

**MINUTES OF A MEETING  
OF THE BOARD OF COUNCIL OF THE  
CITY OF FORT THOMAS,  
CAMPBELL COUNTY, KENTUCKY, ON  
TUESDAY, SEPTEMBER 3, 2019**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Tuesday, September 3, 2019 in the Council Chambers of the city building. City Clerk, Melissa Beckett called the roll and the following council members were present: David Cameron, Ken Bowman, Mark Collier, Jeff Bezold, Roger Peterman and Adam Blau. Staff members in attendance included: City Administrator Ron Dill, Assistant City Administrator/Finance Director Joe Ewald, City Clerk Melissa Beckett, Fire Chief Mark Bailey, and Police Chief Casey Kilgore. Absent: City Attorney Jann Seidenfaden.

Ron Dill asked everyone to stand and observe a moment of silence for Harry Holtkamp, the cities mechanic that passed away last week. He was a valued member of the city family and will be greatly missed.

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

### **Minutes**

The minutes from the August 19, 2019 meeting were presented to council for consideration. Mr. Collier noted that in the visitors and communications section, the name was spelled Forbes not Ford. A motion was made by Mr. Bowman and seconded by Mr. Collier to approve the minutes with amendments. Upon call of the roll, the following members voted "aye": Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Bezold, Mr. Peterman and Mr. Blau. Voting "no" none. The motion passed by unanimous vote.

### **Visitors and Communications**

Tiffany Huber of 26 Hawthorne read a letter from Sharon MacKnight for the record. The letter read as follows:

Dear Mayor and Council Member Collier,

My name is Sharon MacKnight and my family and I live at 62 Miller Lane, the same home my husband had grown up in. My husband and I both were born and raised in Fort Thomas as well as our son.

We greatly appreciate your service to the city as well as your mindfulness in how this city's money is spent.

We see our city already whole, well and thriving. We see our city as safe, laid back, easy going, friendly and beautiful and in no hurry to catch up with the larger, busier and more populated surrounding cities. We see Fort Thomas as a unique gem that we have called our home most of our lives. We feel trying to tear down and rebuild our city to match another style of city, which is just minutes away, would be a huge mistake and would change a lot of these wonderful traits that we truly love about our town. We do appreciate progress; the kind that comes naturally, uncomplicated, less confusing, less intrusive of the already established neighbors and less rushed, which is how we are personally feeling about this project.

We have been trying to educate ourselves about learning about this CBD development in the past year or so, by attending the Planning and Zoning Commission meetings, the Design Review Board and the City council meetings because the development will greatly effect not only our street but many others along Highland Ave., South and North Fort Thomas Aves. With the additional traffic congestion, safety concerns and residential intrusion this project will surely bring. Our family personally feels that this condo/retail development is way too big for this small area of land and needs to be scaled back, quite a bit, to fit in with the "City in a Park" atmosphere that is so beautifully stated in the latest Comprehensive

Plan. There are just too many cons that out weigh any pros to invest any of the tax payers money into this project.

It might sound cliché, but is so fitting, “don’t pave down paradise to put up a parking lot; you don’t know what you’ve got until it’s gone” – Big Yellow Taxi.

Respectfully, Rich, Sharon, and Richie MacKnight 62 Miller Lane, Fort Thomas, KY

Mrs. Huber also asked what the status of the website upgrades were, she noticed a search box has been added but noted that it doesn’t work that well. She would also like to see adding an email listing for residents to receive updates. She also asked when the last Community Plan update was because she didn’t see anything on the website. Ron Dill noted that there was one meeting that is not posted yet. She asked where the city was with hiring a project person for website updates. Ron Dill said that the city has reached out to NKU and has not received a response from them. The city is potentially going to have to hire someone to maintain the site. Mrs. Huber would also like to see the Planning Commission meetings taped for residents because some people cannot physically attend the meetings. Mrs. Huber started putting together a grid to try to make it easier to understand when the residents can speak at a meeting or when they cannot speak. Mayor Haas asked her to email it to him so he could take a look at it.

### **City Administrators Report**

**“Shelter 3 Project in Tower Park Update:** The bid opening for the Shelter 3 Project was Wednesday August 28th with six bids received. The city is scheduled to interview the top three bidders next week and anticipate forwarding a recommendation to Council for bid award at your September 16th council meeting. The construction timeframe will remain for completion by March 1, 2020. The city will be performing other aspects of that project simultaneously and will be prepared for surfacing of parking lot & basketball courts in Spring 2020.

**Redesign of the TANK Bus System:** TANK officials are currently engaged in a process of evaluation and redesign. They are working with a consulting team to perform a comprehensive evaluation of their entire operations, including routes. Ron attended an invitation forum with other administrators on Thursday, elected officials held a similar forum earlier in the week and an open public forum was also conducted. The process is on-going and follow-up meetings with these same groups will occur in the future as they target completion of this process early next year.

At this point, we will be posting their information on our website and encouraging our residents to participate appropriately. Currently there is a survey that everyone is invited to participate through the following link; <https://www.surveymonkey.com/r/MK992ZS>. Ron will provide updates to this matter as they are received.

**Memorial Parkway Update:** As previously reported, staff has been working with KDOT officials and the developer of the Apartment complex (Wessels) to determine responsibility and resolution for the water/icing issue in the proximity of the turn lane into “Overlook Apartments”. KDOT has accepted responsibility for this repair and is expected to award bid for the repairs this week. The scope of work will include installation of underdrains within the curve and a resurfacing of that area of pavement. Within the same bid is resurfacing of the two “slide areas” (north of Stardust and south of Clover Ridge) This work is scheduled for completion no later than November 15<sup>th</sup>.

**GROW Grant Program:** Debbie Buckley provided a summary report related to the GROW grant. It reads as follows:

To: Fort Thomas City Council

From: Debbie Buckley, Renaissance Manager

Re: GROW Grant

Gentlemen:

It is my pleasure to announce that the Renaissance Board, in conjunction with the Design Review Board, has chosen eleven valuable projects to award GROW Grant funding. Altogether, fourteen of our citizens helped choose the recipients and approved their projects.

We have been very impressed with the amount of work that will be accomplished because of these funds. I look forward to sharing finished projects and the amount of investment in our community in a few months. We are also impressed with the way the projects landed all over the city.

The dollars were dispersed to the following:

Doug Schoepf 880 Alexandria Pike	\$15,227.25
Tracy Davis 919 N. Fort Thomas Avenue	\$ 918.06
Hank Pogue 954 Highland Avenue (Highland Plaza sign)	\$ 1,096.95
Hank Pogue 654 Highland Avenue (Cobblestone)	\$ 8,964.61
Ashli Slawter 33 N. Fort Thomas Avenue	\$ 8,494.57
David Gross 26 N. Fort Thomas Avenue (FT Drugs)	\$11,589.18
David Gross 24 N. Fort Thomas Avenue (Gross Ins.)	\$ 3,105.21
Craig Seiter 26 N. Fort Thomas Avenue (FT Drugs)	\$ 2,700.18
M/M William Kinsella 1107 S. Fort Thomas Avenue (Kaleidoscope)	\$ 1,826.37
Ken Warden 1 S. Fort Thomas Avenue	\$ 15,530.03
Lisa Kelly 1118 S. Fort Thomas Avenue (Dirty Hairy's)	\$ 10,547.59
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	\$ 80,000.00
2018	\$ 20,000.00

2019	<u>\$ 60,000.00</u>
Total GROW funds:	\$ 80,000.00

Thank you for helping make this grant possible. The applicants were most appreciative. We have already had four possible applicants come forward for the next round should you determine to continue the program. If possible, we would like to announce the 2020 grant in January and have time to evaluate the applications in February and March.

I want to publicly thank the Design Review Board for their excellence in providing design assistance to each applicant. Their professional backgrounds were especially helpful in providing guidance along the way.

The Renaissance Board did an excellent job of using our own written criteria to evaluate each project and to determine awards. The decisions were very strategically determined using the bids each applicant turned in, in combination with the point system shown in the application.

Sincerely,  
Debbie Buckley

We are very happy to report that the program was a huge success with many great projects already funded. It was well received by the business community and managed by the Renaissance Board for award of grants. The Design Review Board input proved to be invaluable to the process. First year of implementation and they already have it figured out!

**Report from Law, Labor, and License Committee:** Ron Dill mentioned that the committee wanted to simplify the text of the ordinance to eliminate the full KRS section and list it by reference only. Mr. Cameron asked that if we simplified it, could we create a document that lists all of the rules including KRS. There were some questions about insurance requirements, and if a proof of insurance stipulation should be added to the ordinance. Mr. Bezold noted that a golf cart is generally covered under homeowners insurance as a rider. Chief Kilgore's understanding is that you will have to show proof of insurance when you have inspected by the sheriff. Ron noted that it is in the statute and it does require inspection and insurance. We can require insurance to be submitted when they get the sticker at the city building and we will have a policy that outlines all of the rules and regulations.

### **New Business:**

**Consideration of the Memorandum of Agreement & Agreement in Lieu of Taxes Resolution for the issuance of Industrial Revenue Bonds for the Greiwe Development Project:** The MOA outlines the terms for potential bond issuance and states the city's intent to support and execute the bond issuance. As indicated in the document, this bond issuance provides for no financial obligation to the City under the terms within this bond issuance.

The Agreement in Lieu of Taxes outlines the terms for payment in lieu of taxes (PILOT) that has been previously negotiated for the City, Ft Thomas Independent School District, & Campbell County Fiscal Court and the method for their disbursement. Attached are the letters of support from the other agencies. The attached Resolution would authorize the Mayor to execute these documents to allow for the process of bond issuance to proceed.

Jim Parsons and Donel Auton were present to answer any questions council may have. Mr. Parsons explained how the IRB process worked. This is not the development agreement, that had already been approved. The city is the issuer of the bonds, there is no financial obligation to the city. The same bonding process was used with the Alexander Circle homes project. A motion was made by Mr. Peterman and seconded by Mr. Bezold to approve Resolution R-04-2019 relating to the Memorandum of

Agreement and the Agreement in Lieu of Taxes. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Bezold, and Mr. Peterman. Voting “no”: Mr. Blau. The motion passed by a vote of 5-1.

**Ordinances, Resolutions, and Orders**

**Ordinance No O-14-2019:** First Reading of an Ordinance authorizing the use of golf carts and establishing standards for such use.

**Ordinance No. O-15-2019:** First Reading of an Ordinance establishing the property tax rate for the 2019 tax collection. Please refer to the enclosed memorandum for additional and specific information regarding this item.

**Resolution No. R- 04-2019:** A Resolution authorizing execution of a Memorandum of Agreement & Agreement in Lieu of Taxes for the issuance of Industrial Revenue Bonds for the Greiwe Development Project. Action on this matter was taken earlier in the meeting.

With no further business to come before council, a motion was made by Mr. Peterman and seconded by Mr. Bezold to adjourn.

APPROVED:

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Eric Haas, Mayor

ATTEST:

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Melissa K. Beckett, City Clerk