

**MINUTES OF A MEETING
OF THE BOARD OF COUNCIL OF THE
CITY OF FORT THOMAS,
CAMPBELL COUNTY, KENTUCKY, ON
MONDAY, JULY 16, 2018**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Monday, July 16, 2018 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, Jeff Bezold, Roger Peterman and John Slawter. Absent: Lisa Kelly. Staff members in attendance included: City Administrative Officer Ron Dill, City Clerk Melissa Kelly, Assistant City Administrator/Finance Director Joe Ewald, City Attorney Jann Seidenfaden, Fire Chief Mark Bailey, and Police Chief Casey Kilgore.

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

Minutes

The minutes from the June 18, 2018 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. Cameron, Mr. Bowman, Mr. Bezold, Mr. Peterman and Mr. Slawter. Voting “no” none. The motion passed by unanimous vote.

Visitors and Communications

Scott Sedmak and John Mitchell from St. Elizabeth Healthcare were in attendance to present a slide show about the future vision of St. Elizabeth and their past year numbers. The mayor thanked them for attending and all of the work that they do for the community.

Mary Healey of 110 Hollywoods Drive addressed council. She noted that she was in attendance of the May meeting where she indicated that the south end of the city is not on council’s agenda for beautification projects. She said that she had asked about the benches and she was told that it would be \$500. Melissa Beckett had told her that it would cost \$1000, she asked how much a bench would cost. Ron Dill noted that he would get back with her on that matter. She also said that the entrance sign on Memorial Parkway was landscaped and indicated that the south end signs have not been landscaped and there are weeds growing under them. Ron noted that the signs are sponsored by Renaissance and they will all be landscaped over time.

Brian Schultz of 81 Summit addressed council. Mr. Schultz has worked at hospitals for many years as an ER nurse. He feels it’s good to have the syringe exchange program but asked why they chose the location next to St. Elizabeth in Newport. He questioned whether this location had the largest need for the program. Roger Peterman noted that under Ky. Law you have to have the approval of both the County Government and the City Government to have a needle exchange. It has been very difficult to achieve this and would take hours to explain the process. This location is in Newport but one of these programs could be placed anywhere. Jeff Bezold noted that it is not in Fort Thomas and the council did not vote to bring it here.

Jann Seidenfaden addressed the audience regarding the Text Amendment allowing “Self Storage Facilities” as a permitted use in a General Commercial Zone. Mrs. Seidenfaden explained the difference between a Zone Change and a Text Amendment. Mrs. Seidenfaden noted that council

must adhere to the KRS statute for this matter, it is the law. There will be no additional comment or evidence received regarding this request. The time to comment would have been at the Planning Commission meeting on June 20th. The Planning Commission has submitted their finding of facts and it is now the council's decision on whether to approve or deny the recommendation from the Planning Commission.

Several people questioned Jann off the record without stating their name or address regarding a text amendment, zone change, advertising etc. Jann indicated more than several times that we are not going to talk about the specifics of this case.

Mary Healy of 110 Hollywoods Drive addressed council regarding the U-Haul facility on Alexandria Pike. She noted that she had previously spoken to Ron Dill regarding this facility and was told that Bob Heil would be doing landscaping and upkeep to this facility and adding a fence to provide a buffer from the U-Haul trucks. Mr. Dill said that he does not recall having this specific conversation. Mr. Dill was not engaged in the process with the Planning Commission for the U-Haul facility as those meetings were staffed by Zoning Administrator Kevin Barbian. Mrs. Healy also noted that Mr. Heil had mentioned to the city council that he pays a high amount of taxes to the city. She reminded them that these taxes do not come out of his pocket and are from his employees in the form of payroll tax. She also questioned the visioning meetings. She said that during the visioning meetings the zoning committee mentioned a number of businesses in the study that needed to be added and that nothing was mentioned about the proposed text amendment. Roger Peterman noted that an exciting part of the visioning meetings is the cities that line the U.S. 27 corridor are applying for a grant to update from the river out to NKU. St. Elizabeth is a partner in this group.

Martha Coffman from 64 Hawthorne Avenue asked how people were notified. Ron Dill noted that by statute we are required to advertise it in the paper of record which is the Campbell County Recorder.

Tom Morrison from 96 Hawthorne addressed council. He asked if the city could provide something on the website so that residents could be notified and reach more people regarding meetings.

Elizabeth Juengling of 1111 Alexandria Pike addressed council. She indicated that there is no way to find notifications from city government and as an 18 year old she does not read the Ft. Thomas Recorder. She said that the city should make sure that the residents have a say in decisions.

Sandra Morrison of 96 Hawthorne Avenue noted that a simple solution would be to put a real estate sign up with the council meeting date and time.

Michelle Knight of 21 Woodland Place addressed council. She said that when we talk about smart growth we are talking about bike lanes, road diets, etc. so that people from eight to eighty can enjoy this city. What we need to change in the end is to bring it more in line with what is on the north end. We need to be able to connect NKU to Riverfront Commons. This is going to take real regional collaboration to do this. We owe it to our community to understand why we have come up with the solutions and ideas that we have proposed and the regional collaboration is very important. We need to think about connectivity and not separating people.

Rick Wegert of 67 Hollywoods Drive addressed council. He passed out pictures of the U-Haul facility on Alexandria Pike. At the last meeting, traffic was brought up to consider parking spots

on the corner lot instead of parking on Hollywoods. Ron Dill noted that the city is not authorized to compel people create more parking after their development is completed. Mr. Wegert also asked if the city could put a stop sign on Hill Street because they fly out in front of people. Ron noted that it is a driveway. Mr. Wegert said that parking should be limited to one side of the street. Ron noted that we can have our traffic engineer look at parking and sight distance. Mr. Peterman noted that parking is a real problem on Hollywoods.

Barb Jungling of 1111 Alexandria Pike addressed council. She noted that sometimes it is hard to distinguish between items in the Recorder. She questioned the process on what initiates the need of a text amendment. Jann noted that a resident or owner can come to Planning Commission and ask for them to look at the request. Staff can send a copy of the minutes to anyone who would like them. She also questioned what criteria that Planning Commission uses to determine the appropriateness of the request. Jann noted that they look at other uses in that zone, and if it is compatible with other uses in that zone, etc. Ron noted that the four General Commercial zones are: Inverness, Highland Plaza, Fort Thomas Plaza and a portion of the corridor on U.S. 27. Ron indicated that the hearing from June 20th was transcribed and is available in our office.

Tiffany Huber of 26 Hawthorne asked what the process is to reverse the text amendment, if it gets passed. She would like to request that it be revisited. Jann noted if this text amendment was approved, someone may approach Planning Commission and ask for a different text amendment to reverse/change the previous action.

Martha Coffman at 64 Hawthorne said that she taught school here for 16 years and she's very proud of all of her students. She asked what the avenues are to get their words heard; can they have a public protest march? There are more people that are very unaware of what is happening. Jann noted that the opportunity was on June 20th to speak about his matter.

Mary Healy assured other in attendance that there will be another opportunity to speak on this matter when the zone change for the residences on U.S. 27 is proposed.

Ken Bowman asked what committee would look at a notification process policy. It would be Law, Labor and License Committee.

Dawn Hills of 115 Tremont Avenue addressed council. She noted that it is telling that we are building new sidewalks and possible warehouses on the south end of the town and there is a difference between the letter of the law and the spirit of the law. She would not like her students to experience this. There are 40 people in the audience that cannot make their voices heard and that needs to be addressed.

Eric Haas noted that everyone in the audience was awesome and had some great ideas about advertising on this difficult matter. There is a lot of information from the planning commission meeting and he feels confident that all of the information within the record will help council make the right decision.

Barb Juengling of 1111 Alexandria Pike has lived there for 30 years, she noted that they jokingly talk about the south end of Fort Thomas as the ghetto. She moved to the south end of Fort Thomas because she could afford to go there. There are values to the community. The changes made to the U.S. 27 corridor from 4 lanes to 3 was an improvement and cut back on accidents but it is still not the safest place within a community.

Paul Herklotz of 3 Beechwood addressed council. Mr. Herklotz asked about the walk around the reservoir and was curious if the city has any new information on this matter. Ron Dill noted that the city has had conversations with the NKY Water District regarding re-opening this path. It may be a possibility in the future. Mr. Herklotz also noted that on Robson Ave. there is a yellow line on the curb that is not long enough to protect vehicles when pulling onto Robson Avenue and needs to be extended. Ron said that the city can look into this.

Mr. Herklotz also questioned the city's ordinances regarding sewage. There are three properties on Beechwood/Robson with a connecting sewer pipe and a portion of that is leaking. He was told by Kevin Barbian that it was a civil issue between neighbors. Ron Dill noted that he will review with Kevin and get back with him on this issue.

Ken Bowman made a motion that Law, Labor, and License committee of council review the issue on advertising, and make a recommendation to change the minimum method, it was seconded by Mr. Bezold. Mr. Peterman noted that we should improve the website and make information more available to get more people involved. He would like to see people more engaged in things that may not affect them directly. Upon call of the roll, the following members voted "aye": Mr. Cameron, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Slawter. Voting "no": none. The motion passed by a unanimous vote.

Laura Wood addressed council. She noted that she brought her daughters to see how government works in their community and was encouraged by the council's respectfulness to the public. Roger Peterman noted that this is a great lesson for young people and they should be engaged.

Bonita Frentzel of 35 Bonnie Lane addressed council. She noted that there are parts of Fort Thomas that are considered the "south side". She asked that council looks at the city as a whole. She indicated that she had gone down Hollywoods Drive and it looked horrible and tacky in the beginning of the street. The website should be made easier and clearer to maneuver and the information about meetings should be posted.

Lori Deal of 119 Hollywoods Drive addressed council. Ms. Deal recently purchased a home in Fort Thomas and she liked Michelle Knight's idea about connectivity and she said that is the Fort Thomas that she thought she was moving to. She wants to make sure that council sees the vision.

*Please note that if there were comments made without stating a name or address, they will not be reflected in these minutes.

Ordinance O-20-2018: An ordinance amending the text of the Official Zoning Ordinance of Fort Thomas to include Self Storage Facilities in a General Commercial Zone was presented to council for a first reading. This ordinance will be laid over to the next regular meeting of council for consideration.

Ken Bowman noted that he was in attendance of the Planning Commission meeting and if council had any questions, he could answer them. He said there was an impressive attendance at the Planning Commission and there were two "no" votes so it was not unanimous and should be discussed further.

John Slawter mentioned that the definition is very narrow and in the record he couldn't pick up on the conversation that lead to the wording that we see in the ordinance. Ken Bowman noted that the definition is specific to the proposal that was presented by the applicant.

Ron Dill indicated that with a text amendment the individual works with staff for the language to fit it into the required sections that would accommodate the request. There is no variation of that and would become law if it's approved in the text and a text amendment is the only way that you could change it. If there would be any deviation of this text, the new applicant would require that the ordinance be changed by the same process.

Mr. Cameron asked if other peer cities were looked at on how they would address this issue. Ken noted that the only example that was given was downtown Cincinnati. Ken noted that the council could ask for more research on this matter.

Jeff Bezold noted that a large percentage of the uses in the General Commercial Zone all look like store fronts and shops and this use does not seem to fit into the same type of uses that are listed. This use seems to be out of line with the rest of them.

Roger Peterman noted that it would be better to have this discussion when it will be voted on. It would make it easier to keep all of the discussion in one place.

Reports of Officers

Fire Department Monthly Report for May: Chief Mark Bailey: Chief Bailey presented his monthly report for May to council. A motion was made by Mr. Peterman and seconded by Mr. Bezold to receive and file the fire department's monthly report. Upon call of the roll, the following members voted "aye": Mr. Cameron, Mr. Bowman, Mr. Bezold, Mr. Peterman and Mr. Slawter. Voting "no" none. The motion passed by unanimous vote.

Police Department Monthly Report for May: Chief Casey Kilgore: Chief Kilgore presented the monthly report for May to council. A motion was made by Mr. Bowman and seconded by Mr. Bezold to receive and file the police department's monthly report. Upon call of the roll, the following members voted "aye": Mr. Cameron, Mr. Bowman, Mr. Bezold, Mr. Peterman and Mr. Slawter. Voting "no" none. The motion passed by unanimous vote.

City Administrators Report

Historic Tax Credits – Mess Hall & Armory: City staff submitted applications for Kentucky Historic Preservation Tax Credits for the renovation projects recently approved for the Mess Hall & Armory. We are pleased to report that this effort resulted in the award of \$28,112.47 for the Armory project and \$26,189.43 for the Mess Hall project totaling in \$54,301.90 in reimbursable grant funds.

Alexander Circle Update: The official closing for the transfer of the Alexander Circle homes took place on June 29th! Since closing, staff has been working with the developer on scheduling and coordination of on-site activities. There will be a formal closure of the street to through traffic at a date to be determined, likely in the next couple of weeks. This closure is necessary to allow for commencement of construction and provide the level of safety necessary for workers and curious residents/others. The first phase will include immediate replacement of all roof coverings and asbestos removal in every unit. Also site work and utility replacements will begin as soon as possible. Staff is working closely with the developer on the management of the site as it relates to park activities.

North Fort Thomas Avenue Sidewalk Project: This project is progressing with design and easement/right-of-way acquisition. It is slated to have the work performed in the Spring of next year. The grant process requires certain steps to secure the funding and complying with all these requirements essentially extends the project timeline longer than a typical city project. The timeframe will include a public meeting this Fall when design plans are shared with affected property owners; the project will be bid this Winter; and a schedule to commence construction in early Spring 2019. Additionally, we have audited the utilities in this area and have received commitment from the NKY Water District to do a main replacement in advance of our project.

Moyer Streetscape: As discussed at the June 18th meeting, staff has been working with the school district officials to coordinate improvements along the frontage of the school property within the right of way. This is a continuation of the “safety initiative” that saw the installation of crosswalk beacons a year and half ago. City crews are beginning the relocation of the crosswalk with installation of a paver crosswalk with “bump-out” pattern consistent with our CBD/Midway design. The pavers will match the school brick coloration and “school zone” pavement markings will anchor the edges of the frontage. The last component will be the installation of decorative street lighting that also matches our streetscape pallet. We received a low bid of \$10,696 from Johnson Electric for lighting fixtures that will be installed once received.

2018 Street Program: The water main work on Pentland Place was initiated this week with an approximate six-week completion. Road reconstruction will immediately follow placement of the water main.

Retirements:

Police Department: Chief Michael Daly is officially retiring effective July 31st. Lieutenant Casey Kilgore will assume the responsibilities of Police Chief effective August 1, 2018. Chief Daly retires with twenty-four years of service with the city, the last thirteen as our Chief. We wish Mike all the best in his retirement.

Fire Department: FF/Paramedic Matt Stuart is officially retiring effective July 31st. Matt has served in the City of Ft Thomas for seventeen years of his career in fire service.

We wish them both great futures in their retirement years!

New Business

Consideration of Agreement with FTISD for School Resource Officer: Staff is working on an agreement with the school district that formalizes some of the working arrangement for the placement of a “School Resource Officer” (SRO) in our schools. This arrangement has been developed over the last couple of months through collaboration with the Police Department, School Superintendent/staff, Principals at St Thomas/St Catherine, Ron Dill and Mayor Haas. In light of recent events nationally in schools, we began conversation on what measures were appropriate and attainable in our community to assist with the level of safety of our students. In discussion, it was determined that placement of multiple officers and/or assigning officers at every school was not realistic, logistical or financially achievable at this time. It was however, a commitment that the Police Department, Mayor and school officials shared that some presence was essential to address this issue. Mayor Haas supports Chief Daly & LT. Kilgore’s recommendation that our Police Department assign an officer to serve in this role on a full-time basis throughout the school year. Essentially an officer who would otherwise be assigned on first shift would be assigned to work within the school systems (public/parochial) to be available and

active on-site throughout every school day. Residing at the High School, the officer would rotate among the schools and be integrated with the schools administrators, staff & students. Further, the SRO would engage in planned instructional interaction related to policing & citizenship with teachers & students.

This program is obviously targeted at protecting our students and school communities, however; we are in agreement that this initiative can be accomplished within the current staffing of our Police Department and not compromise our obligations to the community at large. The financial obligation to the city is neutral and at present there is no expected contribution from the participating schools. A motion was made by Mr. Peterman and seconded by Mr. Bezold to allow the Mayor to enter into an agreement with the Fort Thomas Independent School District regarding a school resource officer. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Slawter. 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 4038-4176 for the period of **June 16 – July 13, 2018** was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Mr. Bezold to concur in the recommendation of the Finance Committee. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Bezold, Mr. Peterman, and Mr. Slawter. Voting “no” none. The motion passed by unanimous vote.

Ordinances, Resolutions, and Orders

Ordinance O-20-2018: The first reading of this ordinance was read earlier in the meeting.

Ordinance O-21-2018: First Reading of an Ordinance establishing the annual salary of the position of Police Chief was presented to council. This ordinance will be laid over to the next regular meeting of council for consideration.

Municipal Order MO-07-2018: A Municipal Order appointing Casey Kilgore to the position of Police Chief effective August 1, 2018 was presented to council. A motion was made by Mr. Bezold and seconded by Mr. Peterman to approve municipal order MO-07-2018

With no further business to come before council, the meeting was adjourned.

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa K. Beckett, City Clerk