OWENSBORO METROPOLITAN PLANNING COMMISSION

JANUARY 8, 2015

The Owensboro Metropolitan Planning Commission met in regular session at 5:30 a.m. on Thursday, January 8, 2015, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT:  Fred Reeves, Chairman
                  Larry Boswell, Vice Chairman
                  David Appleby, Secretary
                  Brian Howard, Director
                  Terra Knight, Attorney
                  Steve Frey
                  Lewis Jean
                  John Kazlauskas
                  Ward Pedley
                  Beverly McEnroe
                  Irvin Rogers
                  Larry Moore

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MR. PEDLEY: Call to order the Owensboro Metropolitan Planning Commission January 8, 2015 meeting. We've already had our pledge of allegiance to the flag so we will move right on to the election of officers. I'll turn it over to counsel.

MS. KNIGHT: Thank you, Mr. Chairman.

As I stated in the last meeting, the statute requires that Planning Commission also annually elect a chairman any other officers that deem necessary. According to our bylaws, we do have those elections at

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the first meeting every year. So that's what we're
doing tonight.

Also our bylaws state the officers are going
to be chairman, vice chairman and secretary/treasurer.
So those will be the offices that will be elected
tonight. We typically do that at least starting out
by voice, both by voice and show of hands. So that's
how we'll do it tonight.

We also do it in the order listed in the
bylaws. So we will start with chairman, and vice
chairman, and secretary/treasurer.

So at this time I will open up nominations for
chairman.

MR. PEDLEY: I nominate Fred Reeves.

MS. KNIGHT: Is there a second to that
nomination?

MR. APPLEBY: Second.

MS. KNIGHT: Mr. Reeves, do you accept that
nomination?

MR. REEVES: Yes.

MS. KNIGHT: Are there any other nominations?

(NO RESPONSE)

MS. KNIGHT: If not, I will close the floor
for nominations and we will have a vote.

All in favor of Mr. Reeves as chairman please
raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

MS. KNIGHT: Mr. Reeves, congratulations. You are now elected as our chairman.

Moving on to vice chairman. I will open the floor for nominations.

MR. REEVES: I'll nominate Larry Boswell.

MR. PEDLEY: Second.

MS. KNIGHT: Mr. Boswell, do you accept that nomination?

MR. BOSWELL: I do.

MS. KNIGHT: Are there any other nominations for vice chairman?

(NO RESPONSE)

MS. KNIGHT: If not I will close the floor for nominations and we will take a vote.

All in favor of Mr. Boswell for vice chairman please raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

MS. KNIGHT: Any opposed?

(NO RESPONSE)

MS. KNIGHT: Mr. Boswell is now our vice chairman.

Now for the office of secretary/treasurer. I will open the floor for nominations.
MR. BOSWELL: I nominate Dave Appleby for secretary/treasurer.

MS. KNIGHT: Is there a second?

MR. FREY: Second.

MS. KNIGHT: Mr. Appleby, do you accept that nomination?

MR. APPLEBY: Yes.

MS. KNIGHT: Are there any other nominations for secretary/treasurer?

(NO RESPONSE)

MS. KNIGHT: Hearing none I'll close the floor for nominations and we will vote.

All in favor of Mr. Appleby as secretary/treasurer please raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

MS. KNIGHT: Any opposed?

(NO RESPONSE)

MS. KNIGHT: Congratulations, Mr. Appleby. You are secretary/treasurer.

I will now turn the floor now over to our new chairman, Mr. Reeves.

MR. PEDLEY: Congratulations. You're under the radar now.

CHAIRMAN: First, I would like to thank Ward Pedley for the leadership he has provided this
commission for the last couple of years. He was a marvelous chairman.

I don't know if the people of this community realize how fortunate they are to have Ward Pedley serve on this board. Ward not only serves, he works. He studies every single solitary issue and brings a great deal of knowledge and wealth to it and we appreciate everything you do, Ward, and hope you will continue to serve with us.

MR. PEDLEY: Thank you very much, Mr. Reeves.

CHAIRMAN: Now, we need to consider the minutes of the December 11, 2014 meeting. Everybody has been mailed a copy of them. I'll entertain a motion to approve the minutes.

MR. APPLEBY: Motion to approve.

MR. BOSWELL: Second.

CHAIRMAN: A motion by Mr. Appleby and a second by Mr. Boswell. Comments or questions?

(NO RESPONSE)

CHAIRMAN: All in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: The minutes are approved.

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NEW BUSINESS

ITEM 4

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Consider approval of November 2014 Financial Statements

CHAIRMAN: Now we need to consider approval of the November 2014 financial statements which a copy was mailed to you.

Any commission member have any questions or concerns about any items in the financial statement? (NO RESPONSE)

CHAIRMAN: If not I’ll entertain a motion for approve.

MR. KAZLAUSKAS: Motion to approve.

MR. PEDLEY: Second.

CHAIRMAN: Motion by Mr. Kazlauskas and a second by Mr. Pedley. All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: It’s passed unanimous.

ITEM 5

Consider approval of the amended Public Improvement Specifications surety unit cost.

CHAIRMAN: All of you received a copy of that. I think, Mr. Howard, it would be helpful for the public watching and for Mr. Jean who is new to the commission, and by the way welcome to the commission, Mr. Jean.

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Mr. Jean served on the Board of Adjustment prior to this so I know him. I neglected to welcome him to the Board. We are happy to have you. You were great on the Board of Adjustment and I know you'll make a contribution here.

Will you kind of explain what this is and what our role is as a Planning Commission is in this process.

MR. HOWARD: Sure. I'd be glad to.

The Public Improvement Surety Unit Cost worksheet is a document that we've had in place for many years. What it does is it sets the cost for the installation of public improvements and developments that take place in Owensboro/Daviess County. It details things all the way down to the size of pipes and types of curb and pavement types, but it includes storm sewers and drainage, sanitary sewer, streets and sidewalks, storm water quality, water mains, fire hydrants. So anything that goes into a new development there's a surety cost that can be calculated.

So what the developers do is they use this worksheet in order to figure out how much surety needs to be posted. So if they're putting in X number linear feet of sidewalks, they can calculate how much
surety is required to be posted. The reason that surety is posted is to ensure that the work is completed and it's done right and that in the event that the developer can't complete the work that, there is moneys in place. That the city engineer or the county engineer could call and actually go out and complete those improvements.

This information is updated annually so that we can make sure that those costs are up-to-date with what the current figures are.

So there's a Public Improvement Specification Committee that gets together. It's comprised of local builders, engineers, the different utilities, city and county engineer as well. So we get together and look at these numbers.

This year there was one change. That was on the concrete sidewalk, 4 foot concrete sidewalk. There's an increase of 50 cents. From $3.25 to $3.50 per square feet. That was the only change proposed this year. So many years have passed. As petroleum cost have gone up and things like that, that effects the cost of asphalt and pipe types and things like that. This year with the way things were, very limited changes that were made.

The Public Improvement Specification
Committee, like I said, gets together and goes over these numbers. Once they've decided and okayed this and it comes before this group and this body and you all make a recommendation to adopt these, then these are the numbers that will be used in 2015.

CHAIRMAN: Mr. Howard, am I correct that this is really insurance and support for the city and county, right? Because they would have the requirement to correct any deficiencies that has occurred, correct?

MR. HOWARD: That's right. As I said, for some reason something is not done, it's not completed, the developer goes bankrupt and they can't complete the work, there is surety posted to make sure that the public is protected so the city or county engineer could actually call that bound and go out and complete the work themselves.

CHAIRMAN: Thank you.

Any commission members have any questions about any of the items on here or the process? I know most of us have set in one of these sessions during the last couple of years. We have a general understanding of how this process works. Any questions or concerns?

MR. PEDLEY: I don't have any questions. I do
have a comment.

I served on that committee for 15 years. Brian covered it very well, the purpose and need to do that. I've been a developer and builder and I understand it. I think the engineers has been very lenient on putting an extra cost on the developer. We try to hold the cost down, and this is another issue on business friendly. It does help the developer and the builder to keep that cost down because the amount that you bond can get to be very, very high, and it really hurts you at the bank when you're borrowing. Everyone works very hard. As Brian stated, we have contractors, we have developers, and we have consulting engineers, city and county engineers. We have the Planning Staff. Brian is always there. It is very well done. I appreciate Brian's hard work on this and putting this thing together. There are other issues coming up that he's working on very hard. You will be hearing about that pretty soon. I just want to thank Brian for his work. I'm very, very pleased with no increase except on the sidewalks. I just want to get that in and let the public -- we're here on public access. We have a lot of people at home that watches this. I would like to get an out reach and let the public know we do work on these issues. We
work very hard to keep cost down. We try to be
business friendly. I just wanted to get that across.
With that, that's all I have.

CHAIRMAN: Thank you, Mr. Pedley.
I would like to note too that Mr. Pedley has
been on that committee. Invariably Ward would bring
in every price on here and say, this is what I found
and this is a recommendation or an update. So he'd
make a tremendous contribution in that regard and I
appreciate that, Ward.

Any other questions or concerns?
(NO RESPONSE)

CHAIRMAN: If not the chair will entertain a
motion to approve these surety cost.

MR. KAZLAUSKAS: Make a motion that the
proposed Public Improvement Surety Unit Cost be
approved.

MR. APPLEBY: Second.

CHAIRMAN: We have a motion by Mr. Kazlauskas
and a second by Mr. Appleby. Any other questions or
concerns?
(NO RESPONSE)

CHAIRMAN: If not the chair will entertain a
vote. All in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
ITEM 6
Comments by the Chairman

CHAIRMAN: Don't we have a presentation?

MR. HOWARD: We can do it under 8, if you want to or whenever you'd like.

CHAIRMAN: Let's do it under 8.

ITEM 7
Comments by the Planning Commissioners

CHAIRMAN: Any Planning Commissioners have a comment they would like to make?

(NO RESPONSE)

ITEM 8
Comments by the Director.

CHAIRMAN: Mr. Director.

MR. HOWARD: Thank you very much.

We have Wally Taylor here tonight. Wally served on our Planning Commission from 2006 through 2014. So he was on the commission for a good while. Really appreciate all the work that he did. He's gone off the board. We appreciate his time served. Lewis Jean has taken his spot and moved over, as you said, from the Board of Adjustment.

We have a plaque we would like to present to Wally tonight in recognition of his time on our
Commission.

(PRESENTATION TO WALLY TAYLOR.)

MR. HOWARD: Feel free to make a comment, if you would like.

MR. TAYLOR: I would like to comment for you and your staff, the ones that are here and the ones that are not here. They sure made the Commission's job easy. I really appreciate that over the years. Each and every one of you all, some of you I've just known for a year and some were here before I got here. You all are nice and good friends and enjoyed serving with you. Thank you all.

CHAIRMAN: Wally, I know we all appreciate your service.

Wally was kind of a quiet servant, but when he had something to say, it was worth while. We really do appreciate you giving eight years of service to the citizens of this commission, Wally.

Do you have anything else, Mr. Howard?

MR. HOWARD: I do not.

CHAIRMAN: With no other comments the chair will entertain a motion for adjournment.

MR. ROGERS: Move to adjourn.

MR. APPLEBY: Second.

CHAIRMAN: I have a motion by Mr. Rogers and a
second by Mr. Appleby to adjourn. All in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: We are adjourned.

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STATE OF KENTUCKY

COUNTY OF DAVIESS

I, LYNNETTE KOLLER FUCHS, Notary Public in and for the State of Kentucky at Large, do hereby certify that the foregoing Owensboro Metropolitan Planning Commission meeting was held at the time and place as stated in the caption to the foregoing proceedings; that each person commenting on issues under discussion were duly sworn before testifying; that the Board members present were as stated in the caption; that said proceedings were taken by me in stenotype and electronically recorded and was thereafter, by me, accurately and correctly transcribed into the foregoing 14 typewritten pages; and that no signature was requested to the foregoing transcript.

WITNESS my hand and notary seal on this the 28th day of January, 2015.

LYNNETTE KOLLER FUCHS
NOTARY ID 524564

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COMMISSION EXPIRES: DECEMBER 16, 2018

COUNTY OF RESIDENCE: DAVIESS COUNTY, KENTUCKY

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