

**City of Morehead
Minutes of
Regular Meeting of Board of City Council
October 11, 2021, 6:00 PM
City Administrative Offices Conference Room**

The Board of City Council of the City of Morehead, Kentucky met in regular session on October 11, 2021, at 6:00 PM in the City Administrative Offices Conference Room.

1. Call to Order

Mayor Laura White-Brown called to order the October 11, 2021, regular meeting of the Board of City Council at 6:00pm.

2. Pledge of Allegiance

Attendees recited the Pledge of Allegiance.

3. Attendance

Present Council Members:

Mr. Mike Kash
Ms. Beth Ousley
Mr. David Perkins
Mr. Glen Teager
Mr. Jim Tom Trent

Absent Council Members:

Ms. Jan Bishop

4. Minutes of Previous Meetings:

4.a. September 13, 2021

4.b. Special Meeting September 29, 2021

Motion Passed: Motion to approve the regular meeting minutes from September 13, 2021, and the special meeting minutes from September 29, 2021, passed with a motion by Ms. Beth Ousley and a second by Mr. Mike Kash.

5. Public Comments

5.a. Other Public Comments

6. Mayor's Report

Mayor Laura White-Brown advised that the department reports were in the packet. The mayor also reported that October is Breast Cancer Awareness month. Mayor White-Brown then reported that

Hanna Resources was working to finalize the study and that it should be back in soon. The Mayor then announced that Trick or Treat is set for October 30, 2021.

Motion Passed: Motion to renew Hinkle contract passed with a motion from Mr. Glen Teager and second by Mr. Mike Kash.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

7. Quarterly Reports

7.a. Morehead Rowan County Chamber of Commerce

Mr. Jason Slone was present and gave the report for the Morehead Rowan County Chamber of Commerce. Mr. Slone discussed membership and recruitment. He also reported that the Annual Banquet will be held November 16, 2021, and that they are working on a business after hours event. Mr. Slone also discussed that the chamber was considering making the monthly meeting a breakfast instead of a luncheon.

7.b. Economic Development Council

Mayor Laura White-Brown gave report for the Economic Development Council, she reported that they were still looking for a director and that they were going to continue the search through the end of the year. Mayor White-Brown reported that Morgan Rivers, Administrative Assistant was managing EDC well.

8. Morehead Utility Plant Board Report

Ms. Holly Rosas was present to report for the Morehead Utility Plant Board. She discussed water and sewer and gave a budget report. Ms. Rosas also discussed upcoming capital projects and gave a maintenance report. Ms. Holly Rosas reported that blacktop was hard to get and that the Morehead Utility Plant Board had seven blacktop jobs out of 32 left. Ms. Rosas also reported that the Morehead Utility Plant Board received a Technical Assistants Grant (TAG) of \$51,000 and with that they are planning on giving the Morehead Fire Department an RMLD, which is a Remote Methane Leak Detection piece of equipment and also a multi-gas personal monitor meter to help them with safety. Ms. Rosas also stated that the Morehead Utility Plant Board would be getting the same equipment.

9. Future Growth/Development/Projects for The City

Rodney Fouch was present to report on Future Growth and Development/Projects for the city. Mr. Fouch reported that final approval had been given for T-Mobile and Tumbleweed. Mr. Fouch also reported that there was an eightplex going up off Heights Avenue. Mr. Mike Kash asked for a

report on the property up by Kroger and Mr. Fouch then reported that there were two more restaurants coming, one has had final approval and one other needs planning commission approval.

9.a. Packs + Walker Update - Police/911 Facility

Mr. David Rhodes was present to give an update on the Police/911 Facility. Mr. Rhodes reported that the lower level is 99.9% complete, and that the bar joists should be complete by the end of the week on that first level. Mr. Rhodes also discussed the effects of Covid 19 on the project.

9.b. Approval of Payment #9

Motion Passed: Motion to approve payment #9 on the Police/911 Facility Project passed with a motion by Mr. Glen Teager and second by Mr. Mike Kash.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

10. Ratification of Payment of Monthly Bills/Statements

Motion Passed: Motion to ratify the monthly bills and statements passed with a motion by Mr. Kash and a second by Ms. Beth Ousley.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

11. General Business Agenda

11.a. Unfinished Business

11.a.1. Downtown TIF Discussion- Aaron Hooper

Mr. Tim Pritchard was present to discuss the hotel proposal for downtown near the Morehead Conference Center. Mr. Pritchard further stated that the hotel needs to be attached to the Conference Center and discussed his reasons for that. Mr. Tim Pritchard then requested that the city put a committee together. Mayor Laura White-Brown stated there was a TIF meeting earlier in the day and there was a lot of discussion regarding who would pay for it. Mr. Glen Teager agreed that the hotel should connect with the Morehead Conference Center and that the mayor was right in saying that we would have to figure out who would pay for this.

11.a.2. Entertainment Destination Center (EDC) & Battson Oates Update/Discussion

Mayor Laura White-Brown reported that there were an additional 4000 cups ordered and wrist bands ordered for the Entertainment Destination Center. Mayor Laura White-Brown also reported that there several events scheduled for the upcoming weekend. Mr. Glen Teager reported that the design plan for the area included shade sails, large hearth, quick connects for heaters we already have. Mr. Teager also discussed the upgrading of utilities. Mr. Jim Tom asked besides the sail shades, are there anything permanent such as a pergola.

11.a.3. 2nd Reading of an Ordinance setting the 2021 Real & Personal Property Tax Rates for the City of Morehead, Kentucky & Amending Title 9 General Regulations, Chapter 94 Ad Valorem Tax, Sections 94.03 Rates & 94.05 Payment of Taxes of the City of Morehead Code of Ordinances

Motion Passed: Motion to approve 2nd reading of an Ordinance setting the 2021 Real & Personal Property Tax Rates for the City of Morehead, Kentucky & Amending Title 9 General Regulations, Chapter 94 Ad Valorem Tax, Sections 94.03 Rates & 94.05 Payment of Taxes of the City of Morehead Code of Ordinances with a motion by Mr. Glen Teager for the compensating rate of .362 for Real Property and .6433 for Personal Property and second by Mr. Mike Kash.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

11.a.4. 2nd Reading of an Ordinance Setting the 2022 Motor Vehicle & Watercraft Tax Rate for the City of Morehead, Kentucky & Amending Title 9 General Regulations, Chapter 94 Ad Valorem Tax Section 94.06, Motor Vehicle & Watercraft Tax Rate Assessment of the City of Morehead Code of Ordinances

Motion Passed: Motion to approve the 2nd reading of Ordinance setting the 2021 Real & Personal Property Tax Rates for the City of Morehead, Kentucky & Amending Title 9 General Regulations, Chapter 94 Ad Valorem Tax, Sections 94.03 Rates & 94.05 Payment of Taxes of the City of Morehead Code of Ordinances with a motion by Mr. Glen Teager for .22 per one-hundred and second by Mr. Mike Kash.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

11.a.5. 2nd Reading of an Ordinance amending Chapter 40, Ethics code to update all sections, including the definitions to include definitions for City business, confidential information, consultant, customer or client, domestic partner, financial benefit, financial interest, household, official act, personal benefits, personal interest, social media, subordinate, and substantial debtor or creditor transaction and to add sections governing incompatible offices, withdrawal from participation, representation of interest before City government, political solicitation, patronage, post-employment restrictions, fees and honoraria, endorsements, complicity with or knowledge of others' violations, falsely impugning reputation, meeting attendance, social media, email, alternate members of the ethics board and annual reports and annual review of the ethics code by the ethics board

Motion Passed: Motion to approve the 2nd reading of an Ordinance amending Chapter 40, Ethics code to update all sections, including the definitions to include definitions for City business, confidential information, consultant, customer or client, domestic partner, financial benefit, financial interest, household, official act, personal benefits, personal interest, social media, subordinate, and substantial debtor or creditor transaction and to add sections governing incompatible offices, withdrawal from participation, representation of interest before City government, political solicitation, patronage, post-employment restrictions, fees and honoraria, endorsements, complicity with or knowledge of others' violations, falsely impugning reputation, meeting attendance, social media, email, alternate members of the ethics board and annual reports and annual review of the ethics code by the ethics board with a motion by Mr. Mike Kash and second by Ms. Beth Ousley.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

11.a.6. 2nd Reading of an Ordinance of the City of Morehead, Kentucky approving the execution of a second amendment to the local participation agreement relating to the Downtown Morehead Development Area (The "Development Area") within the City of Morehead, Kentucky establishing the activation date of the development area and amending the definition of new revenues

Motion Passed: Motion to approve the 2nd Reading of an Ordinance of the City of Morehead, Kentucky approving the execution of a second amendment to the local participation agreement relating to the Downtown Morehead Development Area (The "Development Area") within the City of Morehead, Kentucky establishing the activation date of the development area and amending the definition of new revenues with a motion by Mr. Glen Teager and second by Ms. Beth Ousley.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes

Mr. Glen Teager Yes
Mr. Jim Tom Trent Yes

11.a.7. A Resolution authorizing the The City of Morehead to enter into a Franchise Agreement with Openfiber Kentucky Company, LLC, granting a ten (10) year, non-exclusive Franchise for a Telecommunncations System within the city limits of Morehead

Motion Passed: Motion to approve a Resolution authorizing the The City of Morehead to enter into a Franchise Agreement with Openfiber Kentucky Company, LLC, granting a ten (10) year, non-exclusive Franchise for a Telecommunncations System within the city limits of Morehead with motion by Mr. Jim Tom Trent and a second by Mr. Mike Kash.

Ms. Jan Bishop Absent
Mr. Mike Kash Yes
Ms. Beth Ousley Yes
Mr. David Perkins Yes
Mr. Glen Teager Yes
Mr. Jim Tom Trent Yes

11.b. New Business

11.b.1. 1st Reading of an Ordinance Series A Bond Ordinance authorizing the issuance of Approximately \$5,000,000 principal amount of utility system revenue refunding bonds, 2021 series A (which amount may be increased by up to \$500,000 or decreased in any amount), of The City of Morehead, Kentucky; designating the paying agent and registrar in respect thereof; approving the preparation of preliminary and final official statements in respect thereof; providing for the sale of such bonds to the lowest and best bidder; and authorizing the execution of documents on behalf of the city.

Motion Passed: Motion to approve the 1st Reading of an Ordinance Series A Bond Ordinance authorizing the issuance of Approximately \$5,000,000 principal amount of utility system revenue refunding bonds, 2021 series A (which amount may be increased by up to \$500,000 or decreased in any amount), of The City of Morehead, Kentucky; designating the paying agent and registrar in respect thereof; approving the preparation of preliminary and final official statements in respect thereof; providing for the sale of such bonds to the lowest and best bidder; and authorizing the execution of documents on behalf of the city with a motion by Mr. David Perkins and seconded by Mr. Glen Teager.

Ms. Jan Bishop Absent
Mr. Mike Kash Yes
Ms. Beth Ousley Yes
Mr. David Perkins Yes
Mr. Glen Teager Yes
Mr. Jim Tom Trent Yes

1st Reading of a General Bond Ordinance of The City of Morehead, Kentucky Providing For the Establishment of Rules, Regulations and Conditions For The Issuance From Time to Time By Said City of Utility System Revenue Bonds and Providing For the Collection,

Segregation and Distribution of the Revenues of the Combined and Consolidated Utility System

Motion Passed: Motion to approve 1st Reading of a General Bond Ordinance of The City of Morehead, Kentucky Providing for the Establishment of Rules, Regulations and Conditions for The Issuance From Time to Time By Said City of Utility System Revenue Bonds and Providing For the Collection, Segregation and Distribution of the Revenues of the Combined and Consolidated Utility System with a motion by Mr. Glen Teager and second by Mr. Jim Tom Trent.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

11.b.2. 1st Reading of an Ordinance Amending The City of Morehead, Kentucky Code of Ordinances, Title 3, Administration, Chapter 39 City Policies, Section 39.04 Recreation Fees to include fees for Travel Basketball Tournaments and remove Facility Rental Fees

Motion Passed: Motion passed to approve the 1st Reading of an Ordinance Amending The City of Morehead, Kentucky Code of Ordinances, Title 3, Administration, Chapter 39 City Policies, Section 39.04 Recreation Fees to include fees for Travel Basketball Tournaments and remove Facility Rental Fees with a motion by Ms. Beth Ousley and a second by Mr. David Perkins.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

11.b.3. 1st Reading of an Ordinance Amending The City of Morehead, Kentucky Code of Ordinances, Title 3, Administration, Chapter 39 City Policies, Section 39.01 Rental of Carl D. Perkins Community center; fee to amend the Title to Facility Rental and to include fees for the Hillview Shelter, Creekside Shelter, Park Place, Rodburn Park (Shelter 1 & 2), Splash Pad & Shelter, Moonlight stage and Mobile Stage

Motion Passed: Motion passed to approve 1st Reading of an Ordinance Amending The City of Morehead, Kentucky Code of Ordinances, Title 3, Administration, Chapter 39 City Policies, Section 39.01 Rental of Carl D. Perkins Community center; fee to amend the Title to Facility Rental and to include fees for the Hillview Shelter, Creekside Shelter, Park Place, Rodburn Park (Shelter 1 & 2), Splash Pad & Shelter, Moonlight stage and Mobile Stage with a motion by Ms. Beth Ousley and a second by Mr. Jim Tom Trent.

Ms. Jan Bishop	Absent
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Mr. Mike Kash Yes
Ms. Beth Ousley Yes
Mr. David Perkins Yes
Mr. Glen Teager Yes
Mr. Jim Tom Trent Yes

11.b.4. 1st Reading of an Ordinance Amending Title 7 Traffic Code, Chapter 73 Traffic Schedules, Schedule VI: Parking Prohibited At All Times of the City of Morehead Code of Ordinances To Remove Parking on Both Sides of Knapp Avenue from Second Street to Cecil Drive

Motion Passed: Motion passed to approve 1st Reading of an Ordinance Amending Title 7 Traffic Code, Chapter 73 Traffic Schedules, Schedule VI: Parking Prohibited At All Times of the City of Morehead Code of Ordinances To Remove Parking on Both Sides of Knapp Avenue from Second Street to Cecil Drive with a motion by Mr. David Perkins and second by Mr. Mike Kash.

Ms. Jan Bishop Absent
Mr. Mike Kash Yes
Ms. Beth Ousley Yes
Mr. David Perkins Yes
Mr. Glen Teager Yes
Mr. Jim Tom Trent Yes

11.b.5. A Municipal Order appointing Tom Carew to Morehead Housing Authority

Motion Passed: Motion to approve a Municipal Order appointing Tom Carew to Morehead Housing Authority with a motion by Mr. Mike Kash and a second by Mr. Glen Teager.

Ms. Jan Bishop Absent
Mr. Mike Kash Yes
Ms. Beth Ousley Yes
Mr. David Perkins Yes
Mr. Glen Teager Yes
Mr. Jim Tom Trent Yes

11.b.6. 1st Reading of an Ordinance Amending the City of Morehead, Kentucky Annual Budget for FY 7-1-2021 through 6-30-22 by Estimating Revenues & Resources & Appropriating Funds for the Operation of City Government

Motion Passed: Motion to approve 1st Reading of an Ordinance Amending the City of Morehead, Kentucky Annual Budget for FY 7-1-2021 through 6-30-22 by Estimating Revenues & Resources & Appropriating Funds for the Operation of City Government with a motion by Mr. David Perkins and a second by Ms. Beth Ousley.

Mayor White-Brown gave a brief explanation of the proposed amendment including the change of salaries in the recreation department and the need for salary adjustments in the

police/communications department. Mayor White-Brown also reported that due to the lack of being competitive with other department in our area the police/communications department had the need for salary adjustments. Mr. Jim Tom Trent discussed the need for our police and communications officers and expressed his appreciation. Mr. Mike Kash reported that he had called other departments and that our department ranked one from the bottom on pay.

Ms. Jan Bishop	Absent
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes
Mr. Jim Tom Trent	Yes

12. Other City Business: Old or New

Mayor Laura White-Brown reported about upcoming fall events including the scarecrow contest. Mr. Jim Tom Trent reported that Jeff Fannin has scheduled the Christmas parade for the night before Hometown Holidays.

13. Adjournment

The meeting was properly adjourned at 7:17pm.

Board of City Council
Morehead, Kentucky

Approved by City Council
on November 8, 2021
ATTEST:

Laura White-Brown, Mayor

Helen Smith, Interim City Clerk