

CITY OF WATTERSON PARK

LEGISLATIVE MEETING

Jefferson County Farm Bureau | 4200 Gardiner View Avenue | Louisville, Kentucky 40213

July 14, 2025

The meeting was called to order at 7:02 p.m.

Roll Call — Roll was called. Present were Mayor Linda Chesser; Councilmembers Shelia Bumphus, Jackie Bourke, Becky Ewan, Steve Fortwengler, and Gina Garrett; Treasurer Jean Hall; and Clerk Aggie Keefe. Absent was Councilman Todd O'Bryan. Also present were Officer Chris Morris representing Kentuckiana Law Enforcement (KLE); Brandon Vincent from County Wide Lawn & Landscaping; resident Alex Longino, who serves on the 1391 Gardiner Lane Property Development Subcommittee; and Nima Mahmoodi, Louisville Development Group Leader, and Tom Tague, Project Manager — Landscape Architecture, both with The Kleingers Group.

Pledge of Allegiance — All present recited the Pledge of Allegiance.

NEW BUSINESS

1391 Gardiner Lane Property — Mr. Mahmoodi and Mr. Tague introduced themselves, after which they presented a schematic design for the 1391 Gardiner Lane property with three different concept plans. They discussed the scope of the project as well as a design timeline, detailing specifics for each of the concept designs. Each included a main entrance, pedestrian plaza gateway, parking area(s), shade structure walkways, concrete trails and walkways, playset for children, bioswale, no-mow grasses and native plantings, and open flex lawn. They provided a preliminary rough budget for the project; an Agreement for Professional Services that we would need to sign in order to proceed; Exhibit "A" (rate schedule effective June 30 through December 31, 2025); and a Certificate of Liability Insurance. They invited questions and comments. Both Mr. Mahmoodi and Mr. Tague left the meeting at 8:28 p.m.

Ms. Ewan read aloud the Agreement for Professional Services submitted by The Kleingers Group. Attorney Treitz joined the meeting via speakerphone on Mayor Chesser's cell phone. He clarified that this agreement is a generalized contract. If we sign it, we would go with a flat fee for this particular contract, but we might use the hourly rates for future projects.

1225 Gardiner Lane Development — Mrs. Ewan made a motion to go into executive session to discuss litigation regarding the proposed RaceTrac development; seconded by Mrs. Bourke. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0, and Council went into executive session at 9:02 p.m. Attorney Treitz remained on speaker phone during executive session. Ms. Ewan made a motion to come out of executive session; seconded by Mrs. Bourke. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0, and Council came out of executive session at 9:07 p.m. No final action was taken during executive session. Mr. Fortwengler made a motion to approve the Settlement Agreement between RaceTrac, Inc., and the City of Watterson Park; seconded by Ms. Ewan. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0.

1391 Gardiner Lane Property — Attorney Treitz clarified that we don't need to secure bids for the work the engineers are doing, as it's considered a professional contract. The engineers will solicit bids for construction work as needed. Mr. Treitz ended the phone call with Mayor Chesser, effectively leaving the meeting. Mrs. Bourke made a motion to approve the Agreement for Professional Services between The Kleingers Group and the City of Watterson Park for the development of the 1391 Gardiner Lane property; seconded by Ms. Garrett. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0.

APPROVAL OF MINUTES

Mrs. Bourke made a motion to approve the minutes of the June 9, 2025, legislative meeting as received; seconded by Mr. Fortwengler. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0.

APPROVAL OF TREASURER'S REPORT

Mrs. Hall reported revenues for the month of June 2025 in the amount of \$15,455 and expenses in the amount of \$43,431, resulting in a deficit of \$27,976. She clarified that there may be a flip between Interest Income and Change in Fair Market Value, so she'll need to reconfirm it, as there shouldn't be a negative amount under Interest Income. She noted that the negative \$166 under Property Tax Expense was a partial refund for tax paid on the 1391 Gardiner Lane property. From this point on, it will be tax exempt. Ms. Garrett made a motion to approve the report as presented; seconded by Mr. Fortwengler. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0.

OLD BUSINESS

Code Enforcement — Everyone was provided a copy of the Field Report for June.

Off-Duty Patrol Monthly Shift Postings — Everyone was provided a copy of the Monthly Shift Postings for July. Mayor Chesser will instruct John Aubrey to not schedule any 6 a.m. to 9 a.m. shifts.

Driveway Apron at Residence on Milldaun Road — Mayor Chesser reported that this project has been completed.

KLC Annual Conference — Mayor Chesser and Ms. Ewan plan to attend this conference in September in Owensboro, Ky. The total cost should be no more than \$2,500. Mr. Fortwengler made a motion to approve up to \$2,500 for Mayor Chesser and Ms. Ewan to attend the KLC Conference; seconded by Mrs. Bumphus. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0.

Flock Camera — No update.

Regina Lane Curb and Lawn Repair — Brandon Vincent plans to begin this project next week, weather permitting.

NEW BUSINESS

Spectrum Cable Rate Increase — Mayor Chesser reported that Spectrum notified us there will be a rate increase on or after July 15, 2025, for specified services, as well as a pricing decrease for unreturned digital receivers.

Homeless Encampment — Mr. Vincent discovered an abandoned homeless encampment on Champions Trace by Iron Mountain at a vacant building. Mayor Chesser reported it to Major Vance. Mr. Vincent will give us an estimate to clean up the site.

Dauenhauer Plumbing — Mayor Chesser reported that Dauenhauer Plumbing recently had some water heaters stolen from their property.

Ryder Truck — Mayor Chesser reported that nine CPC control module computers for engines were stolen from the Ryder Truck property. The value of the stolen items was \$145,000.

Milldaun Road Properties — Mayor Chesser reported that she called Metro regarding the two properties on Milldaun Road that need upkeep and repairs. She will call the Senior Office for Aging to see if they can provide assistance to these residents. Mrs. Bourke is willing to talk to the residents to see if they need help.

ADJOURNMENT

Mr. Fortwengler made a motion to adjourn; seconded by Mrs. Bumphus. There being no further discussion, the motion was brought to a roll-call vote. Voting yea were Jackie Bourke, Shelia Bumphus, Becky Ewan, Steve Fortwengler, and Gina Garrett. There were no nays or abstentions. Motion carried with a vote of 5-0, and meeting adjourned at 9:40 p.m.

All those persons noted as being present at the beginning of this meeting, unless otherwise indicated, remained throughout.

Approved at the meeting of the City Council held on _____.

Linda Chesser, Mayor

Aggie Keefe, Clerk

Minutes taken and transcribed by Aggie Keefe from notes and audio recording.