

**MINUTES OF A MEETING  
OF THE BOARD OF COUNCIL OF THE  
CITY OF FORT THOMAS,  
CAMPBELL COUNTY, KENTUCKY, ON  
MONDAY, JUNE 1, 2015**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Monday, June 1, 2015 in the Council Chambers of the city building. City Clerk, Melissa Kelly, called the roll and the following Council members were present: John Muller, Ken Bowman, Jeff Bezold, Roger Peterman and Adam Meier. Absent: Council member Lisa Kelly. Staff members in attendance included: City Administrative Officer Don Martin, City Clerk Melissa Kelly, Finance Director Joe Ewald, Fire Chief Mark Bailey, and Police Chief Mike Daly.

Mayor Eric Haas led the Pledge of Allegiance to the flag.

**Minutes**

The minutes from the May 18, 2015 meeting were presented to council for consideration. A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve the minutes as written. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting “no” none. The motion passed by unanimous vote.

**Visitors and Communications**

Richard Peters of 93 Grandview Avenue addressed council. Mr. Peters stated his concern about a tree that he purchased last year to have planted at the amphitheater in Tower Park. The trees needed on the bid form were not available and should be planted in the fall of this year if available.

Paul Menetrey of 13 N. Crescent addressed council. Mr. Menterey was there to express concern about the Imperial Apartments located at 825 and 831 S. Grand Avenue. He said there is a lot of noise, shouting, and cursing coming from the area.

Andrea Patrick of 9 N. Crescent addressed council. Mrs. Patrick addressed council about the Imperial Apartments and their concern with the noise and other issues. She asked that the city be proactive with the new property owner and find a solution to these issues.

Peggy Leahy of 711 S. Ft. Thomas Avenue addressed council. Mrs. Leahy also has issues with the Imperial Apartments. She recorded what sounds like gun shots and a lot of screaming and yelling.

Krista Jacob of 707 S. Ft. Thomas Ave. addressed council. Ms. Jacob also showed concern about the Imperial Apartments. She said that she and her children cannot sit on their back porch because it is so bad. She also said that this is the time to enact change since they are going to have a new owner. Jeff Bezold wanted to note for the record that not all Section 8 rentals are bad but this property just seems to draw bad tenants.

## **Reports of Officers**

**City Administrator's Report: Don Martin:** Don Martin reported on the following:

**Utility Franchises:** Legal notices soliciting bids for the gas and electric franchises were advertised on May 28, 2015. Bids are due on June 11, 2015 at 10:00 a.m. Once the bids are reviewed, council will consider the bids to operate the franchises in accordance with the franchise ordinances adopted by council at the May 18 council meeting. These two ordinances will also authorize the mayor to execute copies of two franchise agreements.

**V.A. Homes Update:** The city provided a draft copy of the "Preferred Developer Agreement" to Bloomfield/Schon for their review. Their attorney is in the process of reviewing it. This will be considered later in the meeting.

**Water Main Replacement:** Work will begin Monday, June 1<sup>st</sup> to replace the water main on N. Ft. Thomas Avenue between Rossford and Covert Run. Both parking and traffic may be affected during periods of construction. This work is taking place in advance of the Street Resurfacing Program.

**Clover Ridge Repairs:** A couple of months ago, a water line on Clover Ridge burst due to a defective pressure control valve at the water treatment facility. This caused damage to the pavement on Clover Ridge. NKYWD informed the city that they have contracted for the final repairs to be made "within the next 10 days". Accordingly, the repairs should be completed on or before June 8. The city has received numerous complaints regarding the temporary patch NKYWD installed. They are coordinating repairs with our General Services Department.

**Finance Committee Report:** The Finance Committee of Council met on May 27, 2015 at 1:30 to review the budget amendment and budget for the city. Their recommendation to council is as follows:

We the undersigned members of the Finance Committee of Council hereby report that we have met with the city administration on May 27, 2015. Three issues were on the agenda for discussion and recommendation.

First, the committee reviewed and discussed the proposed Fiscal Year 2015-2016 budget document including all city funds. The Finance Committee is of the opinion that the proposed budget, as submitted, will enable the city to deliver public services and programs consistent with current service levels and accomplish the broader city policies as established by the Board of Council. It is the recommendation of the Finance Committee that the Board of Council approve the proposed budget and move forward with its adoption in accordance with law.

Second, the committee reviewed proposed amendments to the Fiscal Year 2014-2015. These amendments include moderate increases totaling \$169,500 in several sources of revenue which include omitted tangible taxes, PSC franchise tax, bank deposit taxes, building and zoning permits, insurance premium license fees, field leases recreational fees and rentals, tax collection fees and workers compensation reimbursements. The amendments also include increased

expenditures totaling \$248,450 attributable to police vehicles, medical/first aid supplies, building maintenance, hired building maintenance, capital expenses, tower park tennis court parking lot, Winkler Field improvements and technical equipment. In the KDOT Fund, expenditures are amended to reflect the construction of the salt storage facility totaling \$200,000. It is the recommendation of the Finance Committee that the Board of Council approve the proposed budget amendments. In the CBD Fund, expenditures are amended to reflect the payment of the final Midway District utility relocation bill, totaling \$300,000, in Fiscal Year 2013-2014.

Signed:

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John Muller, Chairman

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Roger Peterman, member

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Lisa Kelly, member

Adam Meier suggested looking at a revenue neutral budget approach. It was the consensus of council to maintain the budget as is.

### **New Business**

**Consideration of MOA with Bloomfield/Schon:** The city provided a draft copy of the “Preferred Developer Agreement” to Bloomfield/Schon for their review. Their attorney is in the process of reviewing it. A motion was made by Mr. Peterman and seconded by Mr. Bowman to approve the contract with Bloomfield/Schon subject to the city attorney’s review and approval. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Meier. Voting “no”: none. The motion carried by a unanimous vote.

**Mayor’s Annual Budget Message:** Mayor Haas presented the annual budget message as required by KRS 91A.303.

**Consideration of the 2015 Street Resurfacing Bids:** Bids for 2015 Street Resurfacing Program were opened and read aloud on Wednesday, May 20 at 11:00 a.m. The city engineer, Frank Twehues has reviewed the bids and recommends awarding the contract to the low bidder, Len Riegler Blacktop in the amount of \$300,244.20, plus Alternate #1 in the amount of \$2,043.75 which is milling the existing rolled curb on Arlington to facilitate construction of a box curb. This will provide for better storm water control and widen the street’s surface by approximately one foot. Also recommended for approval is Alternate #2 in the amount of \$24,725.00 for the resurfacing of the improved parking lot near the tennis courts and improving the amphitheater drive in Tower Park. A motion was made by Mr. Meier and seconded by Mr. Bowman to accept the engineer’s recommendation and award the total bid of \$327,012.95 to Len Reigler Blacktop. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Meier. Voting “no”: none. The motion passed by a unanimous vote.

**Consideration of Churchill Drive Reconstruction Bids:** Bids were opened and read aloud on Thursday, May 28, 2015 at 10:00 a.m. Four bids were received. City engineer, Frank Twehues, has reviewed the bids and recommends awarding the contract to the low bidder, JPS

Construction, in the amount of \$378,975.25. A motion was made by Mr. Meier and seconded by Mr. Peterman to accept the engineer's recommendation and award the total bid of \$378,975.25 to JPS Construction. Upon call of the roll, the following members voted "aye": Mr. Muller, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Meier. Voting "no": none. The motion carried by a unanimous vote.

**Finance Committee Report on Disbursements:** The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 70210 through 70323 for the period of **May 19 – June 1, 2015.** A motion was made by Mr. Bowman and seconded by Mr. Meier to concur in the recommendation of the finance committee of council. Upon call of the roll, the following members voted "aye" – Mr. Muller, Mr. Bowman, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting "no" none. The motion passed by unanimous vote.

### **Ordinances, Resolutions, and Orders**

**Ordinance O-08-2015:** An ordinance amending the pay ordinance for the building inspector/zoning administrator was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve ordinance O-08-2015. Upon call of the roll, the following members voted "aye": Mr. Muller, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Meier. Voting "no": none. The motion passed by a unanimous vote.

**Ordinance O-09-2015:** An ordinance amending the 2014/2015 Fiscal Year Budget was presented to council for a first reading. This ordinance will be laid over to the next regular meeting of council for consideration.

**Ordinance O-10-2015:** An ordinance establishing the 2015/2016 Fiscal Year Budget was presented to council for a first reading. This ordinance will be laid over to the next regular meeting of council for consideration.

With no further business to come before council, a motion was made by Mr. Muller and seconded by Mr. Bowman to adjourn the meeting at 8:30 p.m.

APPROVED:

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Eric Haas, Mayor

ATTEST:

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Melissa K. Kelly, City Clerk