



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
MAY 28, 2014**

NEXT MEETING DATE: June 23rd

The regular monthly meeting of the City of Blue Ridge Manor was held on May 28, 2014 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	Tony Spencer - Blue Rose Court
Hans Klose - Mayor Pro Tem	Kathy Wayne - Rosewood Court
Stan Chauvin - City Attorney	David Wayne - Rosewood Court
Bob Carter - Treasurer	Pam Morris - Moser Road
Pat Gramig - City Clerk	Don Watson - Rosewood Court
Porter Lady - Commissioner	Joyce Mullaney - Rosewood Court
Carla Kreitman - Commissioner	Ed Becht - Rosewood Court
Phyllis Santos - Blue Rose Court	Madeleine Steele - Blue Rose Court
Karen Moriarty - Blue Rose Court	Nowana Sides - Blue Rose Court
Annie Duncan-Ponvert - Blue Ridge Manor	Rebecca Ackerman - Blue Rose Court
Janice Surratt - Rosewood Court	Terry Hall - Rosewood Drive
Sue Lentz - Rosewood Court	Julia Ho - Blue Rose Court
Chilton Lloyd - Rosewood Drive	Margaret Casper - Rosewood Drive
Mary Michele Roberts - Blue Rose Court	Jeff Hensel - Rosewood Court
Evetta Williams - Blue Rose Court	Ted Bordador - Rosewood Drive
Jane Bellman - Moser Road	Margarete Klose - Blue Ridge Road
Dale Sauer - Blue Rose Court	

Approval of April Minutes

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

Treasurer's Report

Bob Carter gave an overview of the April End of the Month Report, and the April Balance Sheet. Porter Lady moved to accept the April financial reports. Carla Kreitman seconded it. Motion carried.

Update on Road Dedication

Mayor Ober suggested that we address another item listed before proceeding with the regular agenda. He complimented the large attendance of residences from the Condo Association who were present largely due to the Road Dedication issue.

Mayor Ober reviewed with the attendees the steps needed to be taken to pursue the road dedication as previously stated in the April monthly meeting minutes.

A review of Rosewood Drive being dedicated to the City of Blue Ridge was discussed. Items of discussion included:

- Each Association would handle a portion of financial responsibility for road maintenance
- Private property issues cannot be financed by Association
- Agreed at last meeting to obtain initial core samples

One particular concern of the members from the Condominium Association was the increased traffic problem due to the present layout of the roads. Safety and property values would be largely influenced by this. Mayor Ober stated that presently, Blue Ridge Manor has no control. The layout of the roads is the responsibility of the Planning and Zoning Commission. The road dedication would resolve this. Carla Kreitman stated that there are two poignant questions to the Road dedication issue:

- Is it legal?
- Can we afford it?

At this time, Phyllis Santos, President of the Blue Rose Condominium Association, submitted a petition to continue with the Road dedication from the property owners living on Rosewood Court, Rosewood Road and Moser Road.

Mayor Ober stated that the next step to continue with the Road dedication process would be to enlist engineers to do the core samples and then take a vote.

Other Concerns from the Association

There was some concern from the floor that the Condominiums did not receive the same service as the residential homes i.e., trash pick-up, road maintenance. Mayor Ober stated all condos and private home residents in the City of Blue Ridge Manor receive equal benefits.

Jeffrey Hensel, builder and Rosewood Court resident, stated that as a professional builder, he is knowledgeable of property tax rates. He indicated that the present City Tax rate should be changed for fairness to the condominiums that are smaller in land size than the residential homes. Mr. Hensel offered to assist the Mayor with researching this option. Mayor Ober agreed to review and welcomed his offer.

Overall, the members of the Association complimented Mayor Ober for the great improvements he has accomplished with updating the City and the Associations.

Budget Discussions

Bob Carter submitted a proposed budget for the fiscal year, 2014/2015 with an explanation of a reduction on the insurance tax item listed under the General Fund and the increase of the sanitation item. Stan Chauvin suggested we fill in the gap with a contingency so revenues will balance.

Hans Klose stated that the City roads needed to be repaved and striped this year. Commissioner Colucci was in the process of negotiating this project. Mayor Ober suggested that we bring in engineers to give an estimate for this work before proceeding with proposed budget costs.

Bob also made the commission aware of the City CD's and if managed properly could assist in the City road repavings/sealings as well as other MAP related costs. He will pursue this option further and update the Commission with his findings.

OLD BUSINESS

Legal Issues Update

Mayor Ober reported that the City of Blue Ridge Manor has enlisted the professional services of Jonathan Ricketts of the Ricketts Law Offices to proceed with the legal issues addressed in the closed session meeting in April.

Easement Update

Stan Chauvin reported that all the proper papers are in order and will meet with Annie Duncan-Ponvert to proceed.

Sidewalk Proposal – Councilman Jerry Miller

Stan Chauvin stated that he wants to review the documents of the Kentucky League of Cities regarding any Ordinance pertaining to homeowner maintenance before proceeding with this project.

Oktoberfest Update

Mayor Ober will schedule a meeting with the “Rooster Wings” owner, Robert Condavi and the manager, Brian Ruby to discuss using their parking lot facility during the Oktoberfest.

NEW BUSINESS

First Reading of Annual Budget 2014/2015

Stan Chauvin gave the first reading of Ordinance #1 – 2014 – Ad Valorem Tax Assessment with the tax policy and procedures included. Stan also gave the first reading of Ordinance #2 – of the 2014/15 – Annual Budget.

COMMISSIONERS REPORTS

Department of Public Safety – Judge Ken Conliffe

Commissioner Conliffe was unable to attend this month's meeting but will give a report at the next month's meeting.

Public Property and Finance – Hans Klose

Hans had no report to be given at this time.

Department of Community Affairs & Public Records – Carla Kreitman

Carla reported that:

- The City Summer Picnic plans are underway
- Carla and Mayor Ober are continuing to plan the 2014 Oktoberfest event
- The summer issue of the newsletter will be mailed out soon

Carla gave an update on the malicious hacking of the City's Website. Her technical staff is still in the process of investigating this issue and Carla will report any updates at the next meeting.

Department of Park and Recreation – Porter Lady

Porter Lady reported the following updates:

- Arborist, Blankenship cabled trees that were in need of this support
- Two trees were cut down
- Trees have been chemically treated
- Nurturing mulch has been applied
- Front entrance has been landscaped with a variety of flowers as well as Dorsey Village, Dorsey Way.
- Doe treatment has been applied to protect areas where dogs urinate
- Ash and Oak trees have been treated for bore infestation

Other Business

Mayor Ober received some correspondence from Republic Services of Kentucky who handles the Industrial Disposal services contract with the City of Blue Ridge Manor. Due to increased costs in servicing the residential and condominium garbage pick-up, IDS is proposing an additional \$1,074.00 a month increase for this service. The present contract will expire on June 30th.

Mayor Ober suggested pursuing an open bidding process by August. Stan Chauvin suggested that Mayor Ober contact IDS regarding an open bidding option with the consideration to continue with IDS on a month to month basis till the open bidding process can be obtained in proper order. Carla Kreitman agreed to rebid as there have been many complaints. The Commission agreed to set up the bidding for the July meeting. Mayor Ober will keep the Commission informed of any additional resolutions that may occur after he contacts Republic Services of Kentucky.

There being no further business, the Mayor asked for a motion to adjourn. Carla Kreitman moved to adjourn. Porter Lady seconded it. Motion carried. Meeting was adjourned at 9:00pm.

Patricia Gramig - City Clerk

Mike Ober – Mayor