

**City of Crittenden**  
**City Council Meeting**  
**September 9<sup>th</sup>, 2025 @ 7pm**  
**Meeting Minutes**

**Call to Order** - Mayor Purcell

**Pledge of Allegiance to the U.S flag**

**Invocation**

**Welcome Guest**

| Attendees:                    |  |
|-------------------------------|--|
| Mayor Jim Purcell             | Councilperson Leo Saylor               |
| Councilperson Bobby Tanner    | Councilperson Bobby Newman             |
| Councilperson Ange Morris     | Councilperson Joe Dusing               |
| Councilperson Michelle Bohman | City Clerk / Treasurer Shawn McHolland |
| Guest: Lee Burton             | Guest: Debby Lucas Angel               |
| Guest: Paul & Laura Travis    |  |

**Agenda** - Approval, subject to additions or deletions.

- New Business:
  - None
- Old Business:
  - Dusing – Please provide us an update on the Nature Park
  - Purcell – Potential land availability downtown for public parking.

| September 9 <sup>th</sup> , 2025 Agenda Approval |                                |
|--|--------------------------------|
| Motion: Councilperson Bohman                     | Seconded: Councilperson Dusing |
| Roll Call  |                                |
| Councilperson Bohman: Yes                        | Councilperson Morris: Yes      |
| Councilperson Newman: Yes                        | Councilperson Tanner: Yes      |
| Councilperson Dusing: Yes                        | Councilperson Saylor: Yes      |
| Motion carried                                   |                                |

**Minutes:** To be Approved

- M-8-26-25 – August 26<sup>th</sup>, 2025
  - Corrections / Additions:
    - None

| <b>August 26<sup>th</sup>, 2025 Meeting Minutes Approval</b> |                                |
|--|--------------------------------|
| Motion: Councilperson Bohman                                 | Seconded: Councilperson Dusing |
| Roll Call  |                                |
| Councilperson Bohman: Yes                                    | Councilperson Morris: Yes      |
| Councilperson Newman: Yes                                    | Councilperson Tanner: Yes      |
| Councilperson Dusing: Yes                                    | Councilperson Saylor: Yes      |
| Motion carried   |                                |

**Treasurers Report:** August 2025 to be approved.

- Discussion:
  - Dusing: How are the revenue and cost projections looking so far for this new fiscal year?
  - McHolland: Revenue projections are in line. Cost projections on the street projects are good – just paid Riegler Blacktop out for the project. The park project (Phase 1) is nearly paid out, only retainage is left to pay out. The only costs that are still unknown is the Harvesters Dam repair.

| <b>August 2025 Treasurer's Report Approval</b> |                                |
|--|--------------------------------|
| Motion: Councilperson Saylor                   | Seconded: Councilperson Bohman |
| Roll Call                                      |                                |
| Councilperson Bohman: Yes                      | Councilperson Morris: Yes      |
| Councilperson Newman: Yes                      | Councilperson Tanner: Yes      |
| Councilperson Dusing: Yes                      | Councilperson Saylor: Yes      |
| Motion carried                                 |                                |

**Order of New Business:**

- Fire Department / Crittenden AMB Tax District Report
  - Dusing - any updates on the county wide AMB district?  
Burton: No updates on that topic. A meeting is scheduled for tomorrow.

- McHolland – I did receive a call from the county clerk (Colton Simpson) today on this topic. He was just clarifying the city collections for the Crittenden AMB district versus the County AMB District. The county will be collecting the money from through the county tax bills. The residents within the city limits of Crittenden will not be billed by the county.
- Paul Travis (26 Cents LLC) – Central Business District - Zoning / Short Term Rental Request – Purcell:
  - Mr. Travis Introduced himself and his wife. Gave city council some of their background.
  - He stated he really likes Crittenden for its location between Lexington and Cincinnati.
  - The purchased the home at 105 N Main Street - next to the Post Office.
  - His goal is to make the home into a “Bed and breakfast” type of design / look. Pictures were provided.
  - Property manager is located 5 doors down. He did not state who the PM was to be if approved. I believe he is referring to Melton Real Estate.
  - His request is to City Council; 26 Cents LLC would like City Council to amend the Central Business District Zoning to allow for short-term rentals. Requesting a condition permit approval or a pilot program.
  - Mayor Purcell stated the decision does not need to be made tonight. City Council should deliberate on the request and make a decision by Oct 14th, 2025 meeting. The mayor reminded the council, the decision would alter the entire zone, not just 105 N Main Street – spot zoning is not permitted.
- Ordinance No. 346-2025 – Amending Neighborhood Commercial Zoning – 1<sup>st</sup> Reading – Purcell
  - First Reading was conducted by Mayor Purcell.
  - Tanner / Morris - Recreational use means what for our city? This term could be used for numerous concepts and business types.
  - Newman: I am also concerned with noise issues and how it will be controlled.

### **Order of Old Business:**

- Dusing asked for a Nature Park Update
  - Ribbon Cutting: Wednesday, October 8th, 2025 - 10am

- Punchlist process has begun and should be completed in the next couple of weeks.
  - The Construction fence should be removed by the end of next week. Post meeting, I was told, the fence should be removed by Wednesday (9/17).
  - Harvesters Dam: Agreement (verbal) between the 3 property owners and the city is in hand. Once the property deeds are in agreement we can proceed with repairing and cleaning up the dam. The city will push this through the court system to ensure we can secure the dam in a safe manner.
  - One potential concern / hurdle, if one of the mortgage companies argues the loss of property, this detail could delay the transfer of ownership and the city's ability to repair the dam in the short term.
- Potential land availability downtown for public parking – 103 South Main Street – just south of the Post Office:
    - Herschel Freeman is the owner of the land adjacent to the B&D Mower and behind the new bakery.
    - Property costs will be \$60,000. Mayor Purcell believes we can share cost with the new bakery & B&D Mower.
    - Engineering / Construction costs of the new parking lot would be a future expense for the city.
    - City Council feedback: Downtown parking is very necessary for our community.
    - All 6 Councilpersons agreed to proceed with the purchase if the cost was maintained at \$60,000, not including future engineering and construction costs.

### **Next City Council Meeting:**

- **Council Decision:**
  - 2<sup>nd</sup> Tuesday, October 14<sup>th</sup>, 2025 @ 7pm

### **Adjournment of meeting**

| <b>Motion To Adjournment</b> |                                |
|------------------------------|--------------------------------|
| Motion: Councilperson Newman | Seconded: Councilperson Dusing |
| Roll Call                    |                                |
| Councilperson Bohman: Yes    | Councilperson Morris: Yes      |
| Councilperson Newman: Yes    | Councilperson Tanner: Yes      |
| Councilperson Dusing: Yes    | Councilperson Saylor: Yes      |

|                |
|----------------|
| Motion Carried |
|----------------|

**Respectfully,**

**Mayor Purcell**

**Minutes created and distributed for approval by City Clerk & Treasurer: Shawn  
McHolland**