CITY OF WINDY HILLS

Minutes of Regular Council Meeting
July 14, 2025

The Council and Officers of the City of Windy Hills met at Sojourn Community Church East, 2501 Rudy Lane, at 7:01 P.M. Mayor Roberts called the meeting to order.

ROLL CALL: The following were present:

MAYOR	COUNCIL MEMBERS	OTHER CITY OFFICIALS
Dr. John Roberts	Helen Davis	Christine Haner, Clerk/Treasurer
	Kate Greer	Timothy Mayer, Attorney
	Paul Morris	Paul Eitel, Code Enforcement
	Susan Spencer	
	Steve Teaford	
	Julie Theiler	

MINUTES:

Councilwoman Greer moved to approve the minutes of the June 9, 2025, council meeting; seconded by **Councilwoman Davis**. Having no need for discussion, the motion carried.

FINANCIAL REPORTS, APPROVAL OF BILLS:

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

Councilwoman Davis moved to approve the June bills, totaling $66,184.25; seconded by **Councilwoman Greer**. Having no questions or concerns, the motion passed unanimously.

RESIDENTS' COMMENTS/CONCERNS

Five residents, all residing in the Chelsea Road area, (Marcia Myers, Madge Huecker, Rick Feldhoff, Joe Huecker, Eric VanRude) signed in to discuss the topic of the sale of the property at 280 Chelsea Road, which is 3.59 acres in size per MLS# 1686100. The overall concern by those residents is the potential development of multi dwellings, potential loss of trees, drainage changes, street traffic, heavy equipment destroying the roadway, etc. One ongoing struggle already is the lack of a place for drivers to turn around as the street is a dead end, though the

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sign reads “No Outlet”. A couple of the residents have already experienced damage from vehicles of various sizes and types using their driveway to turn around. After resident and former councilwoman **Marcia Myers** spoke initially, **Mayor Roberts** provided an update.

A realtor contacted the Mayor about a potential buyer who is interested in using the land to construct a single-family home. This new knowledge was pleasing to those in attendance. Mayor Roberts offered to meet with the realtor and potential buyer to answer any questions they may have from the Windy Hills perspective as a City Official and to share personal experience in building a home in Windy Hills. The Mayor stated we can purchase signage that better describes the street as a “Dead End” to deter vehicles from entering.

In addition, **Councilwoman Davis** shared past and relevant information. When Jim Ising was Mayor of Windy Hills, a similar concern was fought to protect the property from such development. The property is currently zoned as Residential, R4. Restrictions were put in place in 2018-2109 after Mr. Marty Pohl purchased the property with the intent of developing. Looking at a LOJIC (The Louisville/Jefferson County Information Consortium) map of the property, the road is narrow, and the City of Windy Hills owns the ROW on the road. Widening it can only occur with Windy Hills’ approval. The property is in a 100-year flood plain, and additionally has protected Historical Property bordering it, which possibly contains a slave cemetery that pre-dates cemetery documentation. Essentially, only two acres is buildable. Therefore, it is highly unlikely that Metro Louisville Zoning & Planning would ever approve of a zoning change to anything but R4.

The residents are requesting to be kept updated on any movement on the property.

Mr. Shelby Simpson signed in to discuss the upcoming construction of the sidewalk connection from Coach Gate to the St. Matthew’s Fire Department at the corner of N. Hubbard’s Lane and Brownsboro Road. He is requesting nicer lighting at that corner similar to that on the next block at Chenoweth Lane and Brownsboro Road. Mr. Simpson would like to encourage communication between Windy Hills and Metro Louisville so that if we all pitch in a little of our budget, the lighting can essentially have the look we want representative of Windy Hills, rather than a utilitarian fixture. Mayor Roberts indicated that we are interested in working with Metro and staying informed, as well, in the plans, design, and progress.

Mr. Cordell Lawrence of Two Springs Place signed in to speak and was accompanied by his neighbor, **Dr. Piracha**. They are concerned with the influx of door-to-door salespeople in Windy Hills this summer. Is it allowed? This question was answered by **City attorney, Tim Mayer** and **Mayor Roberts**. The Supreme Court ruled several years ago that a city cannot prohibit door-to-door solicitations as this was found to violate commercial free speech. That being said, any

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resident who is personally concerned about this activity, can put up a notice on their door, or a small sign inside their property line stating “NO SOLICITATION”. Metro Louisville requires a permit for this activity. The seller is supposed to have the permit on their person at all times proving compliance. If the seller cannot display the permit, the police should be called. They will be cited. Additionally, police can be called if a seller ignores a “NO SOLICITING” sign on private property at a home.

COMMITTEE REPORTS:

Windy Hills Green/City Maintenance/Tree Board liaison - **Councilwoman Greer**:
The coffee tree in the Clerkenwell Circle is a messy tree. It sprouts up all over the circle and is unsightly. Some of the neighbors have seedlings sprouting in their yards also. I propose that we remove the tree and plant something more suitable in late Fall, likely when trees go on sale.

The Tree Board will meet Wednesday, July 16th at 7PM in the Boardroom in Suite 110.

The abelia on the west wide of the Regency entrance look poorly. Rather than replace them, I had them cut back and fertilized. If they don’t bounce back, we will replace them in the future.

Last Saturday a big wind blew through the Green. I cleared the greenery debris on the Green and moved it to the ROW, then called Klausing to take care of the cleanup.

The City Arborist, another Arborist on our Tree Board, and a Botanist on our Tree Board have been busy determining GPS coordinates for the trees on our City Green. Capturing the GPS coordinates for each tree allows us to also learn facts about each tree, including tracking any memorialized trees. This project also helps move us up in status as a Tree City USA-designated city. More information will be shared as the project moves forward.

Public Works Assistant, Youth Engagement – **Councilman Morris**:

I have been on the council for six months and have lived in Windy Hills for 7 years. I would like to thank Mayor Roberts for looking into and investigating our city, potentially purchasing the property beside the Green.

I finished a lighting survey in Windy Hills. While there were not too many inconsistencies, there is enough to investigate further. Councilman Teaford and I will discuss next steps.

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A kid-centric event is planned for the Green on July 26th from 8-9:30AM. There will be a scavenger hunt, craft, and refreshments. Information will be in the July newsletter.

I am working to hold an elected official's forum at either Sojourn or Coach Gate. The date is to be determined based on politician and venue availability but would be held on a weeknight in August, likely at 6PM. I am waiting to hear back from official's offices.

I would like to propose 2 speed humps on Indian Ridge Road, one before and one after the stop sign at Kitty Hawk and know this conversation is in the works.

Community Caring/Health & Fitness/Welcome to Windy Hills – **Councilwoman Spencer**:

We have 3 new residents, and I will call on them in the future to welcome them to Windy Hills. Later in the month of September I am working toward an event on the Green by juried artists and will also plan additional walks and other events to better utilize the Green.

Public Works – **Councilman Teaford** reported:

1. We are still monitoring and discussing speeding concerns on Ambridge and are looking at several potential remedies.
2. Sidewalks. With a pending cost of $52,000 for sidewalk grinding in Windhurst and Windsong neighborhoods, we have declined the work currently. Instead, we asked Mark Madison to do a professional review of what work needs to be done and when. He is working up a study for us, to give us what needs immediate attention, and what can be done later. He will rate the repairs needed, much like what he did for us on roads, so we can year to year, pick what we want to spend and where.
3. Sidewalks on the Green damaged by LGE due to new pole construction, have been repaired by R and R Construction.
4. Radar Speed sign on Ambridge is not working. The "Radar Head" is defective. The vendor is sending a new part at no cost to us. The sign is still under warranty. We can install the replacement part ourselves.
5. The Paving Project for 2025 has been mostly completed. Only Drain/ Curb repair on Tottenham has yet to be done. A complaint to damage to driveway at 613 Indian Ridge has been resolved. Aside from the complaint, the work was done professionally this year.
6. Four No Parking 2-5am signs were installed to replace those damages or illegible. Two other posts were straightened. Work done satisfactorily by Stedan Construction. Other discussions will need to be held before we place these signs on Tottenham, Windhurst, and Clerkenwell, where we have continued resident complaints.

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7. Fishel Company (vendor for LGE) replaced wiring at Chelsea/ Rudy and put up two new poles with LED lights. Unfortunately, they threw the signs down at the base of the poles into mud that they left. After complaining to LGE I found out this is normal procedure, when a new pole (with street signs affixed) is installed they are not required to reinstall signs. Have contacted Stedan Const. to re-attach ASAP. East side of entrance light at Old Farm/ Rudy on 24-7… west side seems to be working. reported for the 5th time.
8. MSD has finally agreed, after months (yrs) of follow up rebuilding the storm sewer catch basin at 701-103 Merrifield (Southview) and to regrade the drainage flow at 742 Wicklow and to clean out the drain under Antrim. Will continue to follow up here. Also reported was a sink hole at 2419 Rudy in front of a smaller catch drain. Awaiting their reply.
9. A new sign for Rudy The Bear is in the works to prevent folks from climbing.

Newsletter/City Communications/Events – **Julie Theiler** reported:
My best estimate is that we had over 230 attendees at the 4th of July parade and picnic. City Barbeque provided 210 plates, which we ran out of, which supports that number. After the event, a survey was sent out to improve future events. The Petting Zoo was a big hit with lots of positive feedback. The slide/obstacle course received mixed reviews primarily because of the heat being a factor. There was confusion around the parade, and it needs improvement for next year. I hope to receive additional feedback to help plan for next year.

City Clerk/Treasurer – **Christine Haner** reported:
So far, we have received $70 from the Commonwealth of Kentucky for Unclaimed Property that was due our City. Some of the other amounts legitimately did not belong to us and were likely checks that should have been voided by the issuer but were not.

Today (Monday) I was informed that our website had gone down on Friday afternoon after City Hall closed. A plug-in was to blame after a software update. The website is back up today but will be monitored more closely when the software updates again.

Code Enforcement Officer – **Paul Eitel** reported:
I have spent about 6 months as Code Enforcement Officer and have resided in Windy Hills for over 20 years.

To confirm the Metro Louisville requirements for peddlers, they must carry a copy of their permit at all times and stay between the hours of 9AM-8PM with No Sundays to be compliant with Metro Ordinance.

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There have been warnings and citations given for street parking overnight and parking in the grass. We are watching this closely.

Overgrowth of vegetation along sidewalks and into the streets has been addressed recently. Please be diligent in taking care of the areas around your property.

ATTORNEY COMMENTS – Tim Mayer, Strobo Barkley, PLLC: None

MAYOR'S REPORT:

Traffic Logix Speed Signs: The sign on Ambridge Drive stopped working on Saturday, June 21st. The radar camera malfunctioned and a replacement has been shipped and will arrive and be installed later this week. The sign on Indian Ridge continues to function well. The average volume of traffic on Indian Ridge is 2200 cars per week coming into Indian Ridge from Brownsboro Road. 85% of the vehicles travel at 27 mph or less, 6% of the vehicles travel at greater than 30 mph and approximately 3% of vehicles travel above 35 mph.

Policing Report: Lyndon Police patrolled a total of 74 hours in the City of Windy Hills during the month of June. There was radar patrol along Ambridge, but no speeding tickets were issued. Several overnight parking citations at various sites were issued.

The I-264/US-42 Improvement Project has begun and everyone should expect delays, traffic backups and frustrations. Brownsboro Road heading east from Rudy Lane will be down to one lane as the north side of the bridge over the Watterson Expressway will be demolished. Similarly, west bound traffic on Brownsboro will be decreased to one lane crossing the bridge and shifted to the southwest half of the bridge. In addition, the Watterson Expressway will be down to two lanes in each direction between Westport Road and the I-71 interchange. Please plan ahead, give yourself more time and know your alternate routes. Also, as traffic backs up on Brownsboro Road it will be increasingly difficult to get out of the neighborhoods that connect directly to Brownsboro, such as Antrim, Indian Ridge and Victoria Place. This phase of the project is expected to extend until June of 2026.

An offer to buy is being considered for the property at the end of Chelsea Road. The potential owner is reportedly considering building a single-family home on the 3.6 acres of land.
The property next to the parking lot on the Green will soon be up for sale. The city determined it would be too expensive of a proposition to purchase it for the purpose of expanding the Green park and to create more parking and accessible toilets for the park.

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Earlier this month electric scooters were parked on the Green parking lot. Windy Hills will develop an ordinance prohibiting their use and parking on the Green. Besides being a safety issue for walkers and children playing in the area, the weight of the electric scooters can damage the new walking surface.

The white hydrangeas that block the motorists' line of sight at the corner of Rudy Lane and North Hubbard's has been reported to Metro and St. Matthews several times again this year. We await their trimming.

Finally, this morning a resident reported that their truck was broken into off Ambridge Drive. Please do not leave your keys, valuables or firearms in parked vehicles. The City of Windy Hills will evaluate purchasing and deploying FLOCK cameras at key locations in Windy Hills.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS/QUESTIONS TO THE COUNCIL AS A WHOLE:

Madge Huecker asked what the status was regarding the potential drinking and pet water fountain on the Green. **Councilman Teaford** shared that the project was dropped by the council after realizing it was surprisingly more expensive that imagined. New freshwater lines, annual permits and inspections, required rock-filled catch basins, etc. made it too expensive to pursue. Additionally, because we know the addition of a new driving lane from Brownsboro Road onto Rudy Lane will take part of our green, it is unwise to start any new projects until that work is completed.

Mayor Roberts mentioned that two homes originally existed when the City of Windy Hills purchased the property for the Green. Could those water lines still exist underground to be used for this purpose or were they removed at that time? No one knew. This will be investigated.

Mr. Joe Huecker raised his concern about speeding around Ambridge/Westport/the Watterson Expressway, including new concerns in light of construction in the area changing traffic patterns of drivers. Drivers are more likely to utilize Ambridge between Westport Road and Rudy Lane. **Mayor Roberts** stated that he and **Metro Councilwoman Paula McCraney** have both worked

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toward getting the attention of the Department of Transportation to address the speed in that area. The Mayor stated that the Kentucky Department of Transportation uses the 85th percentile rule to set speed limits. The "85th percentile rule" for setting speed limits is a method where the speed limit is set at the speed at or below which 85% of drivers are observed to travel under free-flowing conditions. Essentially, it's based on the idea that most drivers will naturally choose a reasonable and safe speed for the road conditions. This method is widely used in the United States, but it's also facing increasing scrutiny, particularly in urban areas. He noted the speed limit on Westport Road at Ambridge Drive is 45MPH. All other roadways leading out of Louisville and crossing the Watterson are set at 35MPH. The fact that motorists wishing to turn left out of Ambridge Drive on to Westport Road have to cross 4 lanes of traffic, with vehicles approaching them at 45 mph from both directions. The Kentucky DOT has stood firm at not changing the speed limit and will not permit a stop light at the intersection.

Other residents shared to please request that when backups occur on Brownsboro Road to not block neighborhoods or streets, like Antrim, for example.

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 8:00PM.

Dr. John Roberts, Mayor

Christine Haner, Clerk/Treasurer