



LA GRANGE CITY COUNCIL MEETING

CITY HALL / COMMUNITY CENTER

307 WEST JEFFERSON STREET

LA GRANGE, KY 40031

TUESDAY, SEPTEMBER 3, 2024 @ 6:30 P.M.



AGENDA

1. WELCOME
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COUNCIL MEMBERS
4. APPROVAL TO ALLOW HEATHER WOODCOX TO RECORD MEETING MINUTES
5. APPROVAL OF SEPTEMBER 2024 AGENDA
6. APPROVAL OF MINUTES FROM AUGUST 5, 2024, CITY COUNCIL MEETING
7. CITY ADMINISTRATION
 - A. PAYABLES
 - B. FINANCIAL REPORT -2024-2025 F/Y TRIAL BALANCES
 - C. BANK BALANCES AND INVESTMENT REPORT
8. PUBLIC COMMENT
9. MAIN STREET DIRECTOR'S REPORT-
10. TOURISM COMMISSION REPORT- DONNA SABO
11. PRESENTATION OF THE 2021-2022 FISCAL YEAR AUDIT-
 - KEVIN FISHER WITH RFH, LLC
12. DIRECTOR'S REPORTS-
 - A. SCOT TREECE- LA GRANGE UTILITIES
 - B. COREY RUSNAK- PUBLIC WORKS
 - C. CHIEF GREG COLLETT- LA GRANGE POLICE DEPARTMENT
 - D. STEPHEN HALL- PARKS AND RECREATION
 - E. STEPHANIE WENTHER- CODE ENFORCEMENT

13. SECOND READING OF ORDINANCE NO. 13-SERIES 2024

- AN ORDINANCE LEVYING A GENERAL TAX FOR REAL AND PERSONAL PROPERTY.

*THE TAX RATE FOR THE 2024 TAXABLE YEAR WILL REMAIN AT 19.9 CENTS (.1990) FOR EACH \$100 VALUATION OF REAL ESTATE AND THE TANGIBLE TAX RATE WILL REMAIN AT 26.5 CENTS (.2650) PER \$100 VALUATION OF TANGIBLE PERSONAL PROPERTY.

14. SECOND READING OF ORDINANCE NO. 14-SERIES 2024

- AN ORDINANCE ALLOWING MEDICINAL CANNABIS BUSINESS OPERATIONS WITHIN THE CITY LIMITS.

15. INTRODUCTION OF ORDINANCE NO. 15-SERIES 2024 FOR FIRST READING-

- AN ORDINANCE RELATED TO SIGN REGULATION CHANGES

16. INTRODUCTION OF ORDINANCE NO. 16-SERIES 2024 FOR FIRST READING-

- AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF LA GRANGE FOR AT 109 S. WALNUT AVE.

17. STANDING COMMITTEE REPORT-

- A. PARKS & REC. COMMITTEE: TREY KAMER
- B. BUDGET COMMITTEE: TREY KAMER
- C. ECONOMIC DEVELOP. COMMITTEE: ANDREA ESSENPREIS
- D. STREETS & ENVIRON. COMMITTEE: BILL LAMMLEIN
- E. ORDINANCE COMMITTEE: ELSIE CARTER

18. NEW APPOINTMENT OF KRISTY GASTRIGHT TO THE HISTORIC DISTRICT COMMISSION FOR A TWO-YEAR TERM FROM 9/1/2024 TO 9/1/2026.

19. NEW APPOINTMENT OF SCOTT CAMFIELD TO THE LAGRANGE UTILITIES COMMISSION FOR A FOUR-YEAR TERM FROM 9/1/2024 TO 9/1/2028.

20. NEW APPOINTMENT OF ROD SPIES TO THE LAGRANGE CODE ENFORCEMENT BOARD FOR A TWO-YEAR TERM FROM 9/1/2024 TO 9/1/2026.

21. REAPPOINTMENT OF MIKE BERRY TO THE LAGRANGE CODE ENFORCEMENT BOARD FOR A THREE-YEAR TERM FROM 9/1/2024 TO 9/1/2027.

22. REAPPOINTMENT OF KEITH SMITH TO THE LAGRANGE CODE ENFORCEMENT BOARD FOR A FOUR-YEAR TERM FROM 9/1/2024 TO 9/1/2028.

23. APPROVAL TO SURPLUS ITEMS FROM EACH DEPARTMENT

24. PUBLIC COMMENT-

25. OLD BUSINESS-

26. NEW BUSINESS-

27. ANNOUNCEMENTS -

- NEXT CITY COUNCIL MEETING WILL BE ON MONDAY, OCTOBER 7, 2024

28. ADJOURNMENT

**CITY OF LAGRANGE, KENTUCKY
ORDINANCE NO. 13 SERIES 2024**

AN ORDINANCE LEVYING A GENERAL TAX

WHEREAS, it is necessary for the municipal corporation of the City of La Grange to obtain funds for the operation and maintenance of the city government and to maintain the police protection of the residents of said city and further to protect the public health, safety, and welfare; and

WHEREAS, the Commonwealth of Kentucky, through its statutes and Constitution, particularly KRS 92.280, KRS 92.281 and all other applicable law does hereby authorize and empower a city of the home rule class to levy a tax for general purposes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGRANGE, KENTUCKY:

1. There is hereby levied an ad valorem tax at the rate of 19.9 cents (.1990) per hundred dollars' worth of real property in the estate of all persons, firms, corporations, or associations having their offices or place of business or executing any right, license, or franchise within the City of LaGrange. There is further hereby levied an ad valorem tax at the rate of 26.5 cents per hundred dollars' worth of all personal property in the estate of all persons, firms, corporations, or associations having their offices or place of business or executing any right, license, or franchise within the City of La Grange. This tax is levied for all purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025.
2. The tax levied by this Ordinance is assessed as of January 1, 2024, pursuant to the provisions of KRS 92.420(3) and KRS 92.280, and all of said taxes are hereby declared to be due, payable, and collectible as of September 15, 2024.
3. Any taxpayer residing in the city may pay tax bill at any time after the receipt and any amount paid before October 15, 2024, shall receive a discount of 2% of the gross amount of the bill.
4. Any bill paid after October 15, 2024 shall be paid in its face amount as shown thereon. Any bill remaining unpaid after November 15, 2024 shall be deemed delinquent and said tax shall have a penalty in the sum of 10% of its face amount added. If any bill is unpaid after January 1 of the year following the year that tax bill was originally due, there will, in addition to the penalty, be 1% interest per month due on the unpaid bill, until paid. Penalties and interest are cumulative; and, if suit is initiated, then the taxpayer shall be charged and be required to pay court costs and attorney and/or paralegal fees.
5. Any tax bills remaining in the hand of the Treasurer or the City Clerk on December 15, 2024 or for any prior year thereto which have not been paid shall be endorsed by the Clerk or Treasurer as delinquent, at which time the Clerk or Treasurer shall proceed to compute the penalty described in the Ordinance and add the same to the unpaid tax bill. After one letter of notice of delinquency has been sent to the taxpayer by the Clerk or Treasurer and taxes remain delinquent for a period of thirty (30) days thereafter, the City Clerk or Treasurer shall then deliver the unpaid tax bills to the

City Attorney for collection. The City Attorney shall receive a fee of \$150.00 per hour for time spent collecting delinquent taxes and this fee shall be charged as a cost against the delinquent taxpayer.

6. The City shall have the right to place a lien as described by statute on property and record it in the Oldham County Court Clerk's Office which recording fees shall be added to the tax bill and shall be paid prior to any lien being released. Failure to file a Notice of Lien in the Office of the Oldham County Court Clerk does not invalidate the statutory lien granted by the Kentucky Revised Statutes and is not a waiver of the right to enforce it.
7. Taxes levied by this Ordinance shall be construed as a general-purpose tax for the fiscal year beginning July 1, 2024, and ending June 30, 2025.
8. The Ordinance is adopted and passed pursuant to the provisions of KRS 92.280 and all other applicable law and shall be in full force and effect from and after the date of its passage, approval and publication required by law.
9. If any Court of competent jurisdiction shall deem any part of this Ordinance invalid, said judgment shall not affect the remaining provisions of this Ordinance. It is the expressed intention of the City Council that this Ordinance and all provisions hereof shall be considered severable and the invalidity of any section, clause, provision or any part or portion of the Ordinance shall not invalidate the other portions of this Ordinance.

This Ordinance shall take effect and be in force from and after its date of passage, approval, and publication as required by law.

First Reading- August 5, 2024

Second Reading- September 3, 2024

Vote: For _____ Against _____ Abstain _____

So approved this ___ day of _____, 2024.

JOHN W. BLACK, MAYOR

Attest:

City Clerk or Designee

**CITY OF LAGRANGE, KENTUCKY
ORDINANCE NO. 14, SERIES 2024**

**AN ORDINANCE ALLOWING MEDICINAL CANNABIS
BUSINESS OPERATIONS WITHIN THE CITY LIMITS**

WHEREAS, Chapter 218B of the Kentucky Revised Statutes, enacted April 17, 2024, legalized medicinal cannabis in Kentucky effective January 1, 2025, creating a complex regulatory scheme administered by the Cabinet for Health and Family Services. However, KRS 218B.130 allows for a city or county to enact ordinances that prohibit or allow cannabis business operations within their respective territory, provided that no regulations relating to the time, place and manner of any cannabis business shall be less restrictive than KRS 218B or any administrative regulations promulgated thereunder; and

WHEREAS, the City Council of La Grange desires to allow all state-licensed cannabis business operations to conduct business within the city limits under a conditional use permit issued by the La Grange Board of Adjustments and Appeals in accordance with KRS 100.237, to allow the proper integration into the community of cannabis business operations as conditional uses that may be suitable only in specific locations within the city where such uses are permitted only if certain conditions are met.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGRANGE, KENTUCKY:

SECTION 1. Cannabis Business Operations.

Any cannabis business licensed to conduct operations within the Commonwealth of Kentucky under KRS 218B may be permitted to conduct such cannabis business operations within the city limits of La Grange as a conditional use subject to all regulations, conditions, restrictions or binding elements as may be imposed by the La Grange Board of Adjustments and Appeals under KRS 100.237.

SECTION 2. Regulation of Cannabis Business.

The La Grange Board of Adjustments and Appeals shall have full power to hear and decide applications for conditional use permits for any cannabis business operations specifically named in KRS 218B.010, to allow the proper integration in the community of cannabis business operations that are suitable only in specific locations within the city or zoning district only if certain conditions are met that are not less restrictive than KRS 218B relating to the time, place and manner of cannabis business operations, provided that no conditions or regulations impose undue burdens or make the cannabis business unreasonable or impractical to operate.

SECTION 3. Conditional Use Permits.

1. All cannabis business operations, whether classified as a cultivator, dispensary, processor, producer, or safety compliance facility under KRS 218B, shall henceforth be considered conditional uses as defined in KRS 100.111 and 100.237.
2. No cannabis business operations shall be permitted on any residential property nor on any commercial property contiguous with or across the street from any residential property nor on any mixed-use property without a waiver of residential uses.
3. No cannabis business operation shall be permitted within 1,000 feet of any school or daycare, or the boundary of either Historic District within the city limits.
4. No advertisements or signage to patronize cannabis business operations or to purchase cannabis goods or services are permitted in the city limits, except for approved signage identifying the name, address, hours and contact information of the business.
5. Parking and landscaping for cannabis business operations shall conform with the Oldham County Comprehensive Zoning Ordinance and Subdivision Regulations, subject to review and approval of building plans.
6. Cannabis business operations must remain compliant with all state licensing requirements and administrative regulations, or the conditional use will be automatically revoked.
7. Conditional use permits shall be unique to each cannabis business operation and may not be transferred without a new application and hearing.

This ordinance shall be final upon passage and enforceable upon publication as prescribed by KRS Chapter 424.

First Reading: August 5, 2024

Second Reading: September 3, 2024

Vote: For ___ Against _____ Abstain _____

So approved this _____ day of _____, 2024.

JOHN W. BLACK, MAYOR

Attest:

City Clerk or Designee (5.3.4)

**CITY OF LA GRANGE, KENTUCKY
ORDINANCE NO. 16-2024**

**AN ORDINANCE AMENDING THE ZONING MAP OF
THE CITY OF LA GRANGE
FOR 109 S. WALNUT AVE.**

WHEREAS, the City of La Grange did receive an application for an amendment to the Oldham County zoning map for real property located within the city limits of La Grange, specifically at **109 S. Walnut Ave.** (hereinafter, “property”);

WHEREAS, on July 23, 2024, the Oldham County Planning and Zoning Commission in Docket No. PZ-24-011, did recommend: (i) approval by the City of La Grange of a proposed zoning map amendment and accompanying development plan for the property, and (ii) passage by the La Grange City Council of an ordinance amending the zoning map of Oldham County in accordance with the provisions of KRS 100 and the Oldham County Zoning Ordinance;

WHEREAS, at a regular meeting of the La Grange City Council, after a second reading of the proposed ordinance and conducting a properly noticed public hearing, the City Council did review the recommendations of the Oldham County Planning Commission set out in the minutes of that meeting, and the Council did hear testimony and receive additional evidence and comments; and

WHEREAS, upon motion regularly made and seconded, the La Grange City Council voted to accept the recommendations of the Oldham County Planning and Zoning Commission and to adopt the findings and decisions of the Planning Commission concerning the above property, which are incorporated herein by referenced, and to enact this ordinance amending the Oldham County zoning map with respect to property within the city limits.

NOW THEREFORE BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA GRANGE, KENTUCKY, THAT:

The real property located at **109 S. Walnut Ave.**, more particularly described in the legal description of the deed recorded in DB 1325 PG 426 of the Oldham County Clerk’s Office attached hereto as **EXHIBIT A**, shall be and hereby is rezoned as follows:

From R-4 Residential District to C-N Commercial Neighborhood District

Further, the City Council, having reviewed the minutes of the Oldham County Planning Commission meeting and hearing on Docket No. PZ-24-011, which shall be incorporated herein by reference, the La Grange City Council hereby adopts the findings and decisions of the Planning Commission approving the proposed zoning amendment and development plan, including any binding elements,

This Ordinance shall take effect upon passage and be enforceable 30 days following enactment and publication as prescribed by KRS 424

First reading: _____

Second reading: _____

VOTE: For _____ Against _____ Abstain _____

SO APPROVED this _____ day Of _____, 2024.

JOHN W. BLACK, MAYOR

ATTEST:

CITY CLERK OR DESIGNEE

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and entered into this 27th day of April, 2022, by and between

GARRY DREXLER, unmarried
3121 N. Highway 393
LaGrange, Kentucky 40031

-and-

MELISSA DREXLER, unmarried
2100 Cox Lane
LaGrange, Kentucky 40031

(collectively, the "Grantor")

and

CORNELL PROPERTY, LLC,
a Kentucky limited liability company
1219 Weible Road
Crestwood, Kentucky 40014
(The in-care-of address to which the property
tax bill for 2022 may be sent)

(the "Grantee")

WITNESSETH:

That for the total consideration of ONE HUNDRED TEN THOUSAND AND NO/100THS DOLLARS (\$110,000.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby convey unto Grantee, with covenant of General Warranty, in fee simple, the following described real estate located in Oldham County, Kentucky, to wit:

OLDHAM COUNTY
D1325 PG427

On the East side of Madison (now Walnut) Street and fronting thereon and bounded as follows:

Beginning at a stone, southwestern corner of Joseph Sauer's (now Bates) lot, and running thence 71 feet to Washington Street, thence Easterly with Washington Street, 150 feet to a stone corner to Masonic lot (now Harris) thence a Northerly course parallel with East (now Cedar) Street and with a line of the lot belonging to Masonic Lodge (now Harris) 71 feet to a stone corner to Abe Netherton (now Alvia Barbee) thence Westerly with the lines of the lots owned by the said Netherton (Barbee) and Joseph Sauer (Bates) 150 feet to the beginning.

BEING the same property conveyed to Garry Drexler, unmarried, and Melissa Drexler, unmarried , by Deed dated April 27, 2022, of record in Deed Book 1325, Page 422, in the Office of the County Clerk of Oldham County, Kentucky.

The Grantor further covenants that it is lawfully seized of the estate hereby conveyed, has full right and power to convey same, and that said estate is free from all encumbrances except restrictions, easements and stipulations of record, and real property taxes falling due in 2022, and thereafter, which the Grantee hereby assumes and agrees to pay.

IN TESTIMONY WHEREOF, witness the signature of the Grantor, the day and date first above written.


_____ GARRY DREXLER


_____ MELISSA DREXLER

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF OLDHAM)

I, the undersigned Notary Public in and for the above State and County, do hereby certify that the foregoing Deed was this day produced to me in said State and County and acknowledged before me on this 27th day of April, 2022, by Garry Drexler, unmarried, and Melissa Drexler, unmarried, to be their voluntary act.

OLDHAM COUNTY
D1325 PG428

My commission expires:



8/22/2025

NOTARY PUBLIC

Notary ID No.: KYNP 35319

CERTIFICATION OF CONSIDERATION

Being first duly sworn, the undersigned state that the consideration set forth in the foregoing Deed is true and correct and is the full consideration paid for the above described property.



GARRY DREXLER



MELISSA DREXLER

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF OLDHAM)

The foregoing certification was subscribed, sworn and acknowledged before me this 27th day of April, 2022, by Garry Drexler, unmarried, and Melissa Drexler, unmarried.

My commission expires:

8/22/2025

NOTARY PUBLIC

Notary ID No.: KYNP 35319

[Additional signatures follow]

OLDHAM COUNTY
D1325 PG429

CORNELL PROPERTY, LLC, a Kentucky limited liability company

By: *Marsa Cornell*

Title: *Member*

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF OLDHAM)

The foregoing certification was subscribed, sworn and acknowledged before me this *27th* day of April, 2022, by *Marsa Cornell*, as *Member* of Cornell Property, LLC., a Kentucky limited liability company, for and on behalf of such company.

My commission expires:

8/22/2025
[Signature]
NOTARY PUBLIC

Notary ID No.: *KYNP 35319*

THIS INSTRUMENT PREPARED BY:

[Signature]
Gordon C. Rose
Vice Cox & Townsend PLLC
2303 River Road, Suite 301
Louisville, KY 40206
(502) 290-1272



DOCUMENT NO: 687892
RECORDED: 4/27/2022 11:49:18 AM
VIA ERECORDING
TRANSFER TAX: \$110.00
TOTAL FEES: \$160.00
COUNTY CLERK: JULIA K BARR
DEPUTY CLERK: NANCY DONNER
COUNTY: OLDHAM COUNTY
BOOK: D1325 PAGES: 426-429