

**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF COUNCIL OF THE  
CITY OF FORT THOMAS,  
CAMPBELL COUNTY, KENTUCKY, ON  
MONDAY, DECEMBER 21, 2020  
VIA ZOOM TELECONFERENCE**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Monday, December 21, 2020. 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 Administrative Officer Ron Dill, City Clerk Melissa Beckett, Assistant City Administrator/Finance Director Joe Ewald, Fire Chief Mark Bailey, Police Chief Casey Kilgore and City Attorney Jann Seidenfaden.

**Minutes**

The minutes from the November 13, 2020 and November 16, 2020 meetings were presented to council for consideration. A motion was made by Mr. Collier 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. Collier, Mr. Bezold, Mr. Peterman, and Mr. Blau. Voting “no” none. The motion passed by unanimous vote.

**Reports of Officers**

**Fire Department Monthly Report, Chief Mark Bailey:** Chief Bailey presented his report for November to council. Chief Bailey will be retiring effective December 31<sup>st</sup>. The chief thanked Mayor Haas and council and he wishes everyone continued success and best of luck in 2021. He also wished Chris Amon well in his new endeavor as Fire Chief for the city. Mayor Haas thanked Chief Bailey for his years of service for Ft. Thomas and congratulated him on his retirement. Mr. Peterman congratulated Chief Bailey and mentioned that Chief Bailey has been very involved in the dispatching service and also was key in increasing our fire rating that has lowered resident insurance premiums. Mr. Bowman noted that the fire department has helped him in the past and that they are great. A motion was made by Mr. Bowman and seconded by Mr. Bezold to receive and file the monthly report for the Fire Department. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Peterman, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by unanimous vote. Chief Bailey said a few words thanking the Mayor, Council and city staff for supporting him over the years and will make sure he keeps in touch.

**Police Department Monthly Report, Chief Casey Kilgore:** Chief Kilgore presented his report for November to council. Chief Kilgore thanked Chief Bailey for his service to the city; he also thanked council for all of their help over the years. A motion was made by Mr. Bowman and seconded by Mr. Peterman to receive and file the monthly report for the Police Department. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Peterman, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by unanimous vote.

**City Administrators Report:**

**Personnel Changes:** As you can note from the agenda, Mayor Haas has offered Chris Amon the position of Fire Chief. After reviewing applications and performing interviews & assessment of the top candidates, Chris was chosen from the selection committee. Chris is available to report to the position beginning January 1<sup>st</sup>. Ron thanked Chief Bailey for his service to the city and wished him well in his retirement.

Debbie Buckley has announced her retirement effective January 31, 2021. Debbie has served in her roles admirably through her fourteen plus years with the city. She has developed great trust among the business community and has taken our events to new levels of success. We wish her all the best in retirement!

**N. Ft. Thomas Ave. Sidewalk:** The city is finally able to report that KDOT has approved our construction plans and authorized the release of the project for bid. We chose to put the project out for bid in January to avoid the holidays with bid award expected in February. The project will be bid with a completion date by June 30, 2021. Street resurfacing will follow as part of our street resurfacing project for next year.

**City Events:** The annual holiday walk was unfortunately canceled due to COVID. We were able to offer a visit from Santa at the city building where families could drop off letters to Santa and take a photo. We also offered a virtual tree lighting of the official city tree at Inverness by Mayor Haas. A tree was planted at this location this year and dedicated to the Jack & Joyce Steinman family who have been instrumental in the establishment of the parks at Inverness. These events were paired with businesses offering special menus for the evening of the event on Saturday December 12<sup>th</sup>. There was good participation and positive feedback. The Holiday House Decorating contest is taking place Monday December 21<sup>st</sup> with judging between 5-7 pm.

**Volunteers:** We have so many great volunteers that work on behalf of the city throughout each year and I would like to recommend a method for highlighting their contributions and recognizing individuals for their commitment of time & talent. From residents serving on city boards/commissions to groups organized to volunteer hours to individuals spending hours contributing time to make us a better city, we owe them a statement of gratitude.

**One Highland:** The One Highland property will close before the end of the year. The mayor was authorized to sign off on the purchase and Jann has worked hard on making all of the arrangements for the transfer.

**Chesapeake Avenue Update:** The residents on Chesapeake Avenue applied for the Vision Zero grant with the city's support of their application. They were successful in obtaining \$23,000.00 in funding for the project. We have a design in place for Chesapeake and the City of Newport also received some funding.

**Administration offices relocating to Armory:** Approval of the city building renovation project would bring a move of the administrative offices to the first floor of the Armory building. We have already performed a relocation of record storage to a new room created within the Armory that will serve as a permanent storage for these documents. The office relocation at the Armory requires little upgrade from when the Police Department was relocated during their renovation. It would be anticipated that the staff would move during the next two weeks and begin offering city services at that location beginning January 4<sup>th</sup>.

Mr. Collier asked about additional funding for affected businesses as it relates to the Cares funding. Ron indicated that the city is prepared to initiate this. The funding will be offered to the businesses that were mandated to be closed. Mr. Collier noted that he would like to see total numbers before council should approve this assistance.

Mr. Bowman asked about the newsletter that was supposed to go out regarding COVID. Ron Dill noted that it has been sent to the printer and should be in the mail by next week.

## **New Business**

**Consideration of Bids for Renovation of City Building:** Bids for the city building project were advertised and were opened on Thursday December 17<sup>th</sup> at 2:00 pm. There were six (6) bids received with base bids ranging from \$5,819,000 to \$4,650,000. The apparent low bid submitted from Perkins Carmack Construction was withdrawn as they discovered an error/"bust" in their bid. The lowest remaining bid was submitted by Grabach LLC in the amount of \$5,148,000. There were several Alternate bids that totaled \$187,100 (Grabach). Acceptance of base plus alternate no. 2 would total \$5,234,000. The established term for completing this project is one year.

This represents the base bid for the project. There are a couple of independent contracts that are also necessary to facilitate the construction. The first item is the abatement of asbestos that requires a separate contract. This work is out for bid and due in January. The second item is the relocation of the infrastructure for the tower behind the city building. This work will require bid from the carrier to relocate their equipment with the city reimbursing costs and modifying the easements and lease terms. Estimated cost for these items is estimated at \$200,000.

Bid tabulations and letter of recommendation from Hayes & Associates was included for council's review. The architect for the project, Joe Hayes was present for the council meeting to discuss any details/questions. Mr. Hayes quickly reviewed the plan for the city building. Mr. Bowman asked if solar was considered for the city building. Mr. Hayes indicated that it was considered but it was very expensive and it didn't make sense to add it because Duke Energy is cheaper than most other states. Mr. Blau noted that he also looked into solar for his home and it would take 25 to 30 years to make it a valid purchase, so it would be a complete wash for him to install solar. Several members asked about Grabach's abilities to complete this renovation. Mr. Dill noted that he trusts that they will be able to complete this within the year timeline.

A motion was made by Mr. Collier and seconded by Mr. Bezold to accept the base bid from Grabach, LLC in the amount of \$5,148,000 and alternate No. 2. 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 a unanimous vote.

**Consideration of Easement – Riggs Park:** Sanitation District No. 1 is planning significant improvements to the sanitary & storm sewers in the vicinity of the intersection of Strathmore & Rosemont that extends into Memorial Parkway. The easement is necessary through the park to connect the system and avoid other issues (grade/distance). The layout is designed to avoid existing amenities in the park but does bisect the property. Mr. Cameron asked if there was a surface easement and how they would replace trees if they need to be removed. Ron indicated there is no surface easement and most of the project will not affect any trees but there are some that need replacement anyway in the park.

A motion was made by Mr. Bowman and seconded by Mr. Peterman to approve the easement through Riggs Memorial Park. 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 a unanimous vote.

**Report from the Employee Health Committee:** Ron Dill reviewed the main points of the employee health insurance plan. He indicated that this plan has worked very well for the city. Joe Ewald noted that as of September 30<sup>th</sup> the city was running about 40% lower than in a regular year. The total additional costs for this year was approximately 75,000. The only thing changing is the dental care plus increased by 5%.

A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve the report from the Employee Health Committee and move forward with the self funded plan for the city. 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 a unanimous vote.

**Finance Committee Report of Disbursements:** The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 8482-8661 for the period of **November 12 – December 16, 2020** was presented to council for consideration. A motion was made by Mr. Collier and seconded by Mr. Bowman to concur in the recommendation of the Finance Committee. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Peterman, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by unanimous vote.

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

**Ordinance No. O-16-2020:** First reading of an Ordinance consenting to the assignment and transfer of control of the Cable Systems Franchise Agreement with Cincinnati Bell to Red Fiber Parent, LLC was presented to council for a first reading. This ordinance will be laid over to the next regular meeting of council for consideration.

**Ordinance No. O-17-2020:** First reading of an Ordinance establishing the annual salary of the position of Fire Chief was presented to council for a first reading. This ordinance will be laid over to the next regular meeting of council for consideration.

**Municipal Order No. O-21-2020:** An order appointing Ken Bowman as the Council Representative to the Ohio-Kentucky-Indiana Council of Governments (OKI) for the year 2021 was presented to council for consideration. A motion was made by Mr. Collier and seconded by Mr. Bezold to approve Municipal Order MO-21-2020. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Peterman, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by unanimous vote

**Municipal Order MO-22-2020:** A Municipal Order appointing Chris Amon to the position of Fire Chief effective January 1, 2021 was presented to council for consideration. A motion was made by Mr. Bezold and seconded by Mr. Blau to approve Municipal Order MO-22-2020. Upon call of the roll, the following members voted “aye”: Mr. Cameron, Mr. Bowman, Mr. Collier, Mr. Peterman, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by unanimous vote  
Chris Amon thanked the Mayor and council for the opportunity and he is excited to get started. Chris also thanked Chief Bailey for his guidance and mentorship over the years.

**Farewell to Councilmembers:** Mr. Peterman, Mr. Cameron, and Mr. Collier were presented with a parting gift. Mayor Haas addressed each member and how much they will be missed. He noted that their insight was always great and he was sorry to see them go.  
Ron Dill noted that he appreciated them for their service and the support that they provided to the community. Accomplishments during their tenure were great, even in this time of COVID.  
Mr. Collier thanked everyone and he is proud of everyone’s work. Mr. Cameron thanked everyone for the opportunity to serve. Mr. Peterman thanked everyone for the past 30 years on council. They will all be missed.

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

APPROVED:

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Eric Haas, Mayor

ATTEST:

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Melissa K. Beckett, City Clerk