

**CITY OF EDGEWOOD  
COUNCIL MEETING MINUTES  
January 21, 2019  
6:30 PM**

**CALL TO ORDER** – Mrs. Wolking called the meeting of the Edgewood City Council to order at 6:30 PM in the council chambers of the Edgewood City Building. The following council members were present: Ben Barlage, Dale Henson, Joe Messmer, Jeff Schreiber, Rob Thelen, Tony Ward and Kim Wolking. Also, in attendance were City Administrator Brian Dehner, City Clerk Belinda Nitschke and City Attorney Frank Wichmann. Mayor Link was absent.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA** – Approved

**APPROVAL OF MINUTES** – January 7, 2019 Council Meeting Minutes – Mr. Henson made a motion to adopt the January 7, 2019 minutes as written; second by Mr. Ward. **Motion passed: 7 ayes – 0 nays.**

**REPORT/PRESENTATIONS** – None

**CITIZENS DESIRING RECOGNITION ON LEGISLATIVE MATTERS NOT ON THE AGENDA** – None

**UNFINISHED BUSINESS** – Short-term Rental Discussion

Peter Zimmer, 924 N Ft. Thomas Avenue, Ft. Thomas, KY – Owner of the duplex on Marie being used as an Airbnb. Mr. Zimmer explained how Airbnb's and short-term rentals work. Renters and Hosts are both reviewed. They purchased the property in November for the purpose of using it as an Airbnb. Mr. Zimmer stated that they spoke to both neighbors so they would be aware and gave them their contact information. Issues that have been brought to their attention have been garbage and parking on the street. They have had 7 rentals so far 6 families and 1 company. They are at the property at least once a week. Mr. Zimmer believes this is a property right that shouldn't be taken away.

Aaron Smith, 516 Marywood Court, Edgewood, KY – Mr. Smith is an Airbnb owner in Covington, KY and a super host. Mr. Smith came to answer any questions that council may have regarding this type of business. Mr. Smith explained the type of renters that rent an Airbnb. All rentals have gone well except for one renter. Mr. Smith explained the regulations that the City of Covington has regarding taxes and licenses. Mr. Smith stated that neighbor relations are very important. Mr. Smith told the council the requirements that are needed before they can rent their Airbnb. Mr. Smith suggested a rental permit would be required after taking a class on short-term rental requirements, setting standards and inspections.

Carol Fausz, 3019 Village Drive, Edgewood, KY – Ms. Fausz has lived in Edgewood for 53 years and would like to keep the city as a residential community. Ms. Fausz does not want businesses to buy up homes and turn them into Airbnb's. If council wishes to go forward then she would like them to be regulated. She would like only short-term residents that the owner lives in the home.

Nancy Woeste, 3126 Lawrence Drive, Edgewood, KY – Mrs. Woeste has lived in Edgewood since the 3<sup>rd</sup> grade and would like the city to remain residential. Mrs. Woeste is concerned this may put an undue burden on city services.

Jerry Gibbs, 3086 Treetop, Edgewood, KY – Mr. Gibbs has lived here 18 years and his wife for 35 years. Mr. Gibbs owns rental property in Ft. Wright and they charge a fee for waste per rental unit. The owner of the house needs to be responsible for the garbage pickup. Mr. Gibbs has used Airbnb's all over the world. Mr. Gibbs is for regulation and not prohibition of Airbnb's.

Julie Feagan, 3122 Hergott, Edgewood, KY – Mrs. Feagan owns six town homes in Edgewood, KY as well as her own home. As a real estate agent, she has investors who are buying homes to turn into Airbnb's. Mrs. Feagan mentioned the possible need in the future with the new cancer center being built by St. Elizabeth. Mrs. Feagan suggested that the city look into other cities that have successful Airbnb businesses. Possibility of setting a limit on the number of Airbnb's allowed in the city and part of the regulations. Mrs. Feagan stated that the city has the brand-new White House Event Center for weddings, etc. and could be used for families that come into town to stay.

David Wang, 29 Edgewood Road, Edgewood, KY – Mr. Wang has rented a room in his house for the past two years. Mr. Wang has 140 5-star reviews for his rental. He wants to get good reviews for his business. Mr. Wang stated that everyone has different needs and Airbnb serves those needs for certain people.

Sandy Hoffer, 371 Marie Lane, Edgewood, KY – Mrs. Hoffer has 5 grandkids and does not want to have to worry about her grandkids and wants the neighborhood to remain residential.

Mike Thelen, 3061 Magnolia Court, Edgewood, KY – Mr. Thelen asked about complaints regarding Airbnb’s. Mr. Thelen would like council to adopt option B of the ordinance in that an owner-occupied residence would be allowed with restrictions. All the complaints he has heard are already covered by existing ordinances.

Maggie Meyer, 368 Marie Lane, Edgewood, KY – Mrs. Meyer has lived at her residence for twelve years. Mrs. Meyer stated that the garbage was left out on Marie Lane on Christmas Day by the Airbnb renters. Mrs. Meyer states that her home is her investment and she is concerned that this will devalue her home. Mrs. Meyer has no problem with long-term rentals. Mrs. Meyer has to disclose the rental property if she sells.

Erin Woiteshek, 6117 Red Bud, Boone County, KY – Mrs. Woiteshek lives in Boone County and is the older sister of the Airbnb owners on Marie Lane. Mrs. Woiteshek’s family stays at Airbnb when they travel. They have rented to various families for different occasions and this residence is a family project. Our family loves Edgewood and would never want to do anything that is detrimental to the city.

David Zimmer, 1848 Conway Hills Drive, Hebron, KY – Mr. Zimmer stated that Airbnb has a high level of commitment and investment involved in the business. If you don’t have that level of participation you will not succeed and not a passive investment.

Bernie Brown, 362 Marie Lane, Edgewood, KY – Mr. Brown has lived here for 41 years and does not have anything against Airbnb but moved here because it was a residential neighborhood. Mr. Brown does not want Edgewood to become like Dayton or Covington and would like a limit on the number that could be allowed in the city.

Council asked Frank Wichmann to look into regulations regarding Airbnb’s. Council would like to take more time to look into the issue.

**NEW BUSINESS** – None

**ORDINANCES, MUNICIPAL ORDERS, AND RESOLUTIONS** – Ordinance 2019-01-01 Annual Codification – 1<sup>st</sup> reading. Mr. Wichmann read the ordinance: **AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF EDGEWOOD, KENTUCKY.**

**Municipal Order 2019-02** Appointing various board members: Board of Adjustments – Joe Brake and Laura Blair and Board of Ethics – Grace Csinsi and Joseph Weil. Mr. Schreiber made a **motion** to adopt Municipal Order 2019-02; second by Mr. Messmer. **Motion Passed: 7 ayes – 0 nays.**

**Ordinance 2019-01-02** Closing a portion of Dudley Road – 1<sup>st</sup> reading. Mr. Wichmann read the ordinance: **AN ORDINANCE OF THE CITY OF EDGEWOOD IN KENTON COUNTY, KENTUCKY, CLOSING A PORTION OF THE RIGHT OF WAY OF DUDLEY ROAD TO PUBLIC USE, EXCEPT FOR EASEMENTS AND FRANCHISES THEREIN FOR UTILITIES.**

**ANNOUNCEMENTS**

- Completed Baseball field reservations are due to Hannah Maydak by February 1<sup>st</sup>.
- Vase Painting at the Senior Center – February 12<sup>th</sup> from 6:30 – 8:30 - \$30/per person.
- Snow Tubing at Perfect North – February 18<sup>th</sup>; 1-3 pm \$20 per person – pre-register online.

**ADJOURNMENT**

Mr. Barlage made a **motion** to adjourn at 8:30 p.m.; second by Mr. Messmer. **Motion passed: 7 ayes – 0 nays.**

Attest:

  
Belinda Nitschke, City Clerk

  
Mayor John D. Link

Date passed:

2/4/19