

**MINUTES OF A MEETING
OF THE BOARD OF COUNCIL OF THE
CITY OF FORT THOMAS,
CAMPBELL COUNTY, KENTUCKY, ON
MONDAY, OCTOBER 18, 2021**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Monday, October 18, 2021, 2021. Melissa Beckett, City Clerk, called the roll and the following council members were present: Lisa Kelly, Ben Pendery, Ken Bowman, Jeff Bezold, Adam Blau and Connie Grubbs. Staff members in attendance included: City Administrative Officer Ron Dill, City Clerk Melissa Beckett, Assistant City Administrator/Finance Director Joe Ewald, Fire Chief Chris Amon, Police Lieutenant Brent Moening, and City Attorney Tim Schneider.

Minutes

The minutes from the September 20, 2021 meeting were presented to council for consideration. A motion was made by Mr. Bowman and seconded by Ms. Kelly to approve the minutes with amendments. Mayor Haas called for a voice vote and the motion passed unanimously.

Visitors and Communications

Mark Collier from 16 Madonna was in attendance of the meeting to invite the Mayor, Council, and city administration to the Fort Thomas Business Association meeting “State of the City” on Tuesday, October 26th at 11:30 a.m. in the Mess Hall.

Rob Geglein from 108 Waterworks Road addressed council regarding traffic speeds on Waterworks Road. Ron Dill indicated that the city does have recently began work on that section of Waterworks Road, removing the crosswalk on the north side of the Memorial Parkway and keeping the existing crosswalk at the south side of Memorial Parkway. The intersection of Sade Court and Hartweg will have bump-outs and pylons will be added to the intersection of Waterworks and Memorial Parkway. Mr. Geglein indicated that has previously been here on this issue. He would like to see speed humps installed, there was recently another accident being a three car collision. Mr. Geglein invited the Mayor and council to come sit with him on his porch to witness the situation.

Bruce and Sarah Seidel from 191 Miami Parkway addressed council. The couple owns a 13 acre lot that fronts on Miami Parkway and abuts Route 8 along Tower Hill Road. Mr. and Mrs. Seidel are asking for a permanent easement that would cross 200 feet of city property so that they can have access to the lower portion of the property to build a smaller home. There is currently an existing dirt road that comes up from Route 8 onto the property. Ron Dill indicated that staff has engaged in conversation about this property with the owners, however there are several items that will need to be reviewed in committee. A motion was made by Mr. Blau and seconded by Ms. Grubbs to refer this matter to the Law, Labor, and License committee of council. Mr. Dill indicated that we will let them know once the meeting is scheduled.

Reports of Officers

Fire Department Monthly Report: Fire Chief Chris Amon presented the fire monthly report to council. A motion was made by Mr. Bowman and seconded by Ms. Kelly to receive and file the

monthly report for the Fire Department. Mayor Haas called for a voice vote and the motion passed unanimously.

Police Department Monthly Report, Lt. Brent Moening: Lieutenant Brent Moening presented the police monthly report for September to council. A motion was made by Ms. Grubbs and seconded by Mr. Blau to receive and file the monthly report for the Police Department. Mayor Haas called for a voice vote and the motion passed unanimously.

City Administrator's Report: Ron Dill

American Rescue Plan Act (ARPA): The deadline for first reporting of project/expenditures for non-entitlement cities has been extended from October 30, 2021 to April 30, 2022. There has been no further guidance since the close of public comments on the interim final rule (IFR) that occurred on July 16th of this year. The city is awaiting further guidance and expecting to meet with the Finance Committee to discuss options beyond the revenue recovery from the city budget that is being claimed.

Zoning Ordinance Update: The Fort Thomas Planning Commission will be holding a public meeting on Wednesday October 20th at 6:00 pm. Alisa Duffey-Rogers, Architect/Planner with CT Consultants will be present to frame the initial approach to the process of updating the entire zoning ordinance and to introduce language for “formed-based” zoning in our Central Business Districts. This meeting is intended to provide opportunity for resident feedback.

Tower Park Playground Equipment: Mid-States Recreation has completed the installation of the equipment in both play areas in Tower Park. They are expected to begin the safety surface at each location beginning next week. Eaton Asphalt will be placing parking lot and access pavement next week also. A special thank you to George Schurr with Trenwa Inc. for the donation and installation of the cornhole boards at the shelter #3 location.

2020 & 2021 Street Programs: Waterworks Road: Eaton Asphalt is on-site with milling completed, leveling course being installed and surface course scheduled for next week. This will complete the resurfacing projects for both years. The public inspection of streets has been scheduled for Thursday, November 18th at 4:30 p.m.

Wilbers Lane: Duke Energy is nearing completion of the replacement of the gas main & services to meet the new grade of the street. They also recently completed the pole replacement/relocations on the west side of the street. The reconstruction of the street will be deferred until spring of 2022.

Personnel: We are currently reviewing police officer candidates with interviews scheduled before the Public Safety Committee on October 27th. We will be filling three (3) open positions. Additionally, we recently received notice that Brian Delaney will be retiring from the Public Works department at the end of October. We are already interviewing for the open position created with the passing of Bobby Johnson so we will be filling two positions from this applicant pool for these openings.

New Business

Report from the Recreation Committee (Bezold, Blau, Kelly): Mr. Bezold reported on the meeting prior to the council meeting. Items that were discussed were the skate park, bike park and splash park and the locations of those parks. It was the consensus of the committee to move

forward and approve Chris Manning of Human Nature and city staff to perform a cost, scale, and location analysis of the project. Ms. Grubbs asked if the analysis would encompass all of those items. Mr. Bezold noted that the analysis would include all of the items and locations. A motion was made by Mr. Bezold and seconded by Mr. Blau to approve moving forward with the cost, scale and location analysis. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Ms. Grubbs. Voting “no”: none. The motion passed by a unanimous vote.

Consideration of a Purchase Agreement – 18 N. Ft. Thomas Ave. Parking Lot: City staff is looking for approval from council for the acquisition of the parking lot behind the businesses on the east side of the Central Business District. The property is owned by Fort Thomas Properties-Highland LLC who has offered the property to the city at appraised value plus costs for title work that equals \$167,809.60 and closing costs. As detailed in the city’s comprehensive plan, the acquisition and ownership of public parking is a key component in the city’s efforts to revitalize and support our business community. This acquisition, paired with the existing city-owned portion of the adjacent parking lot and ownership of 17 Montvale Ave. affords the city opportunity to study the most efficient offering of parking in this district. The pricing of this property at appraised value is fair and likely below market value. A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve the purchase of the parking lot located behind 18 N. Ft. Thomas Ave. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Ms. Grubbs. Voting “no”: none. The motion passed by a unanimous vote.

Consideration of a Joint Development Agreement – 25 N. Ft. Thomas Ave: Mr. Dill reported that the Quarter Group LLC had obtained an extension of time from NAP, (One Highland) developer to allow them time to consider their project and site plan amendment prior to entering a development agreement with the city. The Quarter Group LLC is committed to revising the plan to utilize the existing BBT building to convert to a restaurant use. Their intention is to submit to the Fort Thomas planning commission for an amended site plan and then negotiate a development agreement with the city at a future date.

Finance Committee Report of Disbursements: The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 9964-10110 for the period of **September 16 to October 13, 2021.** A motion was made by Mr. Bowman and seconded by Mr. Pendery to concur in the recommendation of the Finance Committee. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau, and Ms. Grubbs. Voting “no” none. The motion passed by a unanimous vote.

Ordinances and Orders

Resolution R-08-2021: A resolution pertaining to the Community Development Coronavirus Utility Relief Program was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve resolution R-08-2021. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau, and Ms. Grubbs. Voting “no”: none. The motion passed by a unanimous vote.

Resolution R-09-2021: A resolution appointing a Title VI Coordinator for the CDBG-CV Program was presented to council for consideration. A motion was made by Mr. Bowman and seconded by Ms. Grubbs to approve resolution R-09-2021. Upon call of the roll, the following

members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau, and Ms. Grubbs. Voting “no”: none. The motion passed by a unanimous vote.

Resolution R-10-2021: A resolution covering the Fair Housing Laws for the CDBG-CV Program was presented to council for consideration. A motion was made by Mr. Bezold and seconded by Ms. Kelly to approve resolution R-10-2021. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau, and Ms. Grubbs. Voting “no”: none. The motion passed by a unanimous vote.

Ron Dill thanked city council for attending a tour of the city building renovations and the progress.

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

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa K. Beckett, City Clerk