

**MINUTES OF A MEETING
OF THE BOARD OF COUNCIL OF THE
CITY OF FORT THOMAS,
CAMPBELL COUNTY, KENTUCKY, ON
MONDAY, OCTOBER 19, 2015**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Monday, October 19, 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, Lisa Kelly, Jeff Bezold, Roger Peterman, and Adam Meier. Staff members in attendance included: City Administrative Officer Ron Dill, City Clerk Melissa Kelly, Finance Director Joe Ewald, Fire Chief Mark Bailey, Police Chief Mike Daly, and City Attorney Jann Seidenfaden.

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

Minutes

The minutes from the September 21, 2015 meeting were presented to council for consideration. Mr. Bowman noted a correction on page 2 of the minutes. A motion was made by Mr. Bowman and seconded by Ms. Kelly to approve the minutes as amended. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman, and Mr. Meier. Voting “no” none. The motion passed by unanimous vote.

Announcement of New City Administrative Officer: Mayor Haas made the announcement that Ron Dill would be the city’s new CAO. Mayor Haas noted that he had not seen as much enthusiasm from a candidate as he had from Ron in all of his years on city council. Ron has a great background and has served the city for many years. He will commit to 8 more years with the city in this position. Mr. Peterman moved and Mr. Bowman seconded to approve Resolution R-05-2015 to appoint Ron Dill as the CAO. Ron Dill thanked the Mayor and council and said how excited he was to start in this position. He has many ideas for the city in the future and is looking forward to starting this new venture.

Reports of Officers

Fire Department Monthly Report: Chief Mark Bailey: Chief Mark Bailey presented his monthly report to council. A motion was made by Mr. Bowman and seconded by Mr. Meier to receive and file the Fire Department’s monthly report. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting “no”: none. The motion passed by a unanimous vote.

Police Department Monthly Report: Chief Mike Daly: Chief Mike Daly presented his monthly report to council. A motion was made by Mr. Bowman and seconded by Mr. Meier to receive and file the monthly report from the Police Department. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting “no”: none. The motion passed by a unanimous vote.

City Administrator’s Report: Ron Dill: Ron Dill reported on the following:

2015 Capital Improvement Program: The resurfacing portion of the program which included N. Ft. Thomas Avenue (Bellaire to Covert Run), East Southgate Avenue and Arlington Place were completed this week by Riegler Blacktop Company. Churchill Drive was also substantially completed with the last pour of street occurring late this week. It will be opened to all traffic in about a week. Both projects have crack seal, centerline painting and final restoration to be completed. Public inspection with the Public Works Committee of Council will need to be scheduled for mid/late November.

Old Business

Targeted Tax Incentives: Based upon the recommendation of the Law, Labor, and License Committee and action of Council at the April 20, 2015 meeting; staff commissioned Northern Kentucky Area Development District to assist with the development of a draft ordinance pertaining to this issue. Staff is in the process of completing review of this proposed ordinance and recommends it be referred to the Law, Labor, and License Committee for further consideration. A motion was made by Mr. Meier and seconded by Ms. Kelly to refer this matter to the Law, Labor, and License Committee for review. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting “no”: none. The motion passed by a unanimous vote.

New Business

Consideration of Interlocal Agreement relating to Kentucky Bond Development Company: This interlocal cooperation agreement is being requested by representatives on behalf of St. Elizabeth Medical Center Inc. to join the cities of Covington, Edgewood, Florence, Fort Thomas, and Williamstown to authorize KBDC to issue revenue bonds. It is understood that each of these cities have been approached and either already approved this agreement or have agreed to move forward with the requested interlocal agreement. This action does not constitute a debt of authorizing cities and no faith or credit of the communities is being pledged. It simply provides a conduit for bond issuance with no obligation by the city on the bonds. Resolution R-05-2015 would authorize the Mayor to sign the interlocal agreement as presented. A motion was made by Mr. Muller and seconded by Mr. Bowman to approve the Interlocal Agreement with St. Elizabeth. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Ms. Kelly, Mr. Bezold, and Mr. Meier. Mr. Peterman recused himself from the vote due to the fact that he is on the board for St. Elizabeth that is benefiting from the bond issue. The motion passed.

Consideration of a Request to lease the daycare building in Tower Park: The small “free standing” building situated in the area of Tower Park adjacent to the VA Hospital and the “Stables” Building is owned by the city. It has most recently been used as a central storage for consumable product for operation of city facilities and for long term document storage. Both of those functions have been resituated into the Armory because operationally they are more manageable for delivery, access by staff and security.

This building previously was utilized as a day care facility and leased to independent day care providers. This most recently occurred until 2007 when Kids & Cribs Early Childhood Development Center used it as a satellite location/office for their centers. This same owner, Nancy Wefer, has approached the City with a request to lease the space again under the terms.

I have been in conversation with this group and explained that this property is subject to change in use as long term planning of Tower Park is developed. They have a full understanding of the potential for short term use of the structure and are only requesting a one year lease of the property

to establish a new program they are initiating. The building is not “Class A” space, is relatively small and has been previously set up to support this proposed use. The lessee would make interior improvements to support their use and there will be minimal investment by the City to make the structure suitable for occupancy.

This is an opportunity to create a positive cash flow, at least on a short term basis, from a structure that is currently underutilized. Staff recommends authorizing the mayor to enter a lease of this structure under the terms identified. A motion was made by Mr. Meier and seconded by Mr. Bezold to approve the request to lease the daycare building in Tower Park to Kids and Cribs Early Childhood Development Center. Upon call of the roll, the following members voted “aye”: Mr. Muller, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman, and Mr. Meier. Voting “no”: none. The motion passed by a unanimous vote.

Council Strategic Planning Session: The Committee of the Whole will meet on December 21st at 6:15 prior to the council meeting to discuss upcoming city projects.

Finance Committee Report on Disbursements: The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 300861 through 301036 for the period of **September 22 – October 19, 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, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting “no” none. The motion passed by unanimous vote.

Ordinances, Resolutions, and Orders

Resolution R-05-2015: A resolution allowing the Mayor to enter into an interlocal agreement with the Kentucky Bond Development Corporation was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Ms. Kelly to approve Resolution R-05-2015.

Executive Order EO-09-2015: An executive order re-appointing Lori Wendling to the Design Review Board was presented to council with no action needed.

Executive Order EO-10-2015: An executive order appointing Brett Wanner as a General Services Laborer was presented to council with no action needed.

Executive Order EO-11-2015: An executive order re-appointing Kim Rehtin to the Renaissance Board was presented to council with no action needed.

Executive Order EO-12-2015: An executive order re-appointing Nancy Meyers to the Renaissance Board was presented to council with no action needed.

Executive Order EO-13-2015: An executive order re-appointing Mike McDonough to the Renaissance Board was presented to council with no action needed.

Executive Order EO-14-2015: An executive order appointing Frank Twehues to the Renaissance Board was presented to council with no action needed.

Municipal Order MO-07-2015: A municipal order appointing Ronald J. Dill as the City Administrative Officer was presented to council. A motion was made by Mr. Peterman and seconded by Mr. Bowman to approve municipal order MO-07-2015. The motion passed by a unanimous vote.

Ordinance O-19-2015: An ordinance establishing the annual salary for the position of City Administrative Officer was presented to council for a first reading. This ordinance will be laid over to the next regular meeting of council for consideration.

Executive Session: In accordance with KRS 61.810 (c), a motion was made by Mr. Meier and seconded by Mr. Bowman to enter into executive session.

A motion was made by Mr. Peterman and seconded by Ms. Kelly to return to open session.

A motion was made by Mr. Meier and seconded by Mr. Bezold to authorize the Mayor to sign the EEOC Conciliation Agreement. Upon call of the roll, the following members voted “aye”: Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Meier. Voting “no”: Mr. Muller. The motion passed by a vote of 5-1.

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

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa K. Kelly, City Clerk