

**MINUTES OF A MEETING  
OF THE BOARD OF COUNCIL OF THE  
CITY OF FORT THOMAS,  
CAMPBELL COUNTY, KENTUCKY, ON  
TUESDAY, FEBRUARY 22, 2022**

Mr. Dill advised council that due to the absence of Mayor Haas, a Mayor Pro-tem must be appointed. A motion was made by Mr. Bezold and seconded by Mr. Bowman to appoint Ben Pendery as Mayor Pro-tem.

Mayor Pro Tem Pendery called the meeting of council to order at 7:00 p.m. on Tuesday, February 22, 2022. Melissa Beckett, City Clerk, called the roll and the following council members were present: Ben Pendery, Ken Bowman, Jeff Bezold, and Adam Blau. Absent: Lisa Kelly. 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 Chief Casey Kilgore, and City Attorney Tim Schneider.

**Minutes**

The minutes from the January 18<sup>th</sup> meeting of council and the February 15<sup>th</sup> special meeting of council were presented to council for consideration. Mr. Bowman noted an amendment to the minutes being that he asked that the application for the City administrator position be advertised nationally. A motion was made by Mr. Bowman and seconded by Mr. Bezold to approve the minutes with amendments. Mayor Haas called for a voice vote and the motion passed unanimously.

**Visitors and Communications:**

**Badge Pinning for New Officers: Chief Casey Kilgore:** Chief Casey Kilgore introduced new officers, Timothy “T.J.” French and Geoffrey Lucas and presented them with their badges. Each officer introduced their families. Mayor Pro Tem Pendery noted that the city is lucky to have these men working for our department and keeping the city and its residents safe. Adam Blau reiterated Mr. Pendery’s sentiment.

**Steve Pendery, Campbell County Judge Executive:** Steve Pendery introduced Justin Otto, Economic and Community Development Director and Matt Eberfeld, Campbell County Administrator to council. Judge Pendery was present to discuss several items. Tri-ED completed a study looking at economic performance over the past 5 years. The report shows that the resiliency of the Northern Kentucky economy is strong and that employment in Boone, Campbell, and Kenton counties increased by 11,000 from 2015 to 2020, the strongest growth in Kentucky during that period, with the majority of jobs created in the Transportation & Logistics sector. Judge Pendery then touched on the radio project that covers 3 counties in NKY. This project is the largest regional project in the history of the state of Kentucky. He also discussed bandwidth for wireless internet. In the next 2 years, all residences should have fiber available and within 3 years everyone in NKY will have fiber optic cable available through Cincinnati Bell. Residents and business owners will have access to a program offered through Cincinnati Bell called the Affinity Program.

This program gives a discount to high speed internet for customers. When the fiber is completed, this will be the largest area in the United States that have high speed internet available to everyone.

**Fire Department Annual Report, Chief Chris Amon:** Fire Chief Chris Amon presented his 2021 Annual Report to council. A motion was made by Mr. Bowman and seconded by Mr. Bezold to receive and file the Fire Department's annual report. Mayor Pro Tem Penderly called for a voice vote and the motion passed unanimously.

### **Reports of Boards, Committees and Commissions**

**Recreation Committee** – The Recreation Committee of Council met on December 20, 2021 to review current projects. Jeff Bezold, Chairman reported the following:

City staff updated on current city projects with a visual presentation. Items discussed included the potential phasing of parking for the area around the south portion of Tower Park and the Soccer Sports Complex. The designs focused on input received at previous meetings including the need for parking, entry into the adjacent subdivision and pedestrian safety movements. Additionally, the concept of “temporary”/ moveable skate park amenities could be introduced at the lower level of the practice fields and alternately located in the lower portion of Highland Park and/or other suitable locations. A sample application of these amenities has been priced at about \$29,000.

The concepts for additional parking adjacent to the soccer field/Sergeant Ave. and the potential roundabout at Sergeant Ave. entrance were also presented. A portion of this plan involves property owned by the Ft Thomas Independent School District. It was agreed to forward these concepts to the FTISD for their consideration, with follow-up to create a potential project that addresses these issues for consideration by council.

Discussion also centered on the concepts of a potential spray park in the lower Highland Park location. Staff is continuing with the development of conceptual designs and preliminary costing. The variations of types of systems were explained and concepts will incorporate multiple system options. These details should be available for consideration this spring.

Staff also shared preliminary concept for the property recently obtained off Memorial Parkway now known as Carlisle Park. A brief review of potential amenities included an open air pergola, walking paths, pickle-ball courts, dog-park, etc.

The Committee has reviewed the recent implementation plans and is presently forwarding for consideration of city council the purchase of moveable skate park structures. Staff is requesting authorization for purchase.

Mr. Blau asked about pricing on the splash pad and skate park in Highland and Tower Parks. Mr. Bezold noted that it was not added to this report because those pieces will be built in later. Mr. Bowman made a motion to approve the purchase of the moveable skate park structures. It was seconded by Mr. Bezold. Upon call of the roll, the following members voted “aye”: Mr. Penderly, Mr. Bowman, Mr. Bezold and Mr. Blau. Voting “no”: none. The motion passed by a unanimous vote.

**Public Works Committee - 2022 Street Program:** The Public Works Committee met on January 25<sup>th</sup> and reported as follows:

Honorable Mayor and Board of Council:

We the undersigned members of the Public Works Committee of Council hereby report that a public hearing was conducted on Tuesday, January 25, 2022 regarding the city's proposed 2022 street resurfacing program. The 2022 street resurfacing program consists of the following streets:

<b>Altamont Court</b>	<b>Avon Place</b>
<b>Bivouac Avenue</b>	<b>Carolina Avenue</b>
<b>Glenway Avenue</b>	<b>Garden Way (Holiday to terminus)</b>
<b>Hawthorne Avenue</b>	<b>Linden Avenue</b>
<b>Linden Court</b>	<b>Rossmore Avenue</b>
<b>Summit Avenue (Grand Ave to Avon)</b>	<b>Tower Hill Road (N Ft Thomas to Watchpoint Drive)</b>

Committee members and staff conducted the hearing, which was attended by forty (40) residents and property owners, eighteen (18) of which addressed the committee. Generally speaking, there was support for the proposed improvements outlined within the attached Engineer's Comprehensive Report. The committee fielded typical issues of the program including assessment method, corner lots, timing of work and utility coordination which were answered by staff. Residents on Linden & Carolina expressed concern about the trees affecting the sidewalks. Rossmore Ave. residents expressed frustration with the "rebuilt" and new house construction and how it may have affected the street condition. There was one request to add curb replacement to Linden Court and a request to change to a "rolled curb" profile on Hawthorne Ave. There was also considerable discussion on drainage issues present on Tower Hill Road. Staff and our city engineer will be scheduling on-site review of this matter. Generally, questions were addressed at the hearing and staff will provide follow-up to other issues discussed.

Based upon the results of the public hearing the Public Works Committee of Council hereby recommends that the city proceed with the street resurfacing improvements as proposed; and that the Board of Council authorize the first reading of the Ordinance acknowledging the city's intent to proceed with the project.

Respectfully Submitted:

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Ken Bowman, Chairman

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Adam Blau, member

A motion was made by Mr. Blau and seconded by Mr. Bezold to receive and file the report from the Public Works Committee of council. Mayor Pro Tem Pendery called for a voice vote and the motion passed unanimously.

## **Reports of Officers**

**Fire Department Monthly Report, Chief Chris Amon:** Fire Chief Chris Amon presented the fire monthly report to council. A motion was made by Mr. Bowman and seconded by Mr. Bezold to receive and file the monthly report for the Fire Department. Mayor Pro Tem Penderly called for a voice vote and the motion passed unanimously.

**Police Department Monthly Report, Chief Casey Kilgore:** Chief Casey Kilgore presented the police monthly report to council. A motion was made by Mr. Bowman and seconded by Mr. Bezold to receive and file the monthly report for the Police Department. Mayor Pro Tem Penderly called for a voice vote and the motion passed unanimously.

## **City Administrator's Report: Ron Dill**

**NEW BUSINESS: Consideration of "Request for Proposals" – City Re-Branding:** This item was pushed up on the agenda. Chanda Calentine addressed city council. City staff has created criteria for companies to submit proposals for providing consulting services to study and develop "city re-branding" to promote city identity. The city had a deadline of February 15<sup>th</sup> and has received 10 proposals from companies offering their services. Staff is recommending formation of an ad-hoc committee to review these firms and make recommendation. The committee should include representation from Design Review Board, Renaissance Board, staff & city council. The committee could forward recommendation of scope cost and which partner might be considered for a potential contract.

The meeting date to discuss proposals will be March 7<sup>th</sup> from 4 to 6:30 p.m. and Chanda is in hopes of narrowing these 10 down to 5 and interviews will begin on March 15<sup>th</sup>. Adam Blau noted that he would like to be a part of the process for the re-branding. Chanda mentioned that she would like people to put relationships aside and there is no set time in terms of how many meetings the city will have so she wants to ensure that people know that up front so they are available. Mr. Bowman would also like to be a part of the committee.

**Farmer's Market/Mess Hall Changes:** City staff has been working with the Farmer's Market director, Tiffany Tomeo regarding the potential of sidewalk placement in the lawn area adjacent to the Mess Hall. Ron had indicated previously that we are evaluating the need to match ADA requirements with our location. This is also true for our "Flea in the Fort" events that are held at the same location. Additionally, we do have weddings take place in that side yard area. Mr. Dill presented a concept plan that we intend to move forward with prior to Spring FM season. We feel this concept will address all the issues in this area. Chanda Calentine also noted that in conjunction with the Farmers Market there will be a Health and Wellness Wednesday's portion that will be inside of the Mess Hall. Mr. Bezold asked about installing artificial turf in the center area. That would eliminate mud and water within the site. He asked that the city check on pricing for the artificial turf. Ron indicated that we would check on a price and the sidewalk would make a great perimeter.

**City Building Update:** The project is progressing well with drywall now ready for completion on the second floor and then into the addition. The brick façade on the addition is completed this week with windows installation to follow immediately. This will complete the majority of the building envelope. The finishes have all been selected after great work from Shari Thompson.

Also, the furnishings have been selected and ordered. Completion of the project is targeted for some time in May or June.

**Quarter One Development Agreement:** This group is still performing due diligence on their end. A potential draft agreement will likely be available for consideration at the March meeting.

**TP Ballfield Shelter:** Graybach will be assisting under a professional services contract for project management for construction of this project. We had a preconstruction meeting and they have secured bids for contract work. It appears construction costs will be approximately \$200,000 which is within our budgeted expense. We will be recognizing savings from costs if we did a bid project. The project will break ground by March 1<sup>st</sup>.

**Zoning Ordinance Update:** The Planning Commission continued their update at the February 16<sup>th</sup> meeting held last week. They received presentation from our consultant Alisa Duffy-Rogers as the phase II portion of her diagnostic report. They will be continuing with consideration of additional sections of the ordinance in draft form over the next couple of months before scheduling a public meeting for presentation of materials in finished draft form.

Shelter 3 fencing will be installed at the end of the week and picnic tables and trash receptacles will be installed once they are received.

The city's implementation plan called for public swings and a pergola to be installed at the overlook in Alexander circle. This work will begin soon.

Ron Dill indicated that he will be setting committee meetings in the next 30 days. Buildings and Utilities Committee to discuss street lighting, Finance Committee to discuss ARPA funds and Recreation Committee to review current projects.

## **Old Business**

**Appointment of new Councilmember, Roger Peterman:** Roger Peterman was not in attendance of the meeting and will stop into the office to be sworn in.

## **New Business**

**Consideration of an easement – Tower Hill Road/Route 6335:** The Law Labor and License Committee previously considered this request from the owners at 169 Miami Parkway to obtain an easement through city owned property of Route 6335 (Route 8). The owner received favorable consideration with conditions from City Council. However, the owner approached the KDOT to request curb cut authorization and were denied. Their new request is for consideration of the easement to extend to Tower Hill Road to provide an approved access. They are requesting authorization from Council to allow for property subdivision. It remains their intention to create one lot for development of a single-family residence.

Mr. Bezold asked if the city would be responsible for any type of infrastructure such as the culvert that runs across the easement if altered by the applicant. Tim Schneider noted that the easement document would be very detailed on what the applicant can and cannot do and will they would be held responsible to repair any damages. Mr. Bowman noted that our engineering staff should review any changes requested of the easement document.

Mr. Bezold made a motion to approve the request with strong oversight from engineering and the city attorney and subject to review if any changes are requested. It was seconded by Mr. Blau. Mayor Pro Tem Pendery called for a voice vote and the motion passed unanimously.

**Finance Committee Report of Disbursements:** The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 10504-10751 for the period of **December 17 through February 10, 2022.** 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. Pendery, Mr. Bowman, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by a unanimous vote.

### **Ordinances and Orders**

**Ordinance O-01-2022:** First Reading of an Ordinance establishing the city’s intent to proceed with the 2022 Street Resurfacing Program. The contents of the Ordinance comply with the recommendations from the Public Works Committee and City Engineer. This ordinance will be laid over to the March 21<sup>st</sup> meeting of council.

**Executive Order EO-03-2022:** An order re-appointing Tracy Davis as a member of the Renaissance Board was presented to council with no action necessary.

**Executive Order EO-04-2022:** An order appointing Timothy “TJ” French as a Police Officer was presented to council with no action necessary.

**Executive Order EO-05-2022:** An order appointing Geoffery Lucas as a Police Officer was presented to council with no action necessary.

**Executive Order EO-06-2022:** An order Appointing Nancy Schneider as a member of the Renaissance Board was presented to council with no action necessary.

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

**APPROVED:**

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Eric Haas, Mayor

**ATTEST:**

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Melissa K. Beckett, City Clerk