

**WILLIAMSTOWN CITY COUNCIL  
SPECIAL COUNCIL MEETING  
OCTOBER 17, 2023  
6:00 p.m.**

**PRESENT:** Mayor Christopher; John Coleman; Kim Crupper; Greg Middleton; Jayson Payne; Robert Perry; Gina Smith; Jeff Shipp; and Crystal Fryman

**ALSO PRESENT:** Gene Nelson; Rick Willoby; Mike Templin; Bill Wilson; Charlotte Schmidt; Tom Hutchins; and Debby Lucas Angel

Mayor Mark Christopher called the meeting to order, asking all guests in attendance to sign in.

**INVOCATION:** Council member John Coleman

**REMINDERS:**

- Trick-or-Treat will be held on Tuesday, October 31, from 6 p.m. – 8 p.m. for the Cities of Corinth, Crittenden, Dry Ridge, and Williamstown

**Second 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 their Negotiated Sale, (C) a Water Services Support Agreement and (D) other Related Documents; and Taking other Related Actions**

As directed by Council, Jeff Shipp gave the second reading to 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 their Negotiated Sale, (C) a Water Services Support Agreement and (D) other Related Documents; and Taking other Related Actions, in summary.

Discussion took place concerning the mold that builds up on the storage warehouses and houses that are built around MGPI of Indiana, LLC currently.

Council member Gina Smith asked Mike Templin, representative of MGPI of Indiana, LLC, about their involvement in a beautification program. Mr. Templin explained that

MGPI of Indiana, LLC, will donate \$250.00 to a beautification program that is set up by City of Williamstown and other donations can be accepted to the program and the City of Williamstown will open applications yearly for projects that can help with beautification.

Council member Jayson Payne also expressed his concern over the black mold over all the buildings that are currently in the City of Williamstown. He feels MGPI of Indiana, LLC, should be responsible for the cleaning of buildings and talk to the property owners that are being affected by the mold. Mr. Templin informed Mr. Payne and the rest of the Council that they would take calls from the community to try to resolve any issues.

Audience member Bill Wilson also spoke to the Council on his concerns for the black mold on the buildings and the buildings around the warehouses. He is one of those property owners and he just spent a great deal of money on cleaning. He just wants Council to think of the City of Williamstown and what this could potentially do to the values of properties that are located around the warehouses.

Audience members Gene Nelson and Charlotte Schmidt spoke to the Council on barrel taxes and how that could affect the taxes for property owners. They wanted to talk about starting a PILOT tax. Jeff Shipp informed them that the City of Williamstown has nothing to do with that and that would be a school board issue.

Kim Crupper made the motion to accept Ordinance 2023-14. Robert Perry seconded the motion, and the vote was as follows:

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

The vote was 4 yes and 2 no.  
The majority voted in favor.  
Motion carried.

**Motion to bring off table City Council consideration/approval of Water Service Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC**

Kim Crupper made the motion to bring off table City Council consideration/approval of Water Service Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC. Robert Perry seconded the motion, and the vote was as follows:

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

The vote was 5 yes and 1 no.  
The majority voted in favor.  
Motion carried.

**City Council consideration/approval of Water Service Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC**

Discussion took place concerning the Water Service Support Agreement.

Council member John Coleman asked if Mayor Christopher had heard anything concerning funding for the new water tower. Mayor Christopher informed the Council to date there was no other funding. Mayor Christopher informed the Council he's been in contact with Governor's Office in Frankfort as well and not received any information at the time.

Council member Kim Crupper informed Council that he feels USDA will most likely be where the City of Williamstown will be able to get some of the funding for the project.

Greg Middleton made the motion to approve the water service 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	no	Jayson Payne	no
Kim Crupper	yes	Robert Perry	yes
Greg Middleton	yes	Gina Smith	yes

The vote was 4 yes and 2 no.  
The majority voted in favor.  
Motion carried.

**Crosswalks – update/continued discussion**

Mayor Christopher wanted to see if the Council would be interested in painting a few of the crosswalks in the City of Williamstown. The City of Falmouth has just painted some of theirs and he feels this would be good for the city. Council also felt this was a good idea and thinks it might be a good idea to add a few more crosswalks. Due to the road being a State Road Mayor Christopher will have to get in contact with the Transportation Department and see if this is something that would be feasible. Mayor Christopher just wanted to make sure the Council was on board with the idea.

**Superintendents' Reports to Council**

The Mayor and Council were given reports from each department Superintendent informing them of projects completed and ongoing.

Council member John Coleman asked if Superintendents could include mileage in their reports.

**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  
Robert Perry            yes  
Gina Smith              yes

All voted in favor.  
Motion carried.

**Signed:**

11/7/23  
DATE

Vivian Link  
Vivian Link  
City Clerk/Treasurer

Crystal Fryman  
Crystal Fryman  
Recording Minutes for Clerk's Office

Mark Christopher  
Mark Christopher, Mayor  
City of Williamstown, KY

**SPECIAL MEETING**

**WILLIAMSTOWN CITY COUNCIL**  
**AGENDA**  
**OCTOBER 17, 2023**

**6:00 P.M.**

1. Roll call
2. Meeting called to order
3. Invocation
4. Reminders:
  - Trick-or-Treat will be held on Tuesday, October 31, from 6 p.m. – 8 p.m. for the Cities of Corinth, Crittenden, Dry Ridge, and Williamstown
5. Second 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
6. Motion to bring off table City Council consideration/approval of Water Service Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC
7. City Council consideration/approval of Water Service Support Agreement between the City of Williamstown, Kentucky, and MGPI of Indiana, LLC
8. Crosswalks – update/continued discussion
9. Superintendents’ Reports to Council
10. Adjourn



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MARK CHRISTOPHER, MAYOR

Notice of Special Council Meeting has been provided to the *Grant County News* to all City of Williamstown Council Members pursuant to KRS 61.823 (4)(a) and (4)(b) as well as being posted at Williamstown City Hall pursuant to KRS 61.823 (4)(c).

