

**MINUTES OF A MEETING  
OF THE BOARD OF COUNCIL OF THE  
CITY OF FORT THOMAS,  
CAMPBELL COUNTY, KENTUCKY, ON  
TUESDAY, FEBRUARY 20, 2024**

Mayor Haas called the meeting of Council to order at 7:00 p.m.

**Pledge to the Flag**

**Roll Call:** Melissa Beckett, City Clerk, called the roll and the following Council members were present: Lauren McIntosh, Ben Pendery, Andy Ellison, Jeff Bezold, and Adam Blau. Absent: Eric Strange. Staff members in attendance included: City Administrative Officer Matt Kremer, City Clerk Melissa Beckett, Assistant City Administrator/Finance Director Joe Ewald, Fire Captain Steve Lump and Police Lieutenant Nathan Day, City Attorney Tim Schneider, City Engineer Frank Twehues, and CT Consultant Allissa Duffy Rogers. Also in attendance were Planning Commission members, David Gwisdalla, Pam Schweiss, Dave Wormald, Dan Fehler, and Larry Schultz.

**Minutes**

**January 2, 2024:** The minutes from the January 2, 2024 meeting of council were presented for consideration. Motion by Mr. Blau and seconded by Mr. Ellison. The motion passed by a unanimous voice vote.

**Visitors and Communications:**

**Introduction of new K-9 Bulleit: Lt. Nathan Day:** Lt. Day introduced Officer T.J. French and K-9 Bulleit. Bulleit came from Hungary and Officer French and the dog went through 4 weeks of training. Lt. Nathan Day introduced the Haverkamp's who's foundation "The Matt Haverkamp Foundation" donated money that made this possible. They are very grateful for the donation from John and Tammy Zoellner as well. Mrs. Haverkamp noted that Bulleit was their 105<sup>th</sup> K-9 and they are in their 19<sup>th</sup> year of donating a K-9.

Robert Waldenmeyer from 18 Elsmar addressed council regarding wastewater discharge from his neighbor that pools in the street.

Vicki Fennell from 4 Shaw Lane addressed council regarding preserving what we have in the City and people would like to be more involved with the same goal in mind.

Dennis Pompilio from 40 Kathy Lane addressed council regarding maintaining the same strong and united community for future generations.

Tiffany Huber from 26 Hawthorne Ave. addressed council regarding speaking after the discussion regarding the Zoning Code Update.

Paul Kruse from 15 Midway Court was present regarding finding out what is going on with the Zoning Code update.

Peggy Maggio from 37 S. Shaw Lane addressed council regarding the Zoning Code update and keeping the future of Fort Thomas residents when they consider increasing density.

Elizabeth Allegrini from 45 Lockwood Place addressed council regarding the status of getting meetings on video and she also asked about the status of the pickleball courts in Highland Park.

Bonnie Richardson from 24 Midway Court was present to find out what is going on with Midway Court.

### **Reports of Officers**

**Fire Department Monthly Report:** Captain Steve Lumppp presented the monthly report for the Fire Department. A motion was made by Mr. Pendery and seconded by Mr. Blau to receive and file the monthly report for the Fire Department. The motion passed by a unanimous vote.

**Police Department Monthly Report:** Lieutenant Nathan Day presented the monthly report for the Police Department. A motion was made by Mr. Blau and seconded by Mr. Pendery to receive and file the monthly report for the Police Department. The motion passed by a unanimous vote.

**City Administrator's Report: Matt Kremer:** Matt Kremer reported on the following:

- The NKY Water District will begin draining their reservoir on Memorial Parkway to clean it out.
- Staff is working on the 24/25 budget and are looking at new ideas for the next year.
- Matt wanted to clarify that K-9 Bulliet was funded by donations, which the city greatly appreciates, but the police department still tried to obtain grants for him. Fire also are constantly looking for grants for equipment and this helps the city tremendously.
- Tower Park playground are running into delays that are pushing it towards a completion date of July.
- The school track program phase I is ongoing right now. Trying to get state funding for this project
- Route 8 has a completion date of June 30<sup>th</sup> and the project is looking good.

### **Old Business**

**Zoning Ordinance Update Presentation:** Alisa Duffey Rogers and Frank Twehues from CT Consultants were present for the update.

1. Zoning Ordinance Process/Timeline: The update process is happening in 4 phases. The planning commission is currently working on Phase 3 (formalizing ordinance amendments and Zoning map alignment) and this is on track to be finished approximately April 2024.

2. Community Engagement: The city hosts Coffee and Conversation Zoning Code Update Q&A Sessions at Fort Thomas Coffee the Thursday morning and afternoon after the Planning Commission meeting.
3. Goal for tonight's meeting: Collaboration between City Council & the Planning Commission regarding: Mixed uses along Alexandria Pike and the Future of Midway Court.
4. Mixed Uses along Alexandria Pike: The essential question is whether to permit residential uses over non-residential uses? Alisa reviewed the zoning on Alexandria Pike as it is today with the four permitted uses (General Commercial, Professional Office, Industrial Park, and Highway Commercial). Two subzones are being proposed: AP-MX1 and AP-MX2. Discussion continued regarding the Zoning Code.

There are a number of restrictions that the code could enforce in specific districts.

Is it appropriate to have residential over non-residential? Discussion continued and it was ultimately decided that they will revisit this topic on May 14<sup>th</sup> when they re-convene in a retreat.

The second item up for discussion is the future of Midway Court: Alisa reviewed the existing conditions on Midway Court. Midway Court is on the National Register of Historic Places and is zoned Central Business District. This means that any work done on these homes must go to the Design Review Board for approval and the Planning Commission for approval of an addition to their home. The homes are also considered non-conforming uses which can make it difficult to obtain mortgage loans, if it burns down, they cannot be re-build as zoned currently. The home at the very end of the street was changed in 2012 to R-1A.

The four proposed options for Midway Court are:

1. Retain proposed zoning with some modifications, if desired.
2. Augment proposed zoning to permit other uses – attached single family and/or two family.
3. Create Planned Development District.
4. Create new residential district designed for Midway Court.

Alisa's recommendation is to consider number one under the proposed options for Midway Court, clean everything up, and allow people to be able to work on their homes.

**Next Steps:** The Planning Commission will continue to consider the base that was drafted through April. After April we will revise the phase through draft as directed by the Planning Commission and kick off phase four. As currently scheduled, City Council will have a retreat on May 14<sup>th</sup> to review and discuss the first version of the phase four draft. After the council reviews, we will move forward for adoption if directed to do so by the state.

Adam Blau feels that the city should revise the Comprehensive Plan prior to adopting the new zoning ordinance. Also, he feels the city should hire a lawyer to review the changes to the zoning ordinance and report back to council. Discussion between Council and the Planning Commission

continued on this topic. Mr. Wormald suggested giving council a binder of their own for the zoning update.

### **New Business**

**Law Labor and License Committee Report:** Andy Ellison gave an update and recommendation from the Law, Labor, and License Committee to council. After meeting it was the consensus of the committee to raise the franchise fee on residents Duke Energy bill from .71 cents to a 2% fee. Some members would have liked to see this raised higher to allow more curbs and sidewalks done. The highest you can raise the franchise fee is 5%. The money collected will only be used for the KDOT fund for roadways. The municipal order that will be read later in the council meeting will explain all of this. Council will also waive the 2023 Street Resurfacing Program assessments so that people will not have to pay an assessment on last year's program.

**Finance Committee Report of Disbursements:** The Finance Committee presented its Report of Disbursements and recommended the payment of warrants numbered 24908-25035 for the period of **January 13 – February 8, 2024.** A motion was made by Mr. Bezold and seconded by Mr. Ellison to concur in the recommendation of the Finance Committee. Upon call of the roll, the following members voted “aye”: Mr. Pendery, Mr. Ellison, Mr. Bezold, and Mr. Blau. Voting “no” none. The motion passed by a unanimous vote.

### **Ordinances and Orders**

**Municipal Order MO-01-2024:** A municipal order increasing the Duke Energy franchise fee to 2% was presented to council for consideration. A motion was made by Mr. Ellison and seconded by Mr. Pendery to approve municipal order MO-01-2024. The motion passed by a unanimous vote.

**Municipal Order MO-02-2024:** A municipal order appointing Daniel A'Hearn to the Tree Commission was presented to council for consideration. A motion was made by Mr. Bezold and seconded by Mr. Pendery to approve municipal order MO-02-2024. The motion passed by a unanimous vote.

**Municipal Order MO-03-2024:** A municipal order appointing Laura Milton to the Tree Commission was presented to council for consideration. A motion was made by Mr. Ellison and seconded by Mr. Bezold to approve municipal order MO-03-2024. The motion passed by a unanimous vote.

**Municipal Order MO-04-2024:** A municipal order re-appointing John Cody to the Tree Commission was presented to council for consideration. A motion was made by Mr. Bezold and seconded by Mr. Blau to approve municipal order MO-04-2024. The motion passed by a unanimous vote.

**Adjournment:** With no further business to come before council, a motion was made by Mr. Bezold and seconded by Mr. Ellison to adjourn the meeting at 9:35 p.m.

**APPROVED:**

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Eric Haas, Mayor

**ATTEST:**

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Melissa K. Beckett, City Clerk