

**MINUTES OF A MEETING  
OF THE BOARD OF COUNCIL OF THE  
CITY OF FORT THOMAS,  
CAMPBELL COUNTY, KENTUCKY, ON  
MONDAY, AUGUST 15, 2022**

Mayor Eric Haas called the meeting of council to order at 7:00 p.m. on Monday, August 15, 2022. 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 Roger Peterman. Staff members in attendance included: City Administrative Officer Matt Kremer, 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 July 18, 2022 meeting were presented to council for consideration. A motion was made by Mr. Bowman and seconded by Mr. Blau to approve the minutes as written. Mayor Haas called for a voice vote and the motion passed unanimously.

Mr. Blau made a motion to add Municipal Order MO-18-2022 regarding surplus items for the Fire Department to the agenda for consideration later in the meeting. It was seconded by Mr. Bowman. The motion passed by a unanimous vote.

**Visitors and Communications:**

**2022 Independence Day Parade Awards:** Mayor Haas presented the parade winners with their trophies and thanked Jim Trauth and Linda Slone for all of their hard work on the parade. The winners are as follows:

Most Original:

1st Place - Tracy Davis Insurance

2nd Place - CR Carving

Most Entertaining: This was a tie.

1st Place - Bella Dance

1st Place - Groove Crew

Best Represents the Theme:

1st Place - Erin Sizemore for Judge

2nd Place - Northern Ky. Young Marines

**Zoning Plan Update: Matt Kremer:** The city has received numerous emails regarding the zoning plan update. This process will not be completed by the beginning of 2023, it was the decision of the Planning Commission and council to postpone the process until January. The city will be bringing new council members on board and will be able to brief them on the process going forward. The city will be scheduling

an informational meeting with residents so that the process can be explained. The city appreciates all of the feedback, we all have the same goals to move in the right direction.

Mark Collier from 16 Madonna addressed council. Mr. Collier is representing the Swim Club, they are working in tandem with the Mothers Club who would like to be involved in the Highland Avenue amenity discussions.

Greg Newberry from 25 Canon Ridge addressed council. Mr. Newberry offered his advertising/communication services in putting the zoning code information together in a format that people will understand.

Sharon MacKnight from 62 Miller Lane addressed council. Mrs. MacKnight brought up her concerns from a Planning Commission meeting in September of 2021 where a developer was proposing potential row houses in the CBD. Mayor Haas noted that this item was a separate request to the Planning Commission meeting and it was denied. Tim Schneider explained the process of requesting a zone change through the Planning Commission and noted that it is not an easy process.

Mirna Eads from 22 Southview Ave. addressed council. Ms. Eads noted that she now has four Airbnb's on her street. She indicated that it would have been nice to have been notified about this. Mayor Haas asked Ms. Eads to call Matt Kremer to get all of the details on the Airbnb ordinance.

Peggy Maggio from 37 Shaw Lane addressed council. Ms. Maggio appreciates that the zoning update has been paused. She asked that the city consider historical preservation efforts in the CBD. Ms. Maggio talked about communication between the city and its residents and would like council to look at amending these policies to be more informative to residents.

Andrea Newberry from 25 Canon Ridge addressed council. Ms. Newberry noted that she sent an email to every council member and heard back from three of them. Mayor Haas noted that some council members defer to the mayor for him to address everyone. Ms. Newberry said that you can never communicate enough.

Bonita Frentzel from 35 Bonnie Lane addressed council. Ms. Frentzel said that at some of the meetings for One Highland it was "speak now, or forever hold your peace". She wants the city to work on including resident's comments that may not have been able to attend the meeting.

Don Ball from 30 Shawnee Ave. addressed council. Don asked if a developer wanted to buy your property, do you have to sell it. Mayor Haas noted that if you are a property owner, you do not have to sell your property.

Tom Morrison from 96 Hawthorne Ave. addressed council. Mr. Morrison asked that when the final draft of the zoning code update is completed, to give the public time to give input on the proposed plan. Tim Schneider noted that residents will be able to provide feedback on the final draft plan at a public meeting.

Tiffany Huber from 26 Hawthorne Ave. addressed council. Ms. Huber asked what benefit the residents will get from rezoning areas of the city. She asked for council to think of how they would feel if this was proposed near their homes. She also asked for more efforts on the website addressing email blasts to people who opt in.

Jim McCord from 121 Brentwood Pl. addressed council. Mr. McCord noted that Fort Thomas has always been the City of Beautiful Homes and residents never had to worry about changes to this before recently with the addition of One Highland.

Joan Ferris from 66 Burney Lane addressed council. Ms. Ferris thanked council for postponing the proposed zoning plan update. Ms. Ferris then discussed notification and communication to the public.

Charles Feltner from 85 Southview Avenue questioned the Airbnb's that are going in on Southview. He does not want to see the homes torn down because of their history.

Paula Bonomini from 18 Gunpowder Ridge addressed council. She is concerned about adding bed and breakfasts and rental homes in the city. Data shows that the more multifamily buildings that are added, more crime comes in and the citizens of Fort Thomas do not want this. She asked that council look closer at the comprehensive plan and what it lays out for the future of Fort Thomas.

Ken Honchell from 7 Covert Place addressed council. Mr. Honchell noted that when things are going well in the city and residents see proposed changes to the community and that scares them. He is concerned with how this got started and what the goal is.

Elizabeth Allegrini from 45 Lockwood Place addressed council. Ms. Allegrini thanked council for postponing the zoning update. She asked if you download the calendar from the website, if you get notified about all of the meetings. Mayor Haas noted that you do receive all of the items in the calendar on your phone. Ms. Allegrini noted that there is an opening on the Planning Commission and she nominated Peggy Maggio for that vacancy. She asked if the information on the Rec Committee, the splash park, and other amenities be on the website. Matt Kremer indicated that the information will be added to the website.

Anita Tracy from 222 Riverside Parkway addressed council. Ms. Tracy asked if there was a conflict of interest with a member of Planning and Zoning if they are also an owner/developer on a proposed project. City Attorney Tim Schneider noted that if a member of Planning Commission has a conflict, they would recuse themselves from voting on the project and/or abstain from discussions regarding the project.

### **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. Pendery and seconded by Mr. Blau 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, Chief Casey Kilgore:** Police Chief Casey Kilgore presented the police monthly report to council. A motion was made by Mr. Bowman and seconded by Mr. Pendery 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: Matt Kremer:** Matt Kremer reported on the following:

**Animal Control:** Terri Baker is no longer employed with the city. Terri took a position with the City of Newport. The city is working on a contract with the Campbell County Animal Shelter to be presented to council at a future meeting.

**Report from the Recreation Committee:** The Recreation Committee met prior to the council meeting. Mr. Bezold, chairperson reported that there were two items on the agenda for discussion. The first was that it was the consensus of the committee to table the zip line that would have been installed in Tower Park to a later date.

The second item was to move forward with construction documents in a set of bids to get prices on the Shelter #1 playground. The city is looking for feedback for the shelter #1 playground from the residents. A draft of the minutes from this meeting will be posted online for resident review. A motion was made by Mr. Peterman and seconded by Mr. Bezold to approve the recommendation from the Recreation Committee. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

### **New Business**

None.

**Finance Committee Report of Disbursements:** The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 11543 to 11686 for the period of **July 16 – August 11, 2022.** 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 Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

### **Ordinances and Orders**

**Municipal Order MO-14-2022:** A municipal order re-appointing Dana Deering as a member of the Code Enforcement Board was presented to council for consideration. A motion was made by Mr. Bezold and seconded by Mr. Pendery to approve MO-14-2022. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

**Municipal Order MO-15-2022:** A municipal order re-appointing Mitch Eberenz as a member of the Code Enforcement Board was presented to council for consideration. A motion was made by Mr. Peterman and seconded by Mr. Bezold to approve MO-15-2022. . Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

**Municipal Order MO-16-2022:** A municipal order appointing John Martin as a member of the Tree Commission was presented to council for consideration. A motion was made by Mr. Peterman and seconded by Mr. Bezold to approve MO-16-2022. . Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

**Municipal Order MO-17-2022:** A municipal order appointing Kevin Meyer as a member of the Code Enforcement Board was presented to council for consideration. A motion was made by Mr. Blau and seconded by Mr. Bezold to approve MO-17-2022. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

**Municipal Order MO-18-2022:** A municipal order declaring fire department items as surplus to transfer to another public agency was presented to council for consideration. A motion was made by Mr. Peterman and seconded by Mr. Bezold to approve MO-18-2022. Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

**Executive Session:** A motion was made by Mr. Peterman and seconded by Mr. Bezold to adjourn into executive session to deliberate future acquisition or sale of real property in accordance with KRS 68.10 (1)(B).

Upon call of the roll, the following members voted “aye”: Ms. Kelly, Mr. Pendery, Mr. Bowman, Mr. Bezold, Mr. Blau and Mr. Peterman. Voting “no” none. The motion passed by a unanimous vote.

A motion was made by Mr. Peterman and seconded by Mr. Bezold to reconvene the regular meeting of council. Mr. Peterman reported that there was no action taken in executive session.

**Adjournment:** With no further business to come before council, a motion was made by Mr. Peterman and seconded by Mr. Bezold to adjourn the meeting at 9:30 p.m.

**APPROVED:**

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Eric Haas, Mayor

**ATTEST:**

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Melissa K. Beckett, City Clerk