still has funds available, and there are fewer delinquent accounts. Payment plans are being set up for those who do not qualify for assistance. There is about \$45,000 in delinquent funds. The City doesn't usually shut off water in January due to the weather. The Mayor suggested that no shut offs be made in January and look at the situation month-to-month. The Board of Commission agreed.

#### RESOLUTION AUTHORIZING ANNUAL LETTER OF COMMITMENT FOR KENTUCKY MAIN STREET PROGRAM

The following Resolution was presented to the Board of Commissioners:

COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Resolution No. 20-73

#### RESOLUTION AUTHORIZING ANNUAL LETTER OF COMMITMENT FOR THE KENTUCKY MAIN STREET PROGRAM

WHEREAS, the City of Maysville, Kentucky, realizes the importance of participating in the Kentucky Main Street Program; and

WHEREAS, the City is required to execute an Annual Letter of Commitment providing that it will employ a local Main Street director, maintain an organization focused on downtown

revitalization, budget necessary funds, provide reports, attend training, maintain a historic preservation ethic, and maintain community support,

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MAYSVILLE, KENTUCKY, that the Mayor, Chair of the Renaissance Committee, and Main Street Director are hereby authorized and directed to execute and deliver the Annual Letter of Commitment required for certification by the Kentucky Main Street Program.

Motion by Commisioner Brammer, second by Commissioner Ashley to adopt Resolution No. 20-73 as presented. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

RESOLUTION ACCEPTING 423 CLARK STREET

The following Resolution was presented to the Board of Commissioners:

COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Resolution No. 20-74

RESOLUTION AUTHORIZING PURCHASE OF 0.271 ACRE PROPERTY SITUATED AT  
423 CLARK STREET, MAYSVILLE, MASON COUNTY, KENTUCKY

BE IT RESOLVED BY THE CITY OF MAYSVILLE, KENTUCKY, that the Mayor is hereby authorized and directed to execute the Real Estate Purchase and Sale Agreement for 0.271 acre situated at 423 Clark Street, Maysville, Kentucky for a price of \$4,000, and to execute any and all documents necessary for the closing of this transaction.

Motion by Commissioner McKay, second by Commissioner Brammer to adopt Resolution No. 20-74 as presented. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

RESOLUTION AUTHORIZING CONTRACT ADDENDUM WITH RUMPKE

The following Resolution was presented to the Board of Commissioners:

COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Resolution No. 20-75

RESOLUTION REGARDING ADDENDUM TO CONTRACT BETWEEN CITY OF  
MAYSVILLE, KENTUCKY AND RUMPKE OF OHIO, INC.

BE IT RESOLVED BY THE CITY OF MAYSVILLE, KENTUCKY, that the Mayor is hereby authorized and directed to execute the Addendum to the contract between the City of Maysville, Kentucky and Rumpke of Ohio, Inc. to extend the current contract with the same rate, terms and conditions for an additional two (2) year period.

Motion by Commissioner Brammer, second by Commissioner Ashley to adopt Resolution No. 20-75 as presented. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

ORDINANCE RE PROPERTY TAX RATE FOR ABANDONED PROPERTIES

The Board of Commissioners were presented with the following Ordinance on first reading:

COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Ordinance No. 20-19

**TITLE XIII - Finance and Taxation  
Chapter 133 - Property Tax**

**ARTICLE III - ABANDONED URBAN PROPERTY TAX**

Summary

THIS ORDINANCE CREATES AN ABANDONED URBAN PROPERTY TAX; PROVIDES THE DEFINITION OF ABANDONED URBAN PROPERTY; SETS THE TAX RATE FOR ABANDONED URBAN PROPERTY AT \$5.00 ON EACH \$100 OF ASSESSED VALUE; PROVIDES THAT THE REVENUE FROM SALE OF THE PROPERTY BE CREDITED TO THE CITY'S GENERAL REVENUE FUND; DIRECTS THE CODES ENFORCEMENT DEPARTMENT TO PREPARE AND FURNISH A LIST OF ABANDONED URBAN PROPERTIES; SETS THE CRITERIA FOR REMOVAL FROM SAID LIST; AND SETS FORTH PROCEDURES FOR PROPERTY OWNERS TO APPEAL THE CLASSIFICATION OF SAID PROPERTY AS ABANDONED URBAN PROPERTY.

Motion by Commissioner Brammer, second by Commissioner McKay to pass Ordinance No. 20-19 as presented upon first reading. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

ORDINANCE RE RESIDENTIAL TREATMENT CENTERS

The Board of Commissioners were presented with the following Ordinance on first reading:

COMMONWEALTH OF KENTUCKY

CITY OF MAYSVILLE  
Ordinance No. 20-20

AN ORDINANCE AMENDING CODE OF ORDINANCES CHAPTER 320  
RE RESIDENTIAL TREATMENT CENTERS

Summary

This Ordinance amends Code of Ordinances Chapter 320.406.6 to allow residential treatments centers as a conditional use in R-3, B-1, B-3, D-1, and I-2 and to modify the definition of Residential Treatment Centers to change Halfway House to Sober Living Facility.

Motion by Commissioner Ashley, second by Commissioner Wood to pass Ordinance No. 20-20 as presented upon first reading. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

ORDINANCE AMENDING CODE OF ORDINANCES CHAPTER 320 RE DETOX FACILITY

The Board of Commissioners were presented with the following Ordinance on second reading:

COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Ordinance No. 20-16

AN ORDINANCE AMENDING CODE OF ORDINANCES CHAPTER 320  
RE DETOX FACILITY

Summary

This Ordinance amends Code of Ordinances Chapter 320.406 to allow detox facilities as a conditional use in R-4, B-1, B-2, B-3, D-1, P-1, and I-1 and to amend Halfway House entry to Sober Living Facility and to modify the definition of Residential Care Facilities to include Sober Living Facilities.

Motion by Commissioner McKay, second by Commissioner Brammer to adopt Ordinance No. 20-16 as presented upon second reading. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

ORDINANCE AMENDING CHAPTERS 71.192 AND 71.193 VACANT PROPERTY REVIEW  
COMMITTEE

The Board of Commissioners were presented with the following Ordinance on first reading:

**COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Ordinance No. 20-17**

**AN ORDINANCE AMENDING CODE OF  
ORDINANCES SECTION 71.192 and 71.193**

Summary

This Ordinance amends Code of Ordinances §71.192 and §71.193 to change Board of Adjustment to Code Enforcement Board.

Motion by Commissioner Brammer, second by Commissioner Wood to adopt Ordinance 20-17 as presented upon second reading. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

ORDINANCE AMENDING CHAPTER 273.02 BUILDING INSPECTIONS

The Board of Commissioners were presented with the following Ordinance on first reading:

**COMMONWEALTH OF KENTUCKY  
CITY OF MAYSVILLE  
Ordinance No. 20-18**

**AN ORDINANCE AMENDING CODE OF  
ORDINANCES SECTION §273.02**

Summary

This Ordinance amends Code of Ordinances §273.02 to add procedure for issuing building permits when required for maintenance and ordinary repairs on a structure that is under notice of repair or condemnation by Code Enforcement.

Motion by Commissioner McKay, second by Commissioner Ashley to adopt Ordinance 20-18 as presented upon second reading. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes.

FISCAL YEAR 2020 AUDIT

Motion by Commissioner Wood, second by Commissioner Ashley to approve the Fiscal Year 2020 Audit. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood,

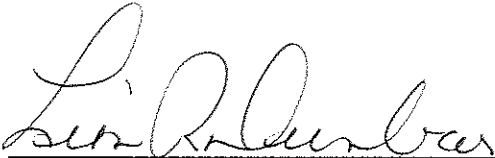
Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill,  
Motion passes.


SET DATES FOR SPECIAL MEETINGS

The Board of Commissioners agreed to meet in special session on Tuesday, Dec. 15 at noon to tie-up annual business and on to meet for Sine Die at noon on Wednesday, Dec. 30.

ADJOURNMENT

Motion by Commissioner McKay, second by Commissioner Wood to adjourn. Upon call of roll, voting is as follows: Voting aye: Commissioner Wood, Commissioner Brammer, Commissioner Ashley, Commissioner McKay and Mayor Cotterill, Motion passes. Adjournment at 6:03 p.m.

  
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CITY CLERK

  
\_\_\_\_\_  
MAYOR



**Maysville**  
**Commission on**  
**Human Rights**

Dec. 8, 2020

City of Maysville Board of Commissioners  
216 Bridge St.  
Maysville, KY 41056

Honorable Mayor and Commissioners:

I am writing to you on behalf of the Maysville Commission on Human Rights to ask that you consider naming the new park on Forest Avenue in honor of Paul King and the basketball court in honor of Mike Case and Pat Moore.

Paul King was a community leader who initially showed leadership skills when he led his team to Sweet 16 Tournament in 1972. As an adult, he and wife Karen Sue Commodore were instrumental in starting the first "Dirt Bowl," a local basketball tournament, which attracted teams from around the Tri-State to Maysville. He served as a volunteer coach on teams of all ages and became a certified referee. He served as a mentor, big brother, and father figure to many young men and women in the community. Paul was the owner of PK Construction, later Royal Oak Construction, and his work can be seen in many big projects like Killen Stations, Northern Kentucky University, IRS building in Downtown Covington, Procter & Gamble and the University of Kentucky to name a few. He employed many in the community, and although he traveled the world, he always called Maysville home.

Pat Moore was an outstanding athlete, respected community leader who revitalized the Dirt Bowl in 1990, and served as initiatives coordinator at Maysville Housing Authority where he developed programs for area children. He also served on the Hayswood Foundation Board until his untimely death in 2002. Mike Case was also a top area athlete at the high school and college level whose life was cut tragically short by a car accident.

For their basketball legacy and lasting positive influence in the City of Maysville, the members of the Maysville Commission on Human Rights request that you name the new park on Forest Avenue the Paul King Memorial Park and the basketball court the Mike Case-Pat Moore Basketball Court.

Sincerely,

David Green  
Chairman, Maysville Commission on Human Rights