CITY OF WINDY HILLS

Minutes of Regular Council Meeting
June 9, 2025

The Council and Officers of the City of Windy Hills met at Sojourn Community Church East, 2501 Rudy Lane, at 7:00 P.M. Mayor Protem Davis called the meeting to order.

ROLL CALL: The following were present:

MAYOR PROTEM	COUNCIL MEMBERS	OTHER CITY OFFICIALS
Helen Davis	Kate Greer	Christine Haner, Clerk
	Paul Morris	Timothy Mayer, Attorney
	Suzanne Spencer	Paul Eitel, Code Enforcement
	Steve Teaford	
	Julie Theiler	

MINUTES:

Councilwoman Greer moved to approve the minutes of the May 12, 2025, council meeting; seconded by **Councilwoman Theiler**. Having no need for discussion, the motion carried.

FINANCIAL REPORTS, APPROVAL OF BILLS:

Councilwoman Greer moved to approve the May 2025 Financial Reports which included the Profit & Loss Statement as well as the Balance Sheet: seconded by **Councilwoman Theiler**. With no discussion necessary, the motion passed unanimously.

Councilman Teaford moved to approve the May bills, totaling $98,447.10; seconded by **Councilwoman Greer**. Having no questions or need for discussion, the motion passed unanimously.

RESIDENTS' COMMENTS/CONCERNS: None

COMMITTEE REPORTS:

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Windy Hills Green/City Maintenance/Tree Board liaison - **Councilwoman Greer**:
KLAUSING: Luke Tedder is no longer our maintenance contact. I met the new person last week and was very impressed. His name is Will Snodgrass. He has a degree in some type of horticulture from Western Kentucky University. He lives in New Albany, which is much closer than Elizabethtown, where Luke Tedder lived. He keeps me posted on everything. I think that Klausing has done an excellent job this year.

Cindy Marquel from KDOT called me and notified me that KODOT would only cut the newly installed grass in our Westport Road quadrant 3 times a year and asked if we would cut it weekly. Klausing will add the extra cost to our monthly bill and will include it in its upcoming bid.

The Abelia shrubs at Regency appear sickly. Rather than have them replaced, I asked Will to prune them and fertilize them. I will monitor the situation.

The Tree Board met last month. Two of its members and arborist Caroline Westfall have mapped all the trees on the Green. Their data includes the common names as well as the Latin names, their condition, and GPS coordinates. They recommend we post an up-to-date map of the trees with tags that have a QR code giving information. I would like to invite the techie member to come to our July Friday meeting to explain it. I am going to give Caroline Suzanne's map.

Children have been climbing up on Rudy the Bear. I propose that we post a sign telling them to stay off him. We do not want a liability issue or a damaged bear.

Community Caring/Health & Fitness/Welcome to Windy Hills – **Councilwoman Spencer**: There were 3 new residents during May. One of the new residents is Cheryl Cooper, in attendance, returning to Windy Hills. She was previously our City Clerk and served on the City Council.

Public Works – **Councilman Teaford** reported:
I will look into ordering a new sign to encourage visitors on the Green to refrain from climbing or sitting on Rudy the Bear.

New No Parking Signs have been ordered to assist with reminding our residents and overnight visitors of our No Parking Ordinance between the hours of 2-5AM.

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Milling has been completed by Libs Paving and road paving will occur on Wednesday and Thursday. There were new expenses to this project that came to light after the milling was completed. They were discussed with Libs Paving and our City Engineer.

Next week we hope to begin the process to collect bids for the repair of our City sidewalks.

Streetlights are being evaluated as to whether they are old sodium light fixtures, or LED. We hope to improve some areas with updated lighting and regularly report any outages to LG&E as they are made known to us.

Newsletter/City Communications/Events – **Julie Theiler** reported:
We have a new printer. Beginning with the June print newsletter, we will be using Derby City Litho. They should also provide a sizable savings to our newsletter cost. The June newsletter should arrive in your mailbox on or around the 20th.

The 4th of July celebration looks to be full of fun. Farmer Steve and his baby animals, City BBQ, and an inflatable obstacle course are some of the highlights.

Please sign up to volunteer. More information will be put on our website. You are welcome to call or email if you prefer to not sign up using the Sign Up Genius link.

Code Enforcement Officer – **Paul Eitel** reported:
I have been investigating permits issued for driveways on Wicklow and Kittyhawk.

Grass issues were addressed in May. At this point after some spring storms, folks should be caught up with yard maintenance. While we understand that rain delays and equipment maintenance may delay prompt attention to your yard, we do expect residents to make sure they follow our standards.

City Clerk/Treasurer – **Christine Haner** reported:
Jeff Chandler with Z-Jak Technologies will be taking over our City Email Management from Lee Ann Lyle, our web designer. Jeff has an excellent understanding of the DNS (Domain Name System) and security issues on our account such that Lee Ann recommended him for this role. Mayor Roberts and I agree.

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The final ARPA "Snapshot" is on our website. The balance of the checking account for the American Relief Plan Act is now zero. The account was closed by the local bank branch manager.

Last month, Mr. Ralph Williams requested that our City provide real estate transfers to Windy Hills residents. Even though our City has a paid subscription to the Jefferson County PVA website, I learned that a report for the city as a whole must be requested via email to the PVA. The report we received back was not current and was a massive spreadsheet that took a little time to manipulate in a way to understand. The City has decided at this time to not share real estate transfers. Residents are welcome to request information from the Jefferson County PVA themselves since the PVA is the source for that information. Additionally, it may take several weeks before some real estate transactions to show up on their site. Sales data is suspended for all zip codes during the period allowed for homeowners to contest a new assessment, as well.

ATTORNEY COMMENTS – Tim Mayer, Strobo Barkley, PLLC: No Report

MAYOR'S REPORT: Mayor Protem Davis noted that next month the police reports for both May and June will be mentioned upon Mayor Roberts' return. With the budget being of foremost importance at this meeting, there will not be a Mayor Report in Mayor Roberts' absence.

NEW BUSINESS: None

PUBLIC BUDGET HEARING FOR FISCAL YEAR 7/1/2025-6/30/2026

At 7:15PM, **Mayor Protem Davis** opened a Budget Hearing and read the following statement:

As the Mayor of Windy Hills, John Roberts is tasked with preparing and presenting the City of Windy Hills budget. The Mayor and Council's mission has been to meet the needs of our residents in preparing our budget and ensuring state financial/budget compliance.

On the revenue side, it is important to note that for the first time in 4 years, there are no ARPA funds included in the 2025-26 budget. Per the federal ARPA requirements, the funds were allocated for the expansion of the Green parking lot in December 2024 and expended in May 2025. The ARPA checking account is now closed.

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One of the biggest variables is the municipal insurance premium tax. We again tried to be conservative in the projection because the amount collected can vary widely due to purchases of large life insurance policies and the taxes collected on said policies.

Many of our residents are aware that our biggest income source is property taxes. To fulfill the state property tax rate cap of 4%, we are pleased to announce that the tax rate will again be **.17 per $100** with a **50%** discount if paid by October 31, 2025.

We project the remaining revenue streams will be flat or even decrease. Interest income is uncertain but is projected to decline by about $15,000.

On the Road Aid Fund portion of the budget, we are projecting revenue to be flat due to interest rates and state funding. We did increase the budget for 2025-26 road fund expenditures based on the very unexpected increase in the 2024-25 snow removal due to the inclement weather. We may not spend all the budgeted monies, but we want to ensure that we have sufficient funds budgeted. As stated during the May Road Fund Hearing, due to declining state road fund revenues and the increased cost of road repair, Windy Hils is continuing to transfer funds from the General fund so that we can meet the Windy Hills paving needs. As Councilman Teaford stated in his report, we have already begun the 25-26 road paving.

In analyzing the appropriations, General government expenses increased 6% which includes legal service expenses for updating our ordinances and a 2.5% salary increase for our City Clerk. The cost of our public safety provided by the Lyndon Police went up 12% with an hourly rate of $72/hour. Our sanitation cost is also increasing 6% in the next year's budget.

Finally, we will again transfer funds from prior years' reserves to cover all of our City Budgeting needs since we are projecting that appropriations will exceed projected revenue by $333,000.

Mayor Protem Davis then opened the Hearing to residents who have any questions to the City Officials related to the Budget.

One resident and one councilperson brought up the challenge of collecting home sales data for Windy Hills and **Mayor Protem Davis** brought the conversation focus back to the Budget Hearing at hand.

Having no further questions or comment related to the Budget from the council or residents in attendance, the meeting continued.

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Councilman Teaford made a motion to increase the Roads Appropriation an additional $7,910 to cover the important issues found during milling. This move reduced the General Government Appropriation on the Budget by the same amount. This was seconded by **Councilwoman Greer**. No additional discussion was needed. The motion passed unanimously. (NOTE: The Budget handout provided to the residents in attendance had this update already included).

UNFINISHED BUSINESS:

Councilwoman Spencer made a motion for the Clerk to perform a Second Reading of Ordinance No. 5, Series 2024-2025 – Ad Valorem Taxes. This was seconded by **Councilwoman Greer**. With no discussion, the motion to have a second reading passed unanimously.

The Clerk read:

ORDINANCE NO. 5 Series 2024-2025, AN ORDINANCE RELATING TO THE LEVY OF AD VALOREM TAXES FOR THE CITY PURPOSES FOR FISCAL YEAR ENDING JUNE 30, 2026.

Councilwoman Greer made a motion to accept and adopt Ordinance No. 5, Series 2024-2025. This was seconded by **Councilwoman Theiler.** A roll call vote was taken by the Clerk:

Greer – Yes
Morris – Yes
Spencer – Yes
Teaford – Yes
Theiler – Yes

The motion carried and Ordinance No. 5, Series 2024-2025 was adopted.

A motion was made to read Ordinance No. 6, Series 2024-2025, by **Councilwoman Theiler**; seconded by **Councilman Teaford**. Having no discussion, the motion passed unanimously.

The Clerk read:

ORDINANCE NO. 6 Series 2024-2025, AN ORDINANCE RELATING TO THE ADOPTION OF A BUDGET FOR THE CITY OF WINDY HILLS FOR THE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026, ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT.

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Councilwoman Greer made a motion to accept and adopt Ordinance No. 6, Series 2024-2025; seconded by **Councilwoman Theiler**. Verifying no discussion necessary regarding the budget, the clerk took a roll call vote:

Greer – Yes
Morris – Yes
Spencer – Yes
Teaford – Yes
Theiler – Yes

The motion carried and Ordinance No. 6, Series 2024-2025 was adopted.

COMMENTS/QUESTIONS TO THE COUNCIL AS A WHOLE:

Councilwoman Spencer would like to see a better way to acquire real estate transfers, even offering to physically go to the PVA for the information.

Resident Martha Davis on Rudy Lane, signed in to ask if the results of the KLC City Survey would be discussed. Mayor Protem Davis responded that the results presented during the March City Council meeting by a KLC representative was the only discussion planned by the City.

There being no further business to address nor questions to answer of the Council, **Councilwoman Greer** made a motion to adjourn, seconded by **Councilman Teaford**. The motion passed and the meeting was officially adjourned at 7:34PM.

Helen Davis, Mayor Protem

Christine Haner, Clerk/Treasurer