



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
FEBRUARY 24, 2014**

NEXT MEETING DATE: March 24, 2014

The regular monthly meeting of the City of Blue Ridge Manor was held on February 24, 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
Hans Klose – Mayor Pro Tem
Stan Chauvin – City Attorney
Pat Gramig – City Clerk
Porter Lady - Commissioner
Julie Colucci – Commissioner

Phyllis Santos – Blue Rose Condo Assoc. - President
Annie Duncan-Ponvert – Blue Ridge Manor
Frank Rassiga – 207 Clysdale
Lansing S. Cowles – 101 Blue Ridge Road
Brian Abrams – President - Plainview Residents
Art Sims – Blue Ridge Manor
Darrell Metcalfe – 188 S. Dorsey Way

Approval of January Minutes

Having distributed the January minutes to the Commission prior to the February 24th meeting, Mayor Ober asked if there were any corrections or omissions. Porter Lady moved that the January minutes be approved as read. Julie Colucci seconded the motion. Motion carried.

Treasurer's Report

Month End Report Review

In Bob Carter's absence, Hans Klose gave an overview of the January 2014 Balance Sheet, and the January End of the Month Reports. Porter Lady moved that the Financial Reports be approved as read. Julie Colucci seconded it. Motion carried.

Review of Lawn Care Expenses

Due to Bob Carter's absence, Mayor Ober, stated that the review of the Lawn Care Expenses will be discussed at next month's meeting upon Bob's return.

OLD BUSINESS

Easement Update

Mayor Ober will meet with Ms. Annie Duncan-Ponvert to further discuss an easement right-of-way of her property to have water provided for Hardesty Park.

Park Times Ordinance

Stan Chauvin re-iterated to the Commission that the original Park Ordinance was established in 1985 and includes not only the rules but the times the park would be open. He is still in the process of redrafting the Park Ordinance to bring it up to date in all areas including the new park times. The revised ordinance will be discussed at the next month's meeting. Julie Colucci will also arrange for new signs to be posted with the updated information once the ordinance has been passed.

Sidewalk Project

Mayor Ober stated he received an email (attached to these minutes) by Councilman Jerry Miller's assistant, Scott Harrington, regarding their sidewalk construction Project along US 60 at Dorsey. This project was originally introduced by Councilman Jerry Miller at the September 2012 Monthly meeting. It would include Shelbyville Road in front of the florist and the Shopping Center, the 10,000 building area and the extension of the sidewalk near Baskin Robbins. At that time, Mayor Ober indicated that Councilman Miller stated that he would match 50/50 on costs. It was estimated a year ago that these costs would be in the area of \$31,300.

Since then, TARC has been incorporated in this project and the costs have increased due to drainage issues. The cost has been projected to include these additional measures and is now totaling \$48,482.82. TARC is willing to do a 50/50 match. Councilman Miller is willing to match any contribution the City of Blue Ridge Manor can put up. Blue Ridge Manor would need to contribute \$24,241.42. Funding on this project from Miller cannot be provided until after their new budget is in effect on July 1, 2014.

Mayor Ober also stated that in this case the bidding process of anything over \$20,000 does not apply. Dr. Cowles asked if the return on investment is considered. Stan Chauvin replied that this would be included before voted upon.

Further discussion will follow at next month's meeting.

NEW BUSINESS

Update on Road Dedications

At last month's meeting it was suggested to have a professional engineer come to the February meeting to explain the next process of Road Ownership. Mayor Ober spoke with the engineer regarding this and he suggested it would be more advisable to approach Bill Bardenwarper, who is a real estate attorney who should do a title search first. Mayor Ober also spoke with James Gonda of Land Design & Development (LD&D) to provide appropriate plat specifications. Gonda referred Mayor Ober to Jerry Vandevelde of GEM Engineering to provide core samples. Mayor Ober stated that 6 to 10 core samples would cost approximately \$1,500. Mayor Ober was informed by Jerry Vandevelde that he believed we would not need core samples but to allow the real estate Attorney, Bill Bardenwarper advise us in this matter. Julie Colucci made a motion for us to move forward contacting Bill Bardenwarper the real estate attorney, to assist in a title search in order to get the proper documents needed for James Gonda to provide the City the

appropriate plat specifications for this project as well as advising us on whether we need to provide core samples. Porter Lady seconded the motion. Motion carried.

Mayor Ober also introduced an email from Roger Lanning, President of Dorsey Village (email attached to minutes). Roger outlined Dorsey Village's position of their involvement to participate in the Road dedication effort. Based on the new Commonwealth of Kentucky's Condo Act, 80% of all owners need to agree to the sale. It was the feeling of the Dorsey Village residents that this would be impossible to achieve in any realistic amount of time and therefore deemed unfeasible.

COMMISSIONERS REPORTS

Department of Public Safety – Julie Colucci

Julie Colucci stated that:

- Date for the Spring Junk Pickup will be April 24th.
- Yard waste pick-up resumes April 3rd.
- The Industrial Disposal contract expires June 30th, 2014. This contract has a 2 year renewal option. Julie stated that a decision will be made at the next month's meeting whether to renew or bid out these services.

Dr. Cowles stated he had a concern regarding the ID contract. Dr. Cowles was advised to reserve this concern to the end of the meeting when other business will be open to the floor for discussion.

Public Property and Finance – Hans Klose

Hans reported that he and Bob Carter, City Treasurer, and Pat Gramig, City Clerk, attended a one day City Officials Training on Budget and Audit Basics. The training was sponsored by the Kentucky League of Cities. Mr. Mike Huitt, CPA from Jackson, Tennessee was the main coordinator of the one day seminar. Hans reported that the City of Blue Ridge Manor is in compliance of what is required. He intends to keep the line of communication open with this resource in order to acquire any additional information when needed.

Department of Community Affairs & Public Records – Carla Kreitman

No report was given at this time as Commissioner Kreitman was unable to attend tonight's meeting. Her report will be given next month.

Department of Park and Recreation – Porter Lady

Porter Lady reported that two pot holes caused by the severe weather have been repaired. One was near the Shelby Pointe entrance and the other was at the Blue Ridge Manor entrance.

Other Business

Brian Abrams, the president of the Plainview residents of J-town, addressed the Commission. He complimented the City of Blue Ridge Manor on its beautification of the City with the new signage and other improvements that have been made.

He also related that he has conducted a study regarding the drainage issue at the entrance to Hardesty Park at the end of Dorsey Way that involves the Plainview residents and their

properties. He met with MSD and the Public Works people regarding this in order to pinpoint responsible party. The parking lot drainage problem was also included in the Engineer's plan to correct this issue. It was suggested that a retention pond in the park could correct this problem.

Frank Rassiga added that the water problem is an ongoing problem that involves Jefferson Town and Blue Ridge Manor and a cooperative effort by both cities could have a positive resolution.

Another concern that Frank Rasigga mentioned was the Hardesty park hours and the potential security problem that he feels exists. Mayor Ober stated that this is being corrected by a revision of the Park Ordinance that includes the park hours to be changed to "from dawn to dusk" rather than 10pm. Mr. Rassiga thanked the Mayor for this consideration.

Mr. Rassiga also mentioned the Park gate issue. Many factors were discussed to resolve this concern some of these were:

- A Responsible party to open and close gate to comply with Park Ordinance
- Install a gate that would be electronically controlled. Hans Klose contends there could be a problem with proper open and closing of gate when bad weather interferes with the electrical mechanism of the gate.
- Issue of having a gate at all. This contention is based on all Jefferson county parks that operate without a security gate. Mayor Ober stated that the City of Blue Ridge Manor has no plan in the near future to go to the expense of a security gate when there are security police who patrol this area already.

Art Sims asked for an interpretation of the email sent by Roger Lanning regarding the percentage of participation by the Dorsey Village Condo Association on the Road Dedication. Mayor Ober stated that the letter he sent was in compliance with the Commonwealth of Kentucky Condo Act that states only 80% of the Condo residents needs to agree with this.

Art also inquired about the City Audit. Mayor Ober responded that Treasurer, Bob Carter is in the process of obtaining this. Hans Klose related that he spoke with Bob two days ago and he has not heard from the auditors as yet but will contact the Commission as soon as he does. Art asked if there was a "Letter of Engagement" from the auditors and if so, he would like a copy of it. Mayor Ober stated that he would contact Bob Carter once he returns from out of town and retrieve a copy for him.

Dr. Cowles wanted to bring to the attention of the Commission several concerns he had. They were:

- **Industrial Disposal Contract**

Dr. Cowles re-iterated his concern regarding the ID contract. His concern was the limits of the bags of garbage stated in the contract. He felt there should be no limits to how many bags should be allowed.

- **Noise Disturbance from the Prebysterian Church Bell Chimes.**

Very disturbing at meal times and normal home activities. Since he is disabled this is a very major factor affecting his peace and quiet surroundings. He wanted to know if this noise disturbance would be in violation of the noise ordinance.

Mayor Ober replied that the City of Blue Ridge Manor does not have a noise ordinance but Metro Louisville does. Mayor Ober also asked Dr. Cowles if he contacted any of the church officials regarding his concerns. He also asked if there were other residents living close by that have these same concerns. Dr. Cowles said there were others, as well. Mayor Ober suggested that he contact the other residents who are concerned and approach the Church officials with their complaint.

- **Church Traffic Problem**

Dr. Cowles stated that due to Church services, children activities at the church and the day care services, this causes constant traffic disturbance in the City of Blue Ridge Manor.

Mayor Ober told Dr. Cowles that he would investigate his issues with the church traffic situation with peak times of this activity being 9:00am and 12:00pm.

- **Church Car Wash Fund Raiser Activity**

Dr. Cowles was concerned about the appearance of the young ladies who conduct car wash fundraisers at the Church. He feels that their dress is unacceptable to the public wearing scantily clad clothing.

Mayor Ober addressed this as a concern for the Church to handle and not the City of Blue Ridge Manor.

There being no further business, the Mayor asked for a motion to adjourn. Julie Colucci made a motion for the meeting to be adjourned. Porter Lady seconded it. Motion carried. Meeting was adjourned at 8:55pm.

Patricia Gramig - City Clerk

Mike Ober – Mayor