

**WILLIAMSTOWN CITY COUNCIL  
REGULAR COUNCIL MEETING  
October 2, 2023  
6:00 P.M.**

**PRESENT:** Mayor Christopher; John Coleman; Kim Crupper; Greg Middleton; Jayson Payne; Bob Perry; Gina Smith; Jeff Shipp; Laura McClanahan; and Vivian Link

**ALSO PRESENT:** Logan Murphy; Tim Beach; C J Roszkowski; Dan Roszkowski; Rick Willoby; Debby Lucas Angel; Jay Payne; Troy Payne; Crystal Payne; and Mike Templin

Mayor Christopher called the Meeting to order.

Mayor Christopher welcomed all in attendance and requested all to sign in.

**INVOCATION:** Jayson Payne

**Corrections and Approval of Minutes for Regular Council Meeting of September 5, 2023; and Special Council Meetings of September 19, 2023; September 21, 2023; September 25, 2023; and Tax Rate Public Hearing of September 21, 2023**

Bob Perry made the motion to approve the Regular Council Meeting Minutes of September 5, 2023; and Special Council Meetings of September 19, 2023; September 21, 2023; September 25, 2023; and Tax Rate Public Hearing of September 21, 2013. Jayson Payne seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	yes
Bob Perry	yes	Gina Smith	yes

All voted in favor. Motion carried.

**ANNOUNCEMENTS**

- a. This is the last week for City flag design submissions. Entries are due by 5 p.m. on October 6.
- b. The next Special Council Meeting will be held on Tuesday, October 17, beginning at 6 p.m.
- c. Trick-or-Treat will be held on Tuesday, October 31, from 6 p.m. to 8 p.m. for the Cities of Corinth, Crittenden, Dry Ridge, and Williamstown

**AUDIENCE RECOGNITION**

At this time, Mayor Christopher welcomed all that were present.

## **NEW BUSINESS**

### **Mayor Christopher's announcement of MGP Ingredients, Inc., proposed expansions to Conrad Lane**

Mike Templin representing MGP Ingredients, Inc., was present to answer any questions Mayor and Council may have. Mr. Templin stated that MGP Ingredients, Inc., was needing to expand and would like to construct six warehouses. He would like the City to support this with providing Industrial Revenue Bonds, water and sewer utility's, and electric utilities. He further stated that MGP Ingredients, Inc. is offering \$750,000 toward the construction of a new water tower on Conrad Lane. Jayson Payne questioned what the total cost for the water tower project would be. It was stated that the total cost to be estimated at \$2,000,000 (less \$750,000 to be contributed by MGP Ingredients, Inc.). Mike Templin stated that the Industrial Revenue Bonds would be anticipated for a term of ten years with one warehouse per year.

Jeff Shipp stated the bond issue needs to be passed by 12/31/2023. Once the ten year duration is completed, the real estate tax and personal property tax will be collected.

Mayor Christopher stated he has concerns about the black mold for some citizens. Mr. Templin stated if the situation arises MGP Ingredients, Inc. will meet with the residences and evaluate the situation if this occurs and MGP will remedy it. Greg Middleton stated that properties within 1000 feet of the facility should only have concerns and at this location there will be no properties this close. Debby Lucas Angel (from the audience) stated that black mold is already on the Helton Road facility.

Mayor Christopher asked MGP Ingredients, Inc. to expand on the procedure of the bourbon storage in connection with the distilling tax the City is to collect. Mr. Templin stated that 2 years must be marked on the bottle, 4 years is the rule of thumb, and the distilling tax kicks in after two years. Further discussion occurred.

### **City Council consideration/approval for Mayor and City Representatives to sign any and all paperwork and to seek funding for the construction of a 500,000 gallon-water tower and waterline construction project that will connect the water tower to the existing City of Williamstown distribution system**

Mayor Christopher questioned where to seek funding and for how much for the project. Kim Crupper stated seeking funding would consist of looking for grant funding for approximately \$1.9 million. Discussion occurred about who the City Representative would be and it was stated that it could be anyone associated with the City.

Greg Middleton made the motion for approval for the Mayor and City Representatives to sign any and all paperwork and to seek funding for the construction of a 500,000 gallon water tower and waterline construction project that will connect the water tower to the existing City of Williamstown distribution system in the amount of \$1.9 million. Kim Crupper seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	no
Bob Perry	yes	Gina Smith	yes

Majority voted in favor. Motion carried.

**City Council consideration/approval of how to proceed with Bluegrass Engineering Agreement for water tower engineering services**

Mayor Christopher asked Logan Murphy to discuss the professional agreement with Bluegrass Engineering.

Logan Murphy stated he could do the engineering for the waterline but is recommending Bluegrass Engineering to do the water tower. He further stated the water tower needs to be put out for bid by January, 2024 and the Division of Water needs to be notified by mid November, 2023. Kim Crupper stated Bluegrass Engineering will need \$264,000. Some discussion occurred. John Coleman asked where the rest of the funding will be coming from. Mayor Christopher stated that grant funds will be sought and if a loan is necessary, it will be taken out through the Water Department. Logan Murphy stated grant funds are available through Economic Development and Jaimie Baker could assist.

Mayor Christopher stated the Water Department already has a huge amount of debt. Jeff Shipp stated the project would be bonded and KIA has released sizeable amount of funds to be received. Company's will meet with the City and recommend what the rate increase should be. Mayor Christopher stated the Water Department has concerns for existing infrastructure and the size of this project, the revenue will never be recouped. Jeff Shipp stated bonds will be structured to debt and maintenance. When City Clerk/Treasurer, Vivian Link, was asked if the Water Department had the funds, she stated no. Water rates were just increased in July, 2023, to absorb the cost of inflation. There would definitely have to be another increase to fund the water tower debt.

Logan Murphy stated the water tower is needed for the future growth for this area of the County. Jayson Payne asked if MGP Ingredients, Inc., could give more funding. Mike Templin stated at this point he could not determine this. Mayor Christopher stated the deadline of 12/31/23 is fast approaching. Discussion continued.

Mayor Christopher stated that a project of this size and amount usually takes more time. Logan Murphy stated there is no time to fool around. The water tower is expected by the end of August, 2024. Tim Beach, Superintendent of the Water Department, stated that eventually the City could use another water tower, but not at this present time. Gina Smith questioned the timeline of obtaining grant funding. It was stated that would vary depending on the type of grant or loan. John Coleman asked if another department could contribute. Tim Beach stated if water rates were increased, he feels there is a possibility of losing Bullock Pen as a wholesale customer. Jeff Shipp stated that Boone County and Northern Kentucky rates are higher than Williamstown's. He suggested to meet with

Bullock Pen and possibly discuss the new rate, once decided. Jeff Shipp stated that Corinth Water District usually follows Bullock Pen.

Greg Middleton made the point with a new water tower, the City could save money by doing away with one shift at the Water Plant. Jayson Payne commented that increased water rates and less staff, all for MGP Ingredients, Inc., could result in a backlash from the citizens in the community.

Jason Payne further stated that the City just had a water rate increase in July, 2023 and feels the citizens will not be happy. He further stated that funding should be by the business, not the City. He does not want to see the City take on any more debt. Further discussion occurred.

Bob Perry made the motion to proceed with Bluegrass Engineering Agreement for water tower engineering services. Kim Crupper seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	no
Bob Perry	yes	Gina Smith	yes

Majority voted in favor. Motion carried.

**Addition to Agenda – Hicks & Mann Engineering Agreement for 12” water line services**

Kim Crupper made the motion to add to agenda – Hicks & Mann Engineering Agreement for 12” water line services. Bob Perry seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	no
Bob Perry	yes	Gina Smith	yes

Majority voted in favor. Motion carried.

**City Council consideration/approval of Hicks & Mann, Inc. to proceed with water line engineering project/ surveying to Conrad Lane Water Tower**

Greg Middleton made the motion to approve Hicks & Mann, Inc. to proceed with water line engineering project/survey to Conrad Lane Water Tower. Gina Smith seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	no
Bob Perry	yes	Gina Smith	yes

Majority voted in favor. Motion carried.

**First Reading of Ordinance 2023-14, Authorizing The Issuance of a Series of Industrial Revenue Bonds Having an Aggregate Principal Amount of up to \$70,000,000 And Designated the City of Williamstown, Kentucky, Industrial Building Revenue Bonds, Series 2023 (MGPI of Indiana, LLC Campus No. 3 Project), For the Purpose of Financing An Industrial Building Project; Approving and Authorizing the Execution and Delivery of (A) A lease Agreement Between the City, As Lessor, And MGPI of Indiana, LLC, as Lessee, (B) A Bond Purchase Agreement Providing for the Issuance, Sale, and Delivery of the Series 2023 Bonds and Providing for their Negotiated Sale, (C) A Water Services Support Agreement and (D) Other Related Documents; and Taking Other Related Actions**

As directed by Mayor and Council, Jeff Shipp gave the First Reading of Ordinance 2023-14, Authorizing the Issuance of a Series of Industrial Revenue Bonds Having an Aggregate Principal Amount of up to \$70,000,000 and Designated the City of Williamstown, Kentucky, Industrial Building Revenue Bonds, Series 2023 (MGPI of Indiana, LLC Campus No. 3 Project), For the Purpose of Financing an Industrial Building Project; Approving and Authorizing the Execution and Delivery of (A) A Lease Agreement Between the City, as Lessor, and MGPI of Indiana, LLC, as Lessee, (B) A Bond Purchase Agreement Providing for the Issuance, Sale, and Delivery of the Series 2023 Bonds and Providing for Their Negotiated Sale, (C) A Water Services Support Agreement and (D) Other Related Documents; and Taking Other Related Actions, in summary. Jeff Shipp stated these bonds are solely MGPI of Indiana, LLC's to retire.

**City Council Consideration /Approval of Water Services Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC**

Greg Middleton made the motion to Table Consideration/Approval of Water Services Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC. Gina Smith seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	no
Bob Perry	yes	Gina Smith	yes

Majority voted in favor. Motion carried.

**Presentation by Dan Rosckowski, owner of property located on Heekin-Clarks Creek Road, and discussion on seeking annexation into City limits**

Dan Rosckowski is the owner of property located on Heekin-Clarks Creek Road. He informed all he would like to build unique cabins on the property and would like to be annexed into the City limits. Currently the 22.5 acre property is zoned Agriculture. Once his property is annexed he would request a zone change. Laura McClanahan stated the annexation procedure has changed. Mr. Rosckowski stated he was aware of the process and the time this could take. At this time, he is asking for Council approval to pursue this. Further discussion occurred.

Bob Perry made the motion authorizing for Mr. Rosckowski, owner of property located on Heekin-Clarks Creek Road, to pursue the annexation procedure. Jayson Payne seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	yes
Bob Perry	yes	Gina Smith	yes

All voted in favor. Motion carried.

**Crosswalks – Gina Smith**

Gina Smith stated that several citizens are expressing concerns for visible crosswalks in the downtown area. Gina provided a picture of a crosswalk located in Falmouth, Ky and would like this to be looked in to. Jeff Shipp stated that District 6 would be where to start and to stress safety and welfare of citizens to begin the process. Further discussion occurred. Mayor Christopher stated he will get additional information on this subject.

**Superintendents' Reports to Council**

Council was presented a brief report from each Department Superintendent of the past month's events. Mayor Christopher stated he will be contacting the Department Superintendent's that did not submit a report. John Coleman requested the mileage of vehicles per Department to be included in these reports. He feels the information will help manage the fleet of vehicles the City has. Other discussion occurred.

**Adjourn**

John Coleman made the motion to adjourn. Jayson Payne seconded the motion, and the vote was as follows:

John Coleman	yes	Kim Crupper	yes
Greg Middleton	yes	Jayson Payne	yes
Bob Perry	yes	Gina Smith	yes

All voted in favor. Motion carried.

**Signed:**

11/7/23

DATE

*Vivian Link*

Vivian Link  
City Clerk/ Treasurer

*Mark Christopher*

Mark Christopher, Mayor  
City of Williamstown, Kentucky

