

The City Council of the City of Eminence, Kentucky met in a regular session on Monday, February 10, 2014 at 6:15 p.m. at the Eminence City Hall with Mayor Drane Stephens and the following members present: Polly Troxell, Tom Shroyer, Treva Browning, Danny Meadows, and Lee Ann Armstrong. Absent was Member Leo Mason. Also in attendance were Attorney William Brammell, City Clerk Sandra Doane, Public Works Director William Smith, Police Chief Carey Duncan, Citizens George Saliba, Dave Kassermann and Joe Durbin and Henry County Local Representative Brad Bowman.

Mayor Stephens called the meeting to order at 6:15 p.m. Pledge of allegiance held.

**Subject: County Business** – Magistrate Scott Bates was unable to attend to give an update on the County but asked Mayor Stephens to give the report on his behalf. Mayor Stephens reported that Judge John Brent, Representative Rick Rand and Senator Paul Hornback have meet with Matt Bullock with the Kentucky Transportation Department and that North Main Street has been recommended for widening for the next fiscal year budget, pending approval and passage of the state’s budget. It is the number one project for Representative Rick Rand, Senator Paul Hornback, and Judge John Logan Brent.

**Subject: McDonald’s Report** – George Saliba, owner of McDonald’s, along with Dave Kassermann were present to report on the new McDonalds to be located on Main Street. Mr. Saliba reported that they broke ground today with our store to be one of a kind and that it will serve as a model for future buildings. All employees will have to go to training in Ashland as new equipment is being installed as well. The home office wants to do training at Eminence with all regional training to be done here. Mr. Saliba gave a brief history on himself stating that he has been with McDonalds for 30 years starting as a crew member. He is originally from Lebanon, with his Dad being a wine maker, but more importantly a great business man with only a third grade education. Mr. Saliba stated that his Dad instilled in him the importance of credibility and good value within a community and he intends to have both. Mr. Saliba stated that after four years of civil war in his country, he came to the United States in 1979 and attended the University of Dayton. In 1985 he started with McDonalds. He wanted to be an entrepreneur so he made a change. He currently has four of his McDonalds in the top 100 in the country and intends for Eminence to be number five. Mr. Saliba stated you will see him in the store and that he works six days a week and is very involved with his staff. He stresses hassle free service to the customers with no argument – if it is wrong or even perceived as wrong they will make it right. Mr. Saliba presented a slide presentation showing some of the changes being instrumented with our McDonalds. Our building is called the 45/97 building which means it is 45 feet wide and 97 feet

deep. He added an addition onto the front for extra seating. The property will be landscaped with an irrigation system installed. There will be three different drive thru windows. The entire building has been designed with a technology approach. Seventy percent of their business is drive thru. The counters inside are split front with one side for taking orders and the other for pickup which will have a monitor showing which order is ready. They will have a crew room with interactive learning and training and webcasts will be available on a television screen. They have an approach for hiring to win which allows individuals to look up job openings and apply with the application being rated when applying.

Mr. Saliba stated they are having some of the old historical pictures put into vinyl wallpaper showing the town. Mr. Saliba stated that McDonalds is not a dead end job as 60% of all owner/operators started as a crew person. He learned more at McDonalds that he did from getting his Masters and MBA from Dayton.

Mr. Saliba stated he will have a grand opening with a flag raising ceremony which is very important to him. They will partner with the schools, fire departments and police departments allowing 10% of the evening sales for a specific time period to go to the groups. Mr. Saliba stated he has already set up a fund raiser with Joe Durbin at the help center with 10% of the sales to go to the center. Not only financial support, but he wants to go the schools and speak.

Mayor Stephens asked if any staff has been hired. Mr. Saliba stated yes with most of his management staff being in place already. He has Nancy from the Pendleton store set to run this one. He will also hire a manager/trainee for our store. He wants to use local contractors and local staff persons. The average employment is between 50-60 people with 10-12 managers. All staff will have 30-60 days experience before they are put on the front row.

May 10<sup>th</sup> is the tentative opening date. Member Meadows asked about the hours of operation. Mr. Saliba stated they will open at 5:00 a.m. and close at 11:00 p.m. during the week and midnight on the weekends.

Council expressed their appreciation to Mr. Saliba for his commitment to be involved with the community. Mayor Stephens stated Mr. Saliba sponsored the whole soccer team last year. Mr. Durbin stated he has also already done some teacher scholarships as well.

### **OLD BUSINESS:**

**Subject: Minutes** – The minutes of the previous regular session held on January 13, 2014 were reviewed. Mayor Stephens asked for any additions or corrections to the minutes. Member Shroyer stated that on page 1134 under the subject of new business/council the first sentence needs to have the word town changed to two. With no additional additions or changes forthcoming, Mayor Stephens stated they would stand approved as corrected.

## **REPORTS:**

**Subject: Police Department Report** – Police Chief Carey Duncan reviewed the monthly activity report with council. Chief Duncan reported they had 220 total contacts for the month. Nine individuals were arrested on eighteen separate charges. The Department had two DUI and one other alcohol related charge this month.

Chief Duncan reported no current property ordinance citations issued. He will be addressing 4343 North Main this month. Member Shroyer stated he has a few more that need addressing. Member Armstrong stated there is a large tree on a house down the street from her. Mayor Stephens stated he will take care of the first two steps in getting property cleaned up prior to sending the Police Department. He asked Council to get the addresses of the concerns to him.

Council inquired on when the new cruiser will be put into service. Chief Duncan stated he is not sure as they are still waiting on Fire Chief Lucas. He does have the old Explorer up and running in case it is needed.

Mayor Stephens stated we are okay on the budget for insurance by keeping one of the two possible surplus vehicles. Mayor Stephens asked Chief Duncan if he has made a decision on which one to surplus. Chief Duncan stated no and asked to wait until next month to decide.

**Subject: Public Works Department Report** – Public Works Director William Smith reviewed the monthly activity report with council. Mr. Smith stated we have had an unusual amount of water main breaks this year with all but one requiring paving to be put back in the spring.

Mr. Smith reported we have used 80-100 tons of salt so far with two loads arriving today which hopefully will get us through the winter. We originally contracted for 150 tons at last year's price.

**Subject: Wastewater Treatment Plant Expansion Project Update** – Mr. Smith reported that the sludge permit application has gone to the Division of Water. Dave Derrick tells us that he will be ready to advertise for bids by the end of this month with bids to be opened at the end of March with April set for council approval.

Mayor Stephens and Council commended the public works department on the great job they have been doing on the streets and water main breaks.

**Subject: Administrative Office Report** – City Clerk Sandra Doane reviewed the monthly administrative office report with council, reporting that approximately 94.2% of the 2013 tax

bills have been collected at February 4<sup>th</sup>. Late notices have been sent for all 2013 delinquent taxes.

Clerk Doane reported that all W-2's and 1099's have been mailed. Clerk Doane reported that we earned a total for \$23,093.94 in interest for the calendar year 2013.

**Subject: Second Quarter Budget Comparison** - Mayor Stephens and Clerk Doane reviewed the second quarter financial statements (budget comparison) and asked each member to review and call if any questions.

**Subject: Fire Department Report** – Member Shroyer reviewed the Fire Department report with council which showed thirteen total runs and special details in January for total man-hours of approximately sixty three. The Board did not have a quorum present last week so they will be meeting again this week to approve some purchases. Member Meadows asked if Robin Mullins could attend. Clerk Doane stated she would ask her. Gary has found some special pricing for the air pack updates which needs to be approved.

**Subject: Festivals Update** – Member Armstrong reported that the committee needs to meet to start planning Eminence Day. She has talked with Mary Scriber, one of the committee members, but needs to get a meeting set up with all the committee. Member Troxell stated she wants to be in charge of advertising again.

**Subject: Parks Update** – Mayor Stephens reported that the committee has not meet yet but will need to so that discussion can be held on the land and water grant and other proposals.

### **NEW BUSINESS:**

**Subject: Open Citizen Comments/Questions** – Joe Durbin reported that they are opening another help center facility this month. Sulphur Christian Church (Jeff Magard) has been approved for this site. Mr. Durbin reported that the centers helped 222 people in November, 357 in December, 571 in January and 632 in February. CVS Pharmacy is making donations and the United Pentecostal Church is doing regular monthly donations. The Dare to Care group came to visit. Shively and Eminence are the two largest food distributions that they support. Fifty-nine percent of all his money comes from outside the County so they need local help. Ninety-nine percent of all the food distributed and 95% of all the toiletries come from outside the County.

**Subject: Economic Development** – Member Shroyer reported on a Mayor's luncheon meeting that he attended on behalf of Mayor Stephens to discuss economic development within the County. Attorney Brammell served as the moderator. After a lot of good discussion it was decided that each city would get a list together of properties for sale or rent within our Cities or surrounding areas which the Chamber would then develop into a database with links to our sites. It was also discussed to try and fund an employee as it was felt that the current economic

development person who serves several Counties is primarily focused on industry rather than small businesses. The general consensus of the cities represented at this meeting was to get organized and move ahead with the proposal for a database and that hiring an employee to be paid by the cities was just not feasible at this time. Council in agreement this was a good idea. Member Shroyer along with Member Troxell will work on this project with the assistance of the Clerk's office for identifying property owners.

**Subject: Mayor/Council CPI Adjustment** – Mayor Stephens stated this is the time of year that the Department for Local Government sends the allowed CPI for adjustment of Mayor and Council salaries. The CPI was set at 1.5%. Clerk Doane has calculated this increase which would total \$648.00 for the year for the Mayor and all Council members. Mayor Stephens detailed a brief history on this for council indicating that the council approved the increase in 2011 and 2013; but not 2012 and that for four years prior to 2011 they did not take the increase. Member Shroyer stated that he feels there are some members who are really involved and feels this increase is justified. Member Shroyer made the motion to accept the 1.5% increase for Mayor/Council compensation. Motion seconded by Member Armstrong. On a call for vote by Clerk Doane, all members present voted “Yea”.

**Subject: Mayor's Update** – Mayor Stephens reported that most of which he would have reported on has already been addressed. Mayor Stephens stated that a new pharmacy is coming to town with the sign going up today along with construction starting today. It is located at 5551 South Main Street and he (Mayor Stephens) will be running the business. The name of the business will be Eminence Apothecary and it will be small town service oriented. They will have two drive thru windows and will offer diabetic education and counseling. The tentative opening date is April 1<sup>st</sup>. It may not even be totally finished remodeling on the outside when they open. The owner's name is Jerry Barnett. He started out in Mt. Sterling and is opening stores in Owenton, Lawrenceburg and Eminence.

Mayor Stephens reported that the United Citizens Bank branch should start their remodeling in the next couple of weeks.

**Subject: New Business/Council** – Member Armstrong stated she would like for the City to set up a drop off point for citizens to bring limbs and branches from the recent ice storm. Discussion held. EPA will no longer let us burn so we have no place for these to be dropped off. If limbs are bundled and meet certain criteria, Rumpke will take them. Mayor Stephens stated that so many of the people calling assume that we as a City should come on their property to remove these limbs/branches. We cannot do this. We do have a list of individuals we can share with citizens of companies/individuals willing to do this type work. Clerk Doane was asked to put specific information on the next water bills and the website about the Rumpke requirements.

Member Troxell stated she has had a complaint about the minutes not being up to date on the City's website. Clerk Doane stated this is her responsibility and she will get them all on there up to date and will strive to remember to do so each month.

Mayor Stephens reported that new signs have been put up coming out of Depot Avenue for a right turn only onto South Main and at the end of the Citizens Deposit Bank drive thru for a no left turn onto South Main.

Council asked if the Time Warner cable wire has ever been moved. Mayor Stephens stated probably not as he did not get to look into this until recently.

Mayor Stephens reviewed thank you notes from the family of Rev. W. H. Goatley.

Mayor Stephens stated he filed to run for Mayor for another term. Anyone filing for Mayor or Council has until August to file; but he wanted to go ahead and let people know he is running.

**Subject: Warrants** - The warrants for payment were presented and reviewed. Motion made by Member Meadows and seconded by Member Armstrong to approve the warrants for payment as presented. On a call of vote by Clerk Doane, all members present voted "Yea".

With no further business to be discussed, motion made by Member Meadows and seconded by Member Shroyer to adjourn. All members present voted "Yea". Meeting adjourned at 7:41 p.m.

---

DRANE STEPHENS, MAYOR  
CITY OF EMINENCE, KENTUCKY

ATTEST: \_\_\_\_\_  
SANDRA A. DOANE, CITY CLERK  
CITY OF EMINENCE, KENTUCKY