

**MINUTES OF A MEETING
OF THE BOARD OF COUNCIL OF THE
CITY OF FORT THOMAS,
CAMPBELL COUNTY, KENTUCKY, ON
TUESDAY, SEPTEMBER 4, 2018**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Tuesday, September 4, 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, Lisa Kelly, Jeff Bezold, Roger Peterman and John Slawter. Staff members in attendance included: City Administrative Officer Ron Dill, City Clerk Melissa Kelly, Assistant City Administrator/Finance Director Joe Ewald, Fire Chief Mark Bailey, and Police Chief Casey Kilgore. Absent: City Attorney Jann Seidenfaden.

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

Minutes

The minutes from the August 20th, 2018 meeting were presented to council for consideration. Mr. Bowman noted that he would like to see the minutes amended to show that Mr. Morrison had contacted the Mayor of Erlanger, Tyson Hermes and discussed their policy on public comment. Mayor Hermes noted that they do allow dialogue from the public after a commission meeting. A motion was made by Mr. Bowman and seconded by Ms. Kelly to approve the minutes with amendments. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Slawter. Voting “no” none. The motion passed by unanimous vote.

Visitors and Communications

The Fort Thomas Police Department is promoting Nathan Day to Sergeant and Brent Moening to Lieutenant. Chief Casey Kilgore introduced Nathan Day. Nathan has been with the department for about 6 years; he has served as a detective, manages the police website and serves as a field training officer along with other duties within the police department. Nathan’s badge number will be 4317 and he will move to second shift patrol. Nathan’s dad pinned his badge on his uniform.

Chief Kilgore introduced Brent Moening. Brent has been with the department for about 10 years. He has served as detective, he is a field training officer and he runs information and technology and is a certified hostage negotiator. He currently serves as the Administrative lieutenant. Brent’s dad pinned his badge on his uniform.

Mayor Haas congratulated both officers.

A letter was read into the record from Bob Heil regarding the proposal for the text amendment to include self storage facilities in a General Commercial Zone and to withdrawal the application.

Ron Dill explained that although Mr. Heil has indicated that he is withdrawing his application, this originated from the Planning Commission. Since the Planning Commission is the applicant, it will still require action from this council.

City Clerk Melissa Beckett read a summary of **Ordinance O-20-2018**. Mr. Bowman made a motion to not concur with the recommendation of the Planning Commission for the following reasons: this project is not in the best interest of the surrounding property owners or the city as a whole, it could likely diminish surrounding property values, and adversely alter the aesthetics of one of the major gateways to our city. It also does not keep with the stated goals of our visioning process which is now underway. It was seconded by Ms. Kelly.

Roger Peterman indicated that he would not be comfortable saying that it would diminish property values. Mr. Peterman stated that he would have made a motion go get more information on the project and what type of development that inside self storage entails. This is a new type of development and there was not a lot of information on this type of facility. Mr. Peterman indicated that there could possibly be a need for storage in this area and more information is needed. He was glad to see the citizens showing more involvement and would like to see more people show interest in the US 27 corridor as a whole and not just for one project. Mr. Peterman noted that he appreciates the information from the Planning Commission and does not want them to be discouraged by council's vote.

Mr. Bowman noted that his language stated that is "could" diminish property values.

Mayor Haas noted that council can simply vote "no" on the second reading and it would simplify to process.

Mr. Bowman amended his motion to remove the language on diminishing property values. Upon call of the roll, the following members voted "aye": Mr. Cameron, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Slawter. Voting "no": none. The motion passed by a unanimous vote.

Amended Motion: A motion was made by Mr. Bowman and seconded by Ms. Kelly to deny the recommendation of the Planning Commission for the following reasons: this project is not in the best interest of the surrounding property owners or the city as a whole and could adversely alter the aesthetics of one of the major gateways to our city. It also does not keep with the stated goals of our visioning process which is now underway. Upon call of the roll, the following members voted "aye": Mr. Cameron, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman and Mr. Slawter. Voting "no": none. The motion passed by a unanimous vote.

Bob Heil of 1 Greene Street addressed council. Mr. Heil indicated that the letter read into the record was the official reason for withdrawing the development plan for consideration. The unofficial reason was that he did not like what this issue was doing to our city. He noted that our city is getting a black eye over the lack of civil discourse over this project and was not going to allow this to continue. Mr. Heil also stated that there have been accusations and untrue statements made about him and his business and he was there to give the facts. Mr. Heil went on to explain his involvement with the city and the Planning Commission. He served on the Planning Commission for 20 years. Mr. Heil indicated that he was not the owner of the IGA building while IGA and Hader Hardware were tenants; he bought the building after they had already closed. In December of 2001, Mr. Heil and his partners bought the building and added a 17,000 square foot addition and anchored his business KLH Engineering in the building. They did not "come and go" over the 8 years that the other offices were vacant; they were always there and generated business for other businesses in Fort Thomas. Mr. Heil is in charge of erecting a statue in honor of our namesake, General George Thomas. Mr. Heil stated that in November of 2019 we will honor him in the south end of town in front of the V.A. Hospital. Mr. Heil noted that he is truly saddened by the city and would have hoped for better from the citizens of Fort Thomas.

Laura Willis of 66 Hawthorne addressed council. Mrs. Willis addressed Bob Heil stating that she didn't know him and that his reputation is held high and he is beloved in the city. She indicated that the reason that she did not want the storage facility is because of the potential for drug trafficking and feels there could be a better use of the property that would not aid in drugs so close to schools and neighborhoods.

Brian Speitz of 45 W. Villa Place addressed council. Mr. Speitz said that he was thankful for council being able to step in and look at the big picture and that while they may be experts in zoning, maybe the Planning Commission were not right on their approval of this project.

City Administrators Report

Tax Rate Hearing: Due to an advertising error, the tax rate hearing will be held on September 17th at 6:45 and there will be a first and second reading of the ordinance.

Finance Committee Report on Disbursements: The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 4350-4417 for the period of **August 18 - 31, 2018** was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Ms. Kelly to concur in the recommendation of the Finance Committee. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman, and Mr. Slawter. Voting “no” none. The motion passed by unanimous vote.

Ordinances, Resolutions, and Orders

Ordinance O-20-2018: A second reading of the ordinance was presented to council earlier in the meeting.

Ordinance O-22-2018: Consideration of a zone change for 1960 Memorial Parkway from R-1C to Professional Office (PO) was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve Ordinance O-22-2018. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman, and Mr. Slawter. Voting “no” none. The motion passed by unanimous vote.

Ordinance O-23-2018: Consideration of an ordinance vacating a drainage alley on Tower Hill Road was presented to council. A motion was made by Mr. Bowman and seconded by Mr. Peterman to approve ordinance O-23-2018. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Ms. Kelly, Mr. Bezold, Mr. Peterman, and Mr. Slawter. Voting “no” none. The motion passed by unanimous vote.

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

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa K. Beckett, City Clerk