

City of Crittenden
City Council Meeting
February 7th, 2022 @ 7pm
Meeting Minutes

Call to Order - Mayor Purcell

Pledge of Allegiance to the U.S flag

Invocation

Welcome Guest

Attendees:	
Mayor Jim Purcell	Councilperson Joe Dusing
Councilperson: Bobby Tanner	Councilperson: Bobby Newman
Councilperson: Michelle Bohman	Councilperson Jennifer Thurman-Humphrey
City Clerk / Treasurer Shawn McHolland	Guest: Fire Chief Lee Burton
Guest: Sheriff Brian Maines	Guest: Adam Lantman
Guest: Barry Mullins	Guest: Renee Fox
Guest: Roger Humphrey	Guest: Logan Murphy
Guest: Michelle Tanner	

Agenda - Approval, subject to additions or deletions.

Additions:

- Old Business:
 - None
- New Business:
 - Harvesters Land Proposal

February 7th, 2022 Agenda Approval	
Motion: Councilperson Bohman	Seconded: Councilperson Newman
Roll Call	
Councilperson Bohman: Yes	Councilperson Thurman: Yes
Councilperson Dusing: Yes	Councilperson Tanner: Yes
Councilperson Newman: Yes	Councilperson: Open
Motion carried	

Minutes: To be Approved

- M-1-11-22 – January 11th, 2022

Corrections / Additions:

- Bobby Tanner was absent at the 1/11/22 meeting. Correction needed at the top of the meeting minutes.

Meeting Minutes 1/11/22 Approval	
Motion: Councilperson Humphrey	Seconded: Councilperson Dusing
Roll Call	
Councilperson Bohman: Yes	Councilperson Humphrey: Yes
Councilperson Dusing: Yes	Councilperson Tanner: Yes
Councilperson Newman: Yes	Councilperson: Open
Motion carried	

Treasurers Report - January 2022 to be approved.

Discussion:

- Dusing: When will we start working on Budget for FY22-23:
 - Purcell / McHolland – We will deliver a proposed budget for FY22-23 at the 1st Meeting of March (3/8/2022).

December 2021 Treasurer’s Report Approval	
Motion: Councilperson Humphrey	Seconded: Councilperson Bohman
Roll Call	
Councilperson Bohman: Yes	Councilperson Humphrey: Yes
Councilperson Dusing: Yes	Councilperson Tanner: Yes
Councilperson Newman: Yes	Councilperson: Open
Motion carried	

Order of New Business:

1. KY Colonel Presentation – Humphrey
 - a. Councilperson Humphrey was presented with the honor before the City Council meeting started.
2. Law Enforcement Report
 - a. Report distributed prior to the meeting.
 - b. No representation of the Sheriff’s dept.
 - c. Sheriff Maines did arrive later in the meeting. No updates were requested by City Council.
3. Fire Department Report
 - a. No report was provided.
 - b. No representation of the Crittenden Fire Dept.
4. Fox Zoning Request – VRBO – Short Term Rental – Fox / Purcell
 - a. Mayor Purcell welcomed Renee Fox to the meeting.
 - b. Mrs. Renee Fox presented her request to the City Council.
 - i. 100 S Main Street – Crittenden Bank / BB&T is the location of her business.
 - ii. Short Term Rentals
 - c. Mayor Purcell:
 - i. Text Amendment would be needed.
 - ii. This change would affect the entire Central Business District.

- d. Motion by Councilperson Bohman: To amend the text to read – Short Term Rentals To Be Permitted In A Single Structure of a minimum 2,500 SF At Street Level.
 - e. Second: Newman
 - f. Discussion:
 - i. Dusing: Can we characterize this change to a minimum SF – 2,500?
 - g. Vote:
 - i. Newman: Yes
 - ii. Dusing: Yes
 - iii. Tanner: Yes
 - iv. Humphrey: Yes
 - v. Bohman: Yes
 - vi. Open Seat
 - h. Motion Carried.
 - i. Timing of this change: 3 to 4 months to be finalized.
5. Ordinance No. 302-2022 – FY21-22 Budget Amendment – 2nd Reading
- a. Mayor Purcell completed the 2nd Reading.
 - b. Motion: Humphrey
 - c. Second: Dusing
 - d. Discussion: None

Ordinance No 302-2022 – FY21-22 Budget Amendment Approval	
Motion: Councilperson Humphrey	Seconded: Councilperson Bohman
Roll Call	
Councilperson Bohman: Yes	Councilperson Humphrey: Yes
Councilperson Dusing: Yes	Councilperson Tanner: Yes
Councilperson Newman: Yes	Councilperson: Open
Motion carried	

6. Open City Council Seat – Application Review / Appointment – Purcell
- a. 3 Residents applied for the open position:
 - i. Kayla McClain
 - ii. James (Greg) Livingood
 - iii. Amanda Roberts
 - b. Mayor Purcell made motion to appoint Greg Livingood to the position.
 - i. Motion: Bohman
 - ii. Second: Humphrey
 - iii. Discussion: None

Open City Council Seat – Nomination & Approval: Greg Livingood	
Motion: Councilperson Humphrey	Seconded: Councilperson Bohman
Roll Call	
Councilperson Bohman: Yes	Councilperson Humphrey: Yes
Councilperson Dusing: Yes	Councilperson Tanner: Yes
Councilperson Newman: Yes	Councilperson: Open
Motion carried	

7. Harvesters Land Proposal – Purcell
- a. Track of land on Violet Road in front of the Harvesters Sub-division
 - i. Map # 042-00-00-024.01
 - b. The land has been offered to the City of Crittenden by the current (Hicks & Mann) owners.
 - c. The offer is time limited / sensitive.
 - d. Councilperson Humphrey:
 - i. I am concerned about the property. Including run off into the lake and the condition of the dam. The City of Crittenden does have an obligation to the residents of the Harvesters Subdivision to ensure they have a safe entrance and exit of the area.
 - e. Purcell:
 - i. We are obligated to the residents.
 - f. Newman:
 - i. I agree with Mayor Purcell, we are obligated to the residents of the Harvesters.
 - g. Dusing:
 - i. In the past, we have been told the condition of the dam is poor. We saw a score of 2 out of 5. 1 equaling poor and 5 equaling excellent in regards to the condition of the dam.
 - h. Logan Murphy (City Engineer – Hicks & Mann):
 - i. From memory, the State classified the damn as an A or B type of dam, but it was designed as a C classification.
 - ii. As-builts were sent to the State of Kentucky in 1994.
 - iii. The hydraulic design differences between an “A” and a “C” is significant. This is causing concern & confusion over the dam.
 - iv. Ongoing maintenance will be necessary by the City of Crittenden
 - v. Sewer is the responsibility of the Grant County Sanitary & Sewer.
 - i. Purcell:
 - i. The open law suit from the property owner is to defend themselves against owning the maintenance of the dam.
 - j. McHolland:
 - i. Is there a cost estimate available on “fixing” the dam and maintaining the property?
 - ii. Murphy:
 - 1. Fixing the dam will include clearing brush evaluating the seepage. I do not have an estimate available to share.
 - k. Motion by Councilperson Newman: The City of Crittenden will accept the property donation.
 - l. Second: Bohman
 - m. Discussion:
 - i. Dusing: The second means of egress from the Harvesters is less critical if the dam is properly maintained / report. Then the city could market and sell the land to a developer.
 - ii. Newman: If the damn broke then FEMA would support.
 - iii. Murphy: Another option is to drain the lake. The lake is designed to be a dry retainage pond.
 - iv. Dusing: The proposal needs to be acted upon as soon as possible.
 - v. Bohman: Fishing in the lake has been an issue by the residents that do not own property adjacent to the lake. Potential positive use for the residents.

- n. Vote:
 - i. Newman: Yes
 - ii. Dusing: Yes
 - iii. Tanner: Yes
 - iv. Humphrey: Yes
 - v. Bohman: Yes
 - vi. Open Seat
- o. Motion Carried.

Order of Old Business:

1. City of Crittenden Zoning Update – Dusing
 - a. Moving Forward – 2 Areas:
 - i. Case 25 LLC: A1 to I1
 - ii. Zoning & Marketing Agreement of properties along N Main St & Violet Rd.
 1. All property owners are on board – CLC Diversified / Beach & Colson
 2. Worthington Family did not sign up.
 - b. Case 25 LLC is very eager to move the zoning to I-1.
 - c. Both projects are moving forward – City Attorney Brandon Voelker will take both to Planning & Zoning.
2. Bid Package Release – Oakwood Drive Project – Purcell
 - a. Murphy notified the Council of a couple of contractual changes:
 - i. The bidders must submit a schedule to allow the city to understand the project duration – start to finish.
 - ii. Estimate: Will include additional details in the bid.
 - iii. Retainage will be added to the contract. Meaning the project owner (City of Crittenden) will hold back a fixed percentage (3, 5 or 10%) of the overall project cost. This retainage will hold the bidder to complete the project and any punch list items discovered by the engineer. Once the project is 100% complete, the retainage payment will be released.
3. General Items – Purcell:
 - a. Harlan / Russell Striping Proposal Review – Purcell
 - i. Ok to proceed per City Council.
 - b. Patriots Landing – Mt Olivet Church - Humphrey
 - i. Patriotslanding.org for tickets.
4. Next meeting on 2/22/2022 will be cancelled.
 - a. Next meeting for City Council – 3/8/2022.

Adjournment of meeting

Motion To Adjournment	
Motion: Councilperson Tanner	Seconded: Councilperson Humphrey
Roll Call	
Councilperson Bohman: Yes	Councilperson Humphrey: Yes
Councilperson Dusing: Yes	Councilperson Tanner: Yes
Councilperson Newman: Yes	Councilperson: Empty

Next City Council Meeting March 8th, 2022 @ 7pm

Respectfully, Mayor Purcell

Minutes created and distributed for approval by City Clerk / Treasurer: Shawn McHolland