



Mike Ober, Mayor  
101 Shelby Pointe Drive  
Louisville KY 40223

Pat Gramig, City Clerk  
122 Blue Fields Road  
Louisville KY 40223

**CITY OF BLUE RIDGE MANOR MEETING MINUTES  
JANUARY 28, 2013**

**NEXT MEETING DATE:** February 25, 2013

The regular monthly meeting of the City of Blue Ridge Manor was held on January 28, 2013 at the Middletown Fire Department, Division 2. The meeting came to order at 7:00pm, Mayor Mike Ober presiding.

The following were present:

Mike Ober, Mayor	Porter Lady - Commissioner
Hans Klose – Mayor Pro Tem	Carla Kreitman - Commissioner
Bob Carter – City Treasurer	Julie Colucci – Commissioner
Pat Gramig, City Clerk	Roger Lanning – Dorsey Village
Stan Chauvin – City Attorney	Bob Overberg – Blue Ridge Manor
	James R. Worth – Blue Ridge Manor

**Approval of November Minutes**

Having distributed the November minutes to the Commission prior to the January 28th meeting, Mayor Ober asked if there were any corrections or omissions. Carla Kreitman moved that the November minutes be approved as read. Julie Colucci seconded the motion. Motion carried.

**Treasurer’s Report**

Bob Carter, gave an overview of the December Balance Sheet, December End of the Month Report, Second Quarter Report and the final accounting of the Oktoberfest. He also gave an update of the 2012 Delinquent Property Taxes.

Stan Chauvin, City Attorney indicated that in drafting the July, 2013 to June 30, 2014 Ad Valorem Tax Ordinance, he will include a tax collection process for the City to properly collect any future delinquent property taxes. This process should discourage any potential lawsuits by any delinquent property owner.

Porter Lady moved the current financial reports be approved as read. Julie Colucci seconded it. Motion carried.

## **OLD BUSINESS**

### **Oktoberfest Budgeting**

Mayor Ober reviewed with the Commission the budget of this year's Oktoberfest against the final accounting of its expenses. Carla Kreitman commented that since this was the first attempt by the City to take on such a worthwhile endeavor, expenses were not that much over the estimated budget. Mayor Ober stated now that we have tangible figures to compare, this year's Oktoberfest budget should be easier to draft in order to make the necessary adjustments for a more cost effective event.

Overall, comments were favorable by the residents and the event produced more residential interest than anticipated. The Commission agreed to repeat the Oktoberfest again this year, as unanimously agreed upon in the November monthly meeting. The date for the 2013 Oktoberfest was confirmed for October 5<sup>th</sup>. The hours for the event have been extended from 1:00pm to 10:00pm.

Mayor Ober stated that in order to generate more interest and involvement from our residents, the City newsletter will continue to have articles each quarter, welcoming those interested in participating, to contact Carla Kreitman, Editor.

Julie Colucci confirmed that she was able to book the Ken and Mary Accordion Band from Marysville, Ohio for this year's Oktoberfest.

Bob Carter also commented that Owl Creek highly complimented the City's success with our first attempt of the Oktoberfest.

### **Signs**

Julie Colucci reviewed with the Commission the "specs" of final phase of signs to be installed throughout the City. The installation of signs would include Dorsey Station, Shelby Pointe, Dorsey Village and Hardesty Park. Julie mentioned some of the signage will include: "No Parking" – "Proceed with Caution" – "No Outlet" – "Private Drive."

With regard to signage in the Condo areas, the Commission lead by City Attorney Stan Chauvin, discussed and considered the "Kentucky Public Spending Requirement" under Kentucky law which requires City expenditures to be spent for a public purpose and the general benefit of City residents. It was concluded that the character of the expenditure of funds for signage serves a general public purpose in Blue Ridge Manor by promoting the health, safety (Fire Dept/Police identification) and welfare of City residents in addition, the signage contributes to the beautification of the City by standardizing all signs within City boundaries.

Julie moved that the final phase of the sign installation be accepted. Carla Kreitman seconded the motion. Motion carried.

## **NEW BUSINESS**

### **Lawn Service Bidding**

Mayor Ober addressed a growing concern regarding the services provided by Tarpley Lawn Services. In the past several years, the City has continued to expand to include additional entities, and Tarpley began undertaking additional services as needed. Due to these additional needs, it has conflicted with the budget allowed. Bob Carter stated that in the previous City's Calendar year, services provided by Tarpley were in the amount of \$33,197.60. The concern is to keep expenses under the \$20,000.00 limit in order to keep this from going into an open bid process level.

It was suggested that one possibility would be to set up a budget reclassifying each service that Tarpley provides. Porter Lady mentioned that Tarpley submits an invoice for each individual service that is performed. So this option could be plausible. These services include Hardesty Park, ongoing maintenance to all front entrances of each entity. Ongoing weeding and mowing of each entity.

To be legally compliant, Stan Chauvin recommended we consider the Open Bid process. He also suggested that a Contract with Tarpley should be considered. Julie Colucci also wanted to remind everyone that some of these services provided by Tarpley in the past year were a "One Time" major renovation that threw the budget over the \$20,000 limit. Most of these will not re-occur.

Bob Carter, will break down specific categories of services and expenses provided by Tarpley to be presented at the next month's meeting for clearer evaluation. Mayor Ober tabled this discussion until Bob can provide us with the specific information needed.

### **Litter Abatement**

Julie Colucci stated that the Litter Abatement Grant Reporting and Certification forms are due February 1<sup>st</sup>. These Grant funds are based on City square miles of public roads vs. Metro Louisville/Jefferson County miles of public roads. Presently, Tarpley Lawn Service provides the City Public Roads and the park with this service. Grant funds help to pay for a portion of this expenditure. Porter Lady will complete the Grant forms for submission with the advisement to keep the reporting under \$20,000.

### **Website Correspondence**

Mayor Ober commented how the city residents are beginning to use the City Website more in order to ask questions or report any concerns. He encouraged these website inquiries to be forwarded from the website to the proper city official. He also recommended that any official responding to these inquiries should email it from the website as well.

## **Guest Introduction**

Mayor Ober introduced two guests attending the meeting. Mr. James Worth and Robert Overberg.

James Worth has been a resident of the City for 11 years and wanted to compliment the City for its recent improvements that he felt were long overdue. He commented how much he enjoyed the Oktoberfest and was happy to hear it will be repeated again this year. Mr. Worth owns Allied Production Group that provides entertainment events including outside movies. He is a Production Specialist. He wanted the City to allow him to give a presentation at one of the future meetings in order for the Commission to consider this type of entertainment for an event in Hardesty Park.

Bob Overberg has also been a long time resident. He frequently walks the neighborhood and has noticed several residential properties that are in serious need of repair or maintenance. His concern is that the owners could be elderly and not able to maintain their property without assistance. He commented about a possible community “pitch-in” similar to a similar effort last year when neighbors pitched in to build a ramp for a disabled elderly resident in a wheelchair.

Mayor Ober informed Bob that the City has a residential maintenance ordinance that clearly describes residential responsibilities. Mayor Ober suggested that he and Bob meet to review the specific properties of concern before any action is taken. If necessary, Stan Chauvin, City Attorney, will send a certified letter describing to the owner what is required of them if there is an infraction.

There was also some discussion regarding the mailboxes. Bob commented that his mailbox and some of the other residents’ are beginning to show need of repair. He was questioning whose responsibility it was to do this repair work.

Porter Lady informed Bob that the City installed new mailboxes for all City residents about six years ago in order that the City maintain a uniform appearance. It was the understanding that any repair work needed after the installation of the mailboxes would be the responsibility of the individual homeowner. Bob was informed by the commission they will research in more detail regarding the mail box installation and will keep him advised.

Roger Lanning inquired about the new signage of the Dorsey Way Entrance. He was concerned about the white lettering bleeding on the brick. Mayor Ober mentioned that a protective coating sealer is available to protect the signage. This will be done after it has been power washed.

Roger also inquired about the City Ordinances and how soon would they be in order. Stan Chauvin stated that this is an ongoing research situation and he is in the process of doing this.

## **COMMISSIONERS REPORTS**

### **Department of Public Safety – Julie Colucci**

Julie reported that she was given two dates to consider for the Spring Junk Pick-up. April 11 and May 9<sup>th</sup>. She felt the May 9<sup>th</sup> date would be more appropriate as it is immediately after the Derby when residents are also doing Spring yard work and house cleaning.

Julie also commented on receiving phone call complaints on residential maintenance issues as well as those concerns previously mentioned by Bob Overberg. She was in favor of putting together a City Volunteer Association that could assist with these issues in conjunction with organizations like “Brightside”. Mayor Ober also suggested this Volunteer Association could be mentioned in the City Newsletter requesting any needy resident i.e. Senior Citizens, needing assistance to clean-up their residence property to contact a member of the City Commission. Porter also suggested he could help by locating a major company volunteer to assist in any major maintenance issues.

### **Public Property and Finance – Hans Klose**

Hans Klose had nothing to report at this time.

### **Department of Community Affairs & Public Records – Carla Kreitman**

Carla reported that she has addressed the following:

- Included a “Note Worthy” column on the City Website to address current necessary information pertinent to the City residents
- Photos are needed of the new Blue Ridge Manor Entrance Sign to update the Website photo
- Mail Chimp on the City website will assist with residents’ email addresses in order to be able to electronically mail the City Newsletter to those who would prefer this method of receiving it.
- The Presbyterian Church will repeat the Blood Clinic again this year. The date for this will be March 23<sup>rd</sup>
- Will reach out through the newsletter and website for City volunteers to undertake various worthy activities on behalf of the City i.e., Adopt a Street, etc.

Mayor Ober also suggested having something on the City Website from Fire Chief Riddle on a regular basis.

### **Department of Park and Recreation – Porter Lady**

Porter reported that:

- The trees and plant beds are now scheduled for planting
- Burning bushes will not be planted as it is a threatening plant to the environment. Some Hollies and a non-threatening evergreen plant known as “Arborvitae” will be planted instead.

With reference to the park water line issue: Porter gave Stan Chauvin two business names and phone numbers to follow thru with this concern. They are:

- Chism Phone Number: 267-1180
- White Spurrier Phone Number: 773-0614

Mayor Ober also commented that during the recent heavy rains, he reviewed the drainage area near the park that was a concern to one of the residents whose property backed up into the area of the newly constructed parking lot in the park. Mayor Ober stated that there was no indication of flooding that could cause any major concerns to this particular property owner at this time.

Porter Lady brought up the subject of the White Stucco Brick Entrance sign at Shelby Pointe that is in need of some minor repair. Julie Colucci suggested that at this time, it would be more cost effective to just patch the damaged areas rather than renovate the entire wall. Porter said he would review this with his contractor.

Porter also asked Julie to take under advisement, that for safety purposes, Shelby Pointe entrance could use more lighting. Julie did not see a problem with installing additional lamp posts but she would need to contact all seven property owners first.

### **Miscellaneous**

Roger Lanning inquired about the sidewalk project that was presented by Councilman Jerry Miller at the September 2012 Monthly meeting. Mayor Ober stated that he and Councilman Miller were going to discuss this further on Tuesday, January 29<sup>th</sup> and will give an update at the February monthly meeting.

There being no further business, the Mayor asked for a motion to adjourn. Carla Kreitman moved for adjournment. Julie Colucci seconded it. Motion carried.

Meeting was adjourned at 9:00pm.

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Patricia Gramig - City Clerk

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Mike Ober – Mayor