

URBAN COUNTY COUNCIL
PLANNING COMMITTEE SUMMARY

January 20, 2009

The Planning Committee was convened at 1:03 PM. All committee members were present with the exception of VM Gray, CM Lawless and McChord. The first order of business was nomination and election of a new chairperson. Jerry Southers, council staff asked for a motion.

Motion by CM Ellinger to nominate and elect CM Gorton as Planning Committee Chair, seconded by CM Blues. motion passed without dissent.

CM Gorton thanked the committee members for their confidence and vote. She asked CM Blues to continue as the Planning Committee, Vice Chair. He agreed and was appointed as such.

I. Electrical Inspector's Fee Schedule

CM Gorton asked Commissioner Mike Webb and Dewey Crowe, Bldg. Inspection to provide a larger, more legible copy of the presentation included in the packet.

Mr. Crowe showed a new residential comparison, including significant listings for 2008. He showed comparison of fees by county for single family homes. He also did a comparison on how many in fees would be generated scenario. They also looked at commercial project fees, explaining the estimated cost of electrical work is 15% of the construction cost and the estimated annual cost of inspections is 1% of the electrical work. He told the committee the presentation is a snapshot of residential and commercial and does not include everything generated, this is not an accrual number reflected.

CM Gorton asked for discussion and comment.

Commissioner Webb said Brian Marcum, Director of Purchasing could answer any questions. He said the contract for electrical inspections is bid differently. The fees are set by ordinance and effects selection of a contractor and terms of the contract.

CM Beard asked about a cap on the contract. Mr. Marcum distributed copies of the contract to council members for review.

CM James asked how the contract can be amended and was referred to Section 9.2 of the contract which covers changes and additions.

CM Beard referred to construction on S. Limestone and asked how electrical inspections were handled for that type of work such as re-building, or adding on to existing structure.

CM Feigel expressed concern with a possible fee increase after the RPF is sent out, which changes the specifics. Her recommendation was to wait until the end of term of the contract.

CM James echoed concern about the proposed changes to the contract. Mr. Webb suggested amending item one (1), change in terms, contract end dates, etc. He added the law department is working to execute changes to the existing contract in an effort to avoid totally re-negotiating the entire contract.

Mr. Jones, the electrical inspector's attorney addressed the committee saying the council has the ability to enact a new ordinance without changing the contract. He said expenses are rising up 100% and changing the number of workers, equipment such as vehicles used would not alleviate those rising cost. He suggested looking closer at fee increases and a reduction in contractor requirements.

CM Beard asked if there was any way to have a "baseline" in the contract. He was told a baseline would have to be researched since there has been a significant leap in expenses and cost to the client due to labor changes since 2001.

CM Gorton asked the committee if any motions should be considered at this time. No motions were made.

CM Ellinger suggested keeping this item in committee, asking Commissioner Webb to come to a future meeting with more information and discussion.

2. Newtown Pike Design Ordinance

Chris King and Andrew Grunwald addressed the committee regarding Newtown Pike extension commercial design and property access standards. The presentation highlighted design and access studies, which included area maps, and objectives. They told the committees there were several public meetings held during the study process and notifications were sent to property owners. This was completed May, 2007.

The presentation touched on urban and pedestrian character, building scale and off street parking. Also requirement of the ordinance were given. The final aspect of the presentation was about extension access management. The next steps of the project are education and feedback from property owners, fine tuning ordinance language, develop a final ordinance map and report back to the Planning Committee.

CM Blues asked Mr. King how the public meetings went and indicated he would like to attend one in the future.

Mr. King said the goal was to respond to any concern of the public well before construction starts in an effort to be upstream of issues.

CM Gorton asked Mr. King for a timeline on completion of the next steps of the project and availability of an update to the committee.

Mr. King responded if not March/April 2009, certainly before Council takes summer break.

No motions came forward as a result of this presentation.

3. Land Bank-Abandoned/Delinquent Property Tax Rate

CM Gorton turned the discussion over to CM James, who referred the item to committee asking for an update and/or comment. She explained the packet included an overview of the Land Bank Program according to KRS and a proposed draft ordinance covering abandoned urban property.

CM James yielded the floor to Dave Barbarie, Law Department who told the committee three documents were reviewed. The inter-local agreement is being reviewed by the state's Attorney General. Once that is completed the blue sheet process can begin. The committee agreed they would like to review the agreement before blue sheet. CM Gorton said since obtaining the inter-local agreement is really the first step in creating a Land Bank she would not want to see the process delayed and perhaps a "hard copy" of the inter-local agreement distributed to council members would suffice.

CM James agreed to quick action, referring to an item of new business in the packet of today's work session which might also require the Land Bank be in place.

Motion by CM James asking the law department to bring the inter-local agreement directly to the blue sheet process once it's available, seconded by CM Blues, motion passed without dissent.

CM Beard reiterated the council has an opportunity to review the agreement before it's blue-sheeted.

4. Items Referred to Committee

Due to time constraints there was not an opportunity to review or discuss items referred to Committee.

A motion to adjourn made by CM Ellinger, seconded by CM Beard. Motion passes.

Planning Committee meeting adjourned at 2:55 PM