

**MINUTES of REGULAR MEETING
of the BOARD of COMMISSIONERS
of the CITY of BOWLING GREEN, KENTUCKY
held MARCH 19, 2019**

The Board of Commissioners of the City of Bowling Green, Kentucky met in regular session in the Commission Chamber of City Hall, Bowling Green, Kentucky at 4:30 p.m. on March 19, 2019. Mayor Bruce Wilkerson called the meeting to order. An invocation was given by Commissioner Brian "Slim" Nash, and all present recited the Pledge of Allegiance. City Clerk Ashley Jackson called the roll, and the following members were present: Commissioner Joe W. Denning, Commissioner Brian "Slim" Nash, Commissioner Dana Beasley-Brown and Mayor Bruce Wilkerson. Absent: Commissioner Sue Parrigin. There was a quorum of the Board of Commissioners.

Mayor Wilkerson expressed sympathy to Commissioner Sue Parrigin and family due to the passing of her father.

AWARDS & RECOGNITIONS

Mayor Wilkerson introduced Amy Cardwell, Sports Sales Director of the Convention and Visitors Bureau, and she recognized Eric Ward with the Mid-South Conference. Mr. Ward provided updates on the Mid-South Conference events and explained there are approximately eighteen (18) events scheduled in the Bowling Green area which are expected to generate about 6,000 hotel room stays. He also mentioned there are a total of 33 member schools in the Mid-South Conference.

CITY MANAGER

City Manager Jeffery B. Meisel had no comments at this time.

APPROVAL OF MINUTES

Minutes of Regular Meeting March 5, 2019.

Minutes of the above-referenced meeting were distributed to the Board of Commissioners with the Agenda for review. Motion was made by Nash and seconded by Denning to approve said minutes as written. Mayor Wilkerson asked for discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Motion to approve the minutes of the regular meeting of March 5, 2019 was approved by unanimous vote.

REGULAR AGENDA

MUNICIPAL ORDER NO. 2019 - 41

**MUNICIPAL ORDER APPROVING THE REAPPOINTMENTS OF
KAREN FOLEY AND DAVID LEE TO THE UNIVERSITY
DISTRICT REVIEW COMMITTEE**

Summary of Municipal Order No. 2019 – 41 was read by the City Clerk. Motion was made by Nash and seconded by Denning for consideration of said Municipal Order. The Mayor recommended the reappointments of Karen Foley and David Lee to the University District Review Committee. He asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Municipal Order No. 2019 – 41 was approved by unanimous vote.

MUNICIPAL ORDER NO. 2019 – 42

**MUNICIPAL ORDER APPROVING THE REAPPOINTMENTS OF
BRIAN DINNING AND VIVIAN GRISE TO THE BOWLING GREEN
AUDIT COMMITTEE**

Summary of Municipal Order No. 2019 – 42 was read by the City Clerk. Motion was made by Nash and seconded by Beasley-Brown for consideration of said Municipal Order. The Mayor recommended the reappointments of Brian Dinning and Vivian Grise to the Audit Committee. He asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Municipal Order No. 2019 – 42 was approved by unanimous vote.

MUNICIPAL ORDER NO. 2019 – 43

**MUNICIPAL ORDER APPROVING THE REAPPOINTMENTS OF
BARBARA HINES AND DR. L. MICHAEL TRAPASSO TO THE
HOBSON HOUSE COMMISSION**

Summary of Municipal Order No. 2019 – 43 was read by the City Clerk. Motion was made by Nash and seconded by Denning for consideration of said Municipal Order. The Mayor recommended the reappointments of Barbara Hines and Dr. Michael Trapasso to the Hobson House Commission. He asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Municipal Order No. 2019 – 43 was approved by unanimous vote.

RESOLUTION NO. 2019 – 1

**RESOLUTION ENCOURAGING THE CITY OF BOWLING GREEN
TO SUPPORT AND PARTICIPATE IN THE 2020 CENSUS COUNT
IN APRIL OF 2020**

Summary of Resolution No. 2019 – 1 was read by the City Clerk. Motion was made by Nash and seconded by Beasley-Brown for consideration of said Resolution. Commissioner Denning remarked he would like for the City to support the Census Takers to obtain the best count possible, as well as assist with public relations through our Public Information Office. Meisel explained Commissioner Parrigin is the Chair of a joint City and County Complete Count Committee made up of a variety of community leaders and members, and he reviewed the goals and objectives of the

committee. Crystal Boyett, Partnership Specialist for the U.S. Census Bureau, made some remarks and encouraged participation. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Resolution No. 2019 - 1 was approved by unanimous vote.

MUNICIPAL ORDER NO. 2019 - 44

MUNICIPAL ORDER APPROVING A CONTRACT THROUGH COOPERATIVE PURCHASE WITH GLENN'S FREEDOM DODGE CHRYSLER JEEP RAM OF LEXINGTON, KENTUCKY UNDER THE KENTUCKY STATE PRICING CONTRACT FOR THE PURCHASE OF TWO (2) DODGE DURANGOS FOR THE FIRE DEPARTMENT IN THE TOTAL AMOUNT OF \$60,486

Summary of Municipal Order No. 2019 - 44 was read by the City Clerk. Motion was made by Denning and seconded by Nash for consideration of said Municipal Order. Meisel explained and recommended the cooperative purchase for two (2) Dodge Durangos for the Fire Department. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Municipal Order No. 2019 - 44 was approved by unanimous vote.

MUNICIPAL ORDER NO. 2019 - 45

MUNICIPAL ORDER APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A MOTORCYCLE LEASE AGREEMENT WITH MOTOR SPORTS OF BOWLING GREEN, INC. FOR LEASE OF FOUR (4) STANDARD POLICE PACKAGE HARLEY-DAVIDSON MOTORCYCLES FOR THE SUM OF ONE DOLLAR (\$1.00) EACH

Summary of Municipal Order No. 2019 - 45 was read by the City Clerk. Motion was made by Nash and seconded by Beasley-Brown for consideration of said Municipal Order. Meisel explained this is the fifteenth year of this agreement and thanked the Martin family for continuing this program. He added the motorcycles are outfitted and maintained for two (2) years. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Municipal Order No. 2019 - 45 was approved by unanimous vote.

ORDINANCE NO. BG2019 - 6

(First Reading)

ORDINANCE CREATING FRANCHISE RELATING TO TELECOMMUNICATIONS SYSTEM

AN ORDINANCE CREATING AND ESTABLISHING FOR BID A NON-EXCLUSIVE TELECOMMUNICATIONS (OR RELATED NON-CABLE) FRANCHISE FOR THE PLACEMENT OF FACILITIES FOR THE GENERATION, TRANSMISSION, DISTRIBUTION AND SALE OF TELECOMMUNICATIONS OR RELATED NON-CABLE SERVICES WITHIN THE PUBLIC RIGHTS-OF-WAY OF CITY OF BOWLING GREEN FOR A TEN (10) YEAR DURATION; AND PROVIDING FOR COMPLIANCE WITH OTHER RELEVANT LAWS, REGULATIONS, STANDARDS, AND ORDINANCES; DEFINITIONS; WORK, MATERIALS AND CONSTRUCTION STANDARDS; WIRE MOVING AND TREE TRIMMING; INDEMNIFICATION; INSURANCE; ACCESS TO PROPERTY AND INSPECTIONS; NOTICE OF FILINGS WITH THE PUBLIC SERVICE COMMISSION; NO VESTED RIGHTS; LIMITED ASSIGNMENT; NOTICE OF FORECLOSURE AND BANKRUPTCY; CANCELLATION OR TERMINATION; VIOLATIONS AND PENALTIES; PERMITTING AND INSPECTION FEES; ADDITIONAL PERMITTING AND OTHER REQUIREMENTS FOR SUBSTANTIAL NEW CONSTRUCTION, AND BID REQUIREMENTS, ALL EFFECTIVE ON DATE OF PASSAGE

Title and summary of Ordinance No. BG2019 - 6 was read by the City Clerk. Motion was made by Denning and seconded by Nash for first reading of said Ordinance. At the request of the City Manager, City Attorney Gene Harmon explained the City has been negotiating with North Central Telephone Cooperative to provide telecommunications services such as internet and telephone within the City. He confirmed this does not include cable, and based on Kentucky law, the City must approve the creation of a franchise by ordinance, advertise for a non-exclusive bid, and later award the franchise agreement by ordinance. Mr. Harmon added this ordinance sets out the conditions for the use of public rights-of-way. Following a question from Commissioner Beasley-Brown, Mr. Harmon confirmed there could be more than one (1) company awarded the bid and telecommunications service has the ability to choose where it services in the City. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
Voting Nay: None

First reading of Ordinance No. BG2019 - 6 was approved by unanimous vote.

MUNICIPAL ORDER NO. 2019 - 46

MUNICIPAL ORDER AUTHORIZING THE MAYOR TO EXECUTE A CONSENT TO SELL BEER AGREEMENT WITH WHITE SQUIRREL BREWERY LLC RELATED TO A SPECIAL EVENT TO BE HELD AT RIVERFRONT PARK ON JUNE 29, 2019

Summary of Municipal Order No. 2019 - 46 was read by the City Clerk. Motion was made by Nash and seconded by Denning for consideration of said Municipal Order. Meisel explained Southwest Kentucky Mountain Biking Association filed a Special Event Permit for the use of Riverfront Park on June 29, 2019, and because White Squirrel Brewery has a microbrewery license, they are allowed to sell beer at fairs, festivals and similar events. Commissioner Nash asked about the

responsible party for cleaning up the park, and Mr. Harmon confirmed the applicant of the special event is responsible for maintaining Riverfront Park, and it was said in the agreement White Squirrel Brewery is also responsible for the maintenance of the area in which beer is sold and taking necessary action to keep the park free from litter. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

Municipal Order No. 2019 - 46 was approved by unanimous vote.

ORDINANCE NO. BG2019 - 7
(First Reading)
ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.7002 ACRE FROM HB (HIGHWAY BUSINESS) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 3885 OLD NASHVILLE ROAD LOOP #1, PRESENTLY OWNED BY ELIJAH PROPERTIES, LLC

Title and summary of Ordinance No. BG2019 - 7 was read by the City Clerk. Motion was made by Denning and seconded by Nash for first reading of said Ordinance. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

First reading of Ordinance No. BG2019 - 7 was approved by unanimous vote.

ORDINANCE NO. BG2019 - 8
(First Reading)
ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 6.5 ACRES FROM GB (GENERAL BUSINESS) TO PUD (PLANNED UNIT DEVELOPMENT) LOCATED AT 618 LOVERS LANE, PRESENTLY OWNED BY PROPERO II BOWLING GREEN, LLC

Title and summary of Ordinance No. BG2019 - 8 was read by the City Clerk. Motion was made by Denning and seconded by Nash for first reading of said Ordinance. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

First reading of Ordinance No. BG2019 - 8 was approved by unanimous vote.

ORDINANCE NO. BG2019 - 9
(First Reading)
ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 0.2763 ACRE FROM RS-1A (SINGLE FAMILY

RESIDENTIAL) TO GB (GENERAL BUSINESS) LOCATED AT 0 MEMPHIS JUNCTION ROAD, PRESENTLY OWNED BY B & B CLEANING COMPANY, INC. C/O BRUCE ZACHARY

Title and summary of Ordinance No. BG2019 – 9 was read by the City Clerk. Motion was made by Nash and seconded by Wilkerson for first reading of said Ordinance. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

First reading of Ordinance No. BG2019 – 9 was approved by unanimous vote.

ORDINANCE NO. BG2019 – 10

(First Reading)

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 14.20 ACRES FROM HB (HIGHWAY BUSINESS) TO LI (LIGHT INDUSTRIAL) LOCATED AT 0 NASHVILLE ROAD, PRESENTLY OWNED BY NINE SEVENTY NINE, LLC C/O TOMMY HUNT

Title and summary of Ordinance No. BG2019 – 10 was read by the City Clerk. Motion was made by Denning and seconded by Nash for first reading of said Ordinance. In response to a question from Commissioner Beasley-Brown, City-County Planning Commission Executive Director Ben Peterson explained the tract does contain a private ingress/egress easement shared by the lots, however following development it is intended to be accepted as a public street. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

First reading of Ordinance No. BG2019 – 10 was approved by unanimous vote.

ORDINANCE NO. BG2019 – 11

(First Reading)

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 39.11 ACRES FROM AG (AGRICULTURE), RM-3 (MULTI-FAMILY RESIDENTIAL), HB (HIGHWAY BUSINESS) AND F (FLOODPLAIN) TO RM-4 (MULTI-FAMILY RESIDENTIAL), HB (HIGHWAY BUSINESS) AND F (FLOODPLAIN) LOCATED AT 0 VETERANS MEMORIAL AND 2337 RUSSELLVILLE ROAD, PRESENTLY OWNED BY KEYSTONE DEVELOPMENT GROUP, LLC C/O MATTHEW TABOR

Title and summary of Ordinance No. BG2019 – 11 was read by the City Clerk. Motion was made by Denning and seconded by Nash for first reading of said Ordinance. Mayor Wilkerson explained this is a recommendation approved by a vote of 5 to 4, with the City appointees in a split vote of 2 to 2. Keystone Development Group, LLC Attorney Chris Davenport stated the rezoning was initially brought before the Planning Commission where it was tabled due to some uniformity.

Once the uniformity was addressed and a number of development plan conditions were added, the Planning Commission approved the rezoning and FLUM change as it is compliant. In response to a question from Commissioner Denning, Mr. Davenport confirmed a signal warrant study was performed by the Kentucky Transportation Cabinet and the results indicated a need for a traffic signal to be installed. A planned connection to the adjoining neighborhood was discussed and Mr. Davenport said reports showed the connecting neighborhood will utilize the connector more than the new development. Commissioner Nash asked about a buffer that will be used, and it was stated the developer has obligated to include a buffer width within 10 feet of the property line, and to maintain the trees with a caliber of 12 inches or higher. City-County Planning Commission Executive Director Ben Peterson confirmed the FLUM was amended based on the following criteria: the proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. In response to a question, Mr. Peterson indicated the development plans are for a 24 unit, three (3) story multi-family structures, four (4) to eight (8) unit two (2) story structures, as well as commercial development. There was further discussion about a buffer between single family and multi-family residential which requires a minimum of a 25 foot distance between the property line and any structure, and additionally a landscaping buffer such as the combination of deciduous and evergreen trees and/or a fence. Also, connectivity and neighborhood preservation was mentioned, and the City-County Planning Commission considers the connectivity in this development to better accommodate adjoining properties. Commissioner Nash expressed concern related to the volume and speed of traffic in neighborhoods and requested traffic abatement, specifically ways to reduce speed, in Springhill Subdivision. Commissioner Beasley-Brown concurred with Commissioner Nash's comments, and suggested the City commits to traffic calming, safety and balance between new development and neighborhood preservation. Public Works Director Greg Meredith made remarks about the possibilities for traffic calming options. Commissioner Nash requested City staff to provide traffic calming options, such as adjusting the width of the roadway or adding some striping, on future developments which connect to neighborhoods. In response to questions, Mr. Davenport confirmed there is a 100 year flood zone on the property, however, the development must be out of the floodplain before a building permit can be issued. In addition, Mr. Davenport explained there may be some balconies, as they are not prohibited, and Commissioner Beasley-Brown expressed concern of the privacy of the adjoining property owners having a three story building with balconies close. Mr. Peterson answered an additional question and stated wetland areas typically end up being improved following development, as the developer is not allowed to adversely affect the area. Mayor Wilkerson asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Beasley-Brown and Wilkerson
 Voting Nay: None

First reading of Ordinance No. BG2019 - 11 was approved by unanimous vote.

WORK SESSION

Following a brief recess at 5:45 p.m., at approximately 6:00 p.m., a Work Session was held to discuss the future of RiverView Golf Course, and no action was taken. The City Manager provided an overview of the Hobson Grove Golf Course, now known as RiverView Golf Course, and explained the City recently issued a Request for Proposals (RFP) to gauge interest from outside parties to take over the property at RiverView Golf Course. One (1) proposal was received for a 36-hole disc golf course and the Board of Commissioners agreed at its recent Strategic Goal Planning Session to reject the bid, as it was not in the best interest of the City. Mr. Meisel said staff is currently involved in negotiations after sealed bidding with the company that submitted the proposal to discuss the possibility of a partnership to assist with management and staffing. Mr. Meisel explained the course

has been struggling for some time, and believes with improvements to the course local high schools may utilize the course for practices and matches. He also reported the 9-hole golf course is 50 years old with no improvements to the greens or irrigation system, and it was proposed to add a new feature such as a driving range, alongside a renovated course. Parks/Golf Maintenance Superintendent Mike Mitchum reviewed the history of the course, rounds played, which have stayed above 10,000, and the revenues have stayed at least \$150,000 and more, within the years of 1991-2019. Mr. Mitchum said data shows there is potential for a driving range to produce about \$150,000 - \$200,000 annually. He further reviewed the proposed area for the driving range and estimates show the driving range requires nets and poles, equipment and supplies, and tee box construction for a total of \$475,000. Also, the estimate considers the utilization of City staff for some of the construction. Mr. Mitchum discussed the difference in cost between 60 foot and 100 foot nets and poles. It was also reported the 9-hole course renovation is estimated to cost approximately \$250,000 versus modifying the course to a Par 3 which is estimated to cost about \$348,000. There was mention of the possibility to apply for a conservation grant to assist with golf course improvements, and utilization of the Bowling Green Municipal Utilities recycled water for the irrigation system. Bowling Green High School Golf Coach Adam Whitt, Indian Hills Country Club Golf Superintendent Bob McLean, Tony Whitmer, Greenwood High School Golf Coach Mike Newton and Jay Yates spoke in support of renovating the golf course. Mr. McLean suggested the use of a professional golf course architect and further research before spending money on improvements. Mr. Meisel confirmed there is \$739,000 available to cover the costs in the current fiscal year. In the absence of Commissioner Parrigin, Mayor Wilkerson stated she expressed interest in continuing golf services at RiverView. Following discussions, there was a consensus to renovate the 9-hole golf course at RiverView and construct a driving range.

PUBLIC COMMENTS

Mayor Wilkerson opened the floor for any public comments about items not included on the agenda. Eileen Starr spoke in support of a fairness ordinance.

ADJOURNMENT

Mayor Wilkerson indicated the April 2nd Board of Commissioners meeting is canceled and the next regular meeting is April 16th.

There being no further business to come before the Board of Commissioners, at approximately 7:30 p.m., Mayor Wilkerson declared this meeting adjourned.

ADOPTED: April 16, 2019

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

Minutes prepared by City Clerk Ashley Jackson