

GENERAL SERVICES DEPARTMENT ANNUAL REPORT 2023



Introducing the General Services Staff



KEVIN BARBIAN
General Services Director



MARK STEWART
Building Inspector



WILL HUNT
Code Enforcement Officer



TIM MATTINGLY
Superintendent



CHERI SCHERPENBERG
Administrative Assistant



GREG MOUNCE
Facilities Maintenance
Supervisor



SAM SHELTON
Administrative Assistant

PUBLIC WORKS DIVISION

Tim Bertram	Jack Perkins
Tyler Brocker	Tyler Robinson
Joe Cox	Alex Scott
Shawn Merrill	Brett Wanner
Chad Miller	Josh York

MECHANIC

Seth Carson

GREENSPACE DIVISION

Bob Kriege	Andrew Rice
Eric Rixson	Andrew "Red" Roetting

PART-TIME FACILITY MAINT.

Jake Hartfiel

SEASONAL LABORERS

Casey Rust
Matthew Grimme
Matt Kremer
Maximus Lause

2023 PLANNING COMMISSION

PLANNING COMMISSION MEMBERS

David Wormald, Chairman
Dan C. Fehler, Secretary
Jerry Noran
Tim Michel
Larry Schultz

NEW MEMBERS DURING 2023

Pam Schweiss
David Gwisdalla

The Fort Thomas Planning Commission had ten business meetings that included discussions during phase II of the proposed Zoning Code update and the review of eight plats.

YEAR END SUMMARY

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Public Hearings	2	5	7	5	1	4	2	0
Text Amendments	2	1	1	4	0	1	0	0
Development Plans	0	3	1	2	1	3	2	0
Subdivision Plans	0	0	0	0	0	0	0	0
Zone Change Applications	0	0	2	1	0	0	0	0
Conveyance/Final Plats	10	15	5	9	10	7	4	8

2023 DEVELOPMENT ACTIVITIES

PRELIMINARY SUBDIVISION PLANS

None

DEVELOPMENT PLANS

- Construction began taking place in the new Drees Homes development on Katsie Court off of Newman Ave. The development was approved in 2022



2023 BOARD OF ADJUSTMENT

BOARD OF ADJUSTMENT MEMBERS

James Beineke, Chair
Steve Dauer, Vice Chair
Carol Dixon, Secretary
Tom Duckworth
Susan Wingard

YEAR END SUMMARY

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Cases	39	26	24	26	26
Cases Approved	35	26	24	26	24
Cases Denied	1	0	0	0	0
Cases Withdrawn	2	0	1	0	2

BOARD OF ADJUSTMENT MEMBERS RETIRED DURING 2023

Carla Austin
Steve Kowolonek

NEW MEMBER DURING 2022

Randall Voet
Chris Buchert

The Board of Adjustment has five main responsibilities. They shall hear and decide on applications for:

- Dimensional Variances – by far the most common item the Board is tasked to review
- Conditional Uses
- Changes from one nonconforming use to another
- Requests for interpretation of the zoning code
- Appealing a decision made by the Zoning Administrator

146 N. Ft. Thomas Avenue



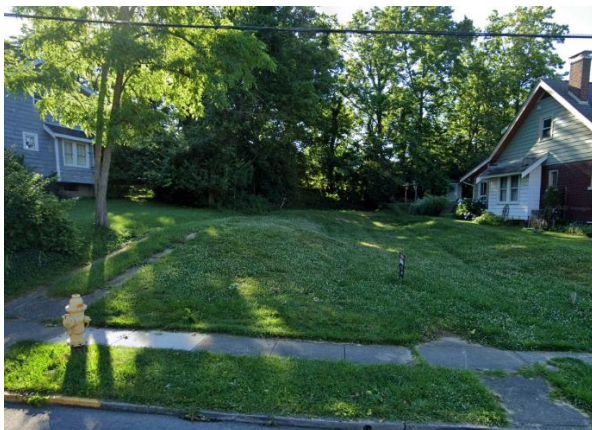
Before



Current

2023 BOA APPLICATIONS

815 N. FT. THOMAS AVE.	VARIANCE - PORCH ROOF	APPROVED
38 W. SOUTHGATE AVE.	VARIANCE - ADDITION & DECK	APPROVED
25 S. SHAW LN.	VARIANCE - AC UNIT	APPROVED
76 TOWER HILL RD.	VARIANCE - NEW SINGLE FAMILY	CONTINUED - APPROVED 5/30/23
18 N. FT. THOMAS AVE.	CONDITIONAL USE CHANGE - PILATES STUDIO	APPROVED
26 E. VILLA PL.	CONDITIONAL USE PERMIT - PARKING LOT	APPROVED
146 N. FT. THOMAS AVE.	VARIANCE - GARAGE, DECK, PATIO	APPROVED (13' right side & 7.5' left side)
111 N. FT. THOMAS AVE.	CONDITIONAL USE CHANGE - PHOTOGRAPHY STUDIO	APPROVED
42 SHERIDAN AVE.	VARIANCE - NEW SINGLE FAMILY	APPROVED (2.56 ft. Left Side Variance)
137 GARDEN WAY	VARIANCE - GARAGE	APPROVED
109 CAROLINA AVE.	VARIANCE - NEW SINGLE FAMILY	APPROVED
29 BLUE GRASS AVE.	VARIANCE - GARAGE	APPROVED
57 MIAMI PKWY.	VARIANCE - PORCH	APPROVED
104 BROADVIEW PL.	VARIANCE & MAX. HEIGHT - NEW SINGLE FAMILY	APPROVED
718 N. FT. THOMAS AVE.	VARIANCE - FENCE	APPROVED
103 ROBSON AVE.	VARIANCE - ADDITION & DECK	APPROVED
22 LILAC LN.	VARIANCE - ADDITION	APPROVED
146 N. FT. THOMAS AVE.	VARIANCE - PORCH	APPROVED
103 ROSEMONT AVE.	VARIANCE - FENCE	APPROVED
104 TOWER PL.	VARIANCE - GARAGE, DECK, PATIO	APPROVED
152 SHERMAN AVE.	VARIANCE - DECK	APPROVED
118 N. FT. THOMAS AVE.	VARIANCE - SIGN	APPROVED
144 SUMMIT AVE.	VARIANCE - ADDITION	APPROVED
45 ELSMAR AVE.	VARIANCE - ADDITION	APPROVED



42 Sheridan Ave. – Before



42 Sheridan Ave. - After

DESIGN REVIEW BOARD

DESIGN REVIEW BOARD MEMBERS

Jeff Sackenheim, Chairman
Mark Thurnauer, Vice Chair
Pat Hagerty, Secretary
Barry Petracco
Ben Novosel

The Mission of the Design Review Board is to work with business owners, citizens and the city to help preserve and enhance the unique and varied community character architectural styles in or local business districts.

The Districts consist of two primary business areas in the community: Town Center and Midway. These two areas were selected for design review due to the fact that they are the primary historic urban business districts within the community. The architecture within the area is important to preserve and enhance for the continued vitality and heritage of the community.

In 2023, the Design Review Board continued the review and approval of design elements associated with owner modifications of the many businesses in Ft. Thomas. The DRB provided significant discussion, feedback, and ultimate approval of many design elements such as signage, paint, fencing, awnings, windows and lighting.

In addition to the larger projects, the DRB had several façade improvements associated with the GROW Grants to review as well.

YEAR END SUMMARY

The following Certificates of Appropriateness were issued by the Design Review Board in 2023:

25 N. Ft. Thomas Ave. – *Quarter Group LLC* – Addition & Improvements to Facade
14 N. Ft. Thomas Ave. – *American Heritage Construction* – Signage
114 N. Ft. Thomas Ave. – *EXP Realty* – Signage
34 N. Ft. Thomas Ave. – *WesBanco* – Exterior Paint
1107 S. Ft. Thomas Ave. – *BF Realty* – Awning
18 N. Ft. Thomas Ave. – *United Property Group Ltd.* – Signage
10 Alexander Circle – *Homeowners* – Pergola
25 N. Ft. Thomas Ave. – *Quarter Group LLC* – Signage, Retaining Wall & Trolley Stop
118 N. Ft. Thomas Ave. – *The Hidden Chapter Bookstore* – Signage

GROW Grant Recipients:

143 N. Ft. Thomas Ave. – *Springdale Title* – New Front Doors
2517 Alexandria Pk. – *Hilltop Laundromat & Apartments.* – Replacement of Lintel & New Windows
654 Highland Ave. – *Tower Homes.* – Paint & Exterior Light Fixtures
16 N. Ft. Thomas Ave. – *ADC Fine Art* – Signage
18 N. Ft. Thomas Ave. – *Comal* – Signage
18 N. Ft. Thomas Ave. – *Uniquely Bold Bridal* – Awning & Window Tinting
2221 Memorial Pkwy. – *FT Funding PLC Hometown Mortgage* – Exterior Repairs, Downspouts, Concrete, Railings



2023 TREE COMMISSION

The Tree Commission completed its **32nd** year of activity in 2023. The Commission was able to meet regularly on the second Tuesday of each month in 2023. The following members have served on the Commission during the last year:

Joey Hood, Chairman *Mike Rice, Vice Chair*
John Martin *Barbara Manyet* *Leonard Beck* *John Cody* *Rex McBride*

The Tree Commission is entrusted with the welfare of our City's trees. Specifically, the Tree Commission maintains the Landmark Tree Trail located behind the Army Reserve property in Tower Park, evaluates the condition of the trees located within the right-of way if concerns are presented to the City, works cooperatively with residents interested in our front yard tree planting cost sharing program, evaluates development plans when trees are affected, holds an annual Arbor Day event, and provides their expertise when questions arise as it relates to trees in our community and more.

In 2023, the City of Fort Thomas was recognized as a Tree City USA community for the 32nd year. The Tree City USA program is designed to recognize those communities that effectively manage their public tree resources and have implemented a community tree management program based on Tree City USA standards. One of the mainstays of Fort Thomas is the Tree City USA designation. We continue to be one of the longest running Tree City's in the State of Kentucky.



The city of Fort Thomas was able to publically recognize Arbor/Earth Day 2023 on Saturday, April 30th with a joint event with the Ft. Thomas Forest Conservancy. This event was held in Tower Park. We were grateful for the ability to celebrate with food and beverage trucks, vendors, exhibitors, children's activities, farmer's market, recycling, and a tree giveaway.

2023 BUILDING ACTIVITY REPORT

<u>YEAR END SUMMARY</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Electrical Permits:	124	131	129	113	123	128
Mechanical Permits:	113	134	116	115	121	100
Decks:	49	29	45	37	28	39
Pools:	18	6	11	9	10	14
Fences:	54	38	54	38	32	46
Storage Buildings:	20	21	23	15	13	10
Signs:	11	7	5	2	8	11
Grading:	4	2	0	2	0	6
Demolition:	4	9	4	2	3	3
Other:	29	27	36	107	121	89
New Single Family Units:	8	6	7	6	4	18
Condo/Town Home Units:	5	2	0	3	0	0
Apartment Units:	0	0	0	0	0	0
Residential Remodels/Additions:	80	88	69	55	40	57
Commercial Remodels/Additions:	1	0	4	1	4	3
Home Occupational Licenses:	0	3	3	2	5	6
Total Building Permits Issued:	517	517	506	507	512	530

TOTAL VALUATION OF ALL CONSTRUCTION IN 2023 = \$25,289,897

2023 FEES COLLECTED

	<u>SOURCE</u>	<u>NO.</u>	<u>TOTAL</u>
Planning Commission Hearings/Meetings		0/9	\$ 760
Board of Adjustment Hearings/Meetings		25/10	\$ 2,571
Plat Divisions & Final Plats		8	\$ 720
Right-of-Way Cuts		120	\$ 1,800
Total Building/Zoning Permit Fees		530	\$ 74,101

TOTAL 2023 FEES COLLECTED BY GENERAL SERVICES = \$ 79,952

New Single Family Construction

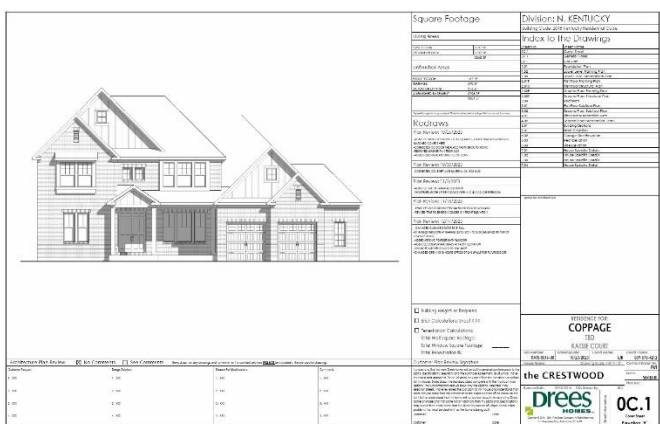
109	Carolina Ave.	\$ 1,151,500	17	Katsie Ct.	\$ 934,933
42	Sheridan Ave.	\$ 378,522	37	Katsie Ct.	\$ 777,770
104	Broadview Pl.	\$ 600,000	14	Katsie Ct.	\$ 742,750
179	Burnet Ridge	\$ 700,000	30	Katsie Ct.	\$ 920,960
38	Katsie Ct.	\$ 689,995	50	Katsie Ct.	\$ 827,619
21	Katsie Ct.	\$ 788,309	46	Katsie Ct.	\$ 827,619
22	Katsie Ct.	\$ 789,586	33	Katsie Ct.	\$ 986,976
25	Katsie Ct.	\$ 1,087,977	18	Katsie Ct.	\$ 912,491
26	Katsie Ct.	\$ 837,596	34	Katsie Ct.	\$ 960,870

TOTAL CONSTRUCTION COST FOR 18 NEW RESIDENTIAL UNITS = \$ 14,915,473

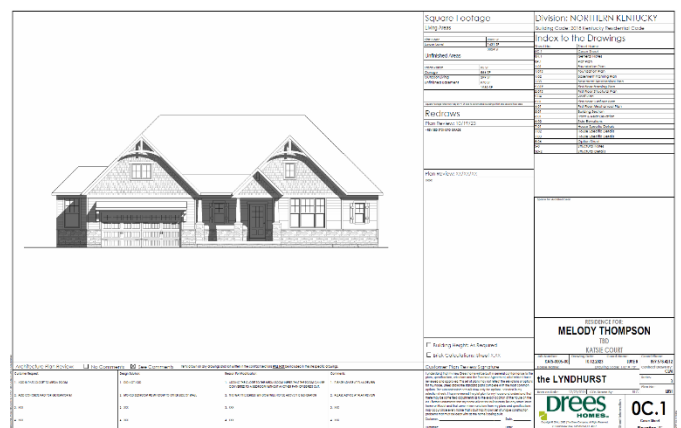
The following represents figures for new home construction during the previous ten years.

<u>YEAR</u>	<u>NUMBER OF NEW HOMES</u>	<u>CONSTRUCTION COSTS</u>
2013	19	\$ 7,592,940
2014	23	\$ 6,811,700
2015	34	\$ 14,190,654
2016	27	\$ 7,595,599
2017	10	\$ 4,315,473
2018	13	\$ 6,102,345
2019	8	\$ 5,771,797
2020	7	\$ 3,286,180
2021	6	\$ 2,658,397
2022	4	\$1,610,000

Drees Development



34 KATSIE COURT – PLANS



21 KATSIE COURT - PLANS

2023 Residential Remodeling & Additions

ADDRESS	EST. COST	ADDRESS	EST. COST
625 MARY INGLES HWY.	150,000.00	21 AZALEA TER.	60,000.00
64 HIGHVIEW DR.	80,000.00	115 GARDEN WAY	195,000.00
54 WASHINGTON AVE.	1,500.00	29 BLUE GRASS AVE.	50,000.00
22 LILAC LN.	1,000.00	717 N. FT. THOMAS AVE.	35,000.00
61 MEMORY LN.	150,000.00	82 CASAGRANDE ST.	30,000.00
150 BURNEY LN.	40,000.00	110 BROADVIEW PL.	527,000.00
28 BARRETT DR.	120,000.00	64 GADDIS DR.	25,000.00
28 BARRETT DR.	40,000.00	9 DALE AVE.	16,570.00
625 MARY INGLES HWY.	100,000.00	224 HIGHLAND AVE.	50,000.00
184 HIGHVIEW DR.	425,000.00	407 ROSSFORD AVE.	60,000.00
151 SHERMAN AVE.	50,000.00	13 TREVILLA CT.	45,000.00
36 COVERT PL.	65,000.00	100 SUMMIT AVE.	242,000.00
224 HIGHLAND AVE.	50,000.00	1334 ALEXANDRIA PK.	108,000.00
354 ROSSFORD AVE.	5,000.00	120 CROWN AVE.	75,000.00
354 ROSSFORD AVE.	10,000.00	65 WALDEN LN.	100,000.00
146 N. FT. THOMAS AVE.	550,000.00	25 SHERMAN AVE.	9,850.00
21 HARTWEG AVE.	200,000.00	326 ROSSFORD AVE.	25,310.00
61 SHAWNEE AVE.	81,856.00	38 HOLMES AVE.	85,000.00
22 LILAC LN.	29,500.00	58 MEMORY LN.	49,415.00
38 W. SOUTHGATE AVE.	250,000.00	129 MAYO AVE.	7,200.00
114 PLUMROSE LN.	10,000.00	815 N. FT. THOMAS AVE.	6,000.00
10 ALEXANDER CIR.	78,747.00	25 BLUE GRASS AVE.	350,000.00
57 MIAMI PKWY.	40,000.00	24 STACY LN.	4,000.00
103 ROBSON AVE.	100,000.00	122 HIGHLAND AVE.	75,000.00
12 ROCK HILL LN.	230,000.00	61 VILLAGRANDE BLVD.	60,000.00
110 ORCHARD HILL RD.	15,000.00	28 SWEETBRIAR AVE.	180,000.00
37 RIVERVIEW AVE.	15,000.00	1 STARDUST LN.	35,000.00
119 CAPRI DR.	76,356.00	1107 S. FT. THOMAS AVE.	150,000.00
108 WATERWORKS RD.	7,000.00		

RESIDENTIAL PERMITS = 57
TOTAL CONSTRUCTION VALUATION = \$ 5,625,304

2023 COMMERCIAL REMODELING & RENOVATIONS

1107 S. Ft. Thomas Ave.	150,000
1600 Alexandria Pk.	6,000
654 Highland Ave.	17,000

COMMERCIAL PERMITS = 3
TOTAL CONSTRUCTION VALUATION = \$ 173,000



100 SUMMIT AVE- BEFORE



100 SUMMIT AVE- AFTER



109 CAROLINA AVE- BEFORE



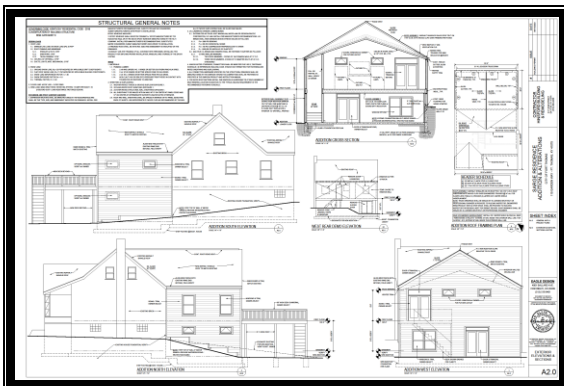
109 CAROLINA AVE - CURRENT



103 ROBSON AVE- BEFORE



103 ROBSON AVE - CURRENT



115 GARDEN WAY - ADDITION PLAN



38 HOLMES AVE. - ADDITION PLAN

2023 ZONING VIOLATIONS

The following information reflects enforcement efforts between 2019 and 2023:

<u>YEAR END SUMMARY</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Complaints Received	99	81	89	102	71
Complaints Investigated (No Violation)	11	8	14	9	12
Initiated by General Services		8	16	7	10
Violation Letter Mailed	86	74	59	86	53
Second Violation Letter Mailed	6	10	5	13	12
Third or More Violation Letter Mailed	2	3	1	5	3
Violation Cases Referred to Mediation	0	7	0	0	0
Violation Cases Referred to District Court	0	0	0	0	0

2023 GARAGE/YARD SALE ANALYSIS

In September 1998, the City updated the Official Zoning Ordinance to incorporate Section 9.11 regulating garage/yard sales. The purpose of this provision was to monitor the impact of these sales in residential areas. Covid-19 restrictions greatly reduced the number of Garage/Yard Sales in 2020. There were approximately 16 Garage/Yard Sale permits issued that year. Since then the numbers have increased with **35** permits issued in **2021**, then **25** permits issued in **2022** and **30** permits issued in **2023**



Street Resurfacing

The street resurfacing program for 2023 covered Burney Lane, Chalfonte Place, Chalfonte Court, Miami Parkway, Tremont Avenue, Waterworks Road (from N. Ft. Thomas Ave. to Memorial) and Kyles Lane.



Burney Ln.



Chalfonte Pl.



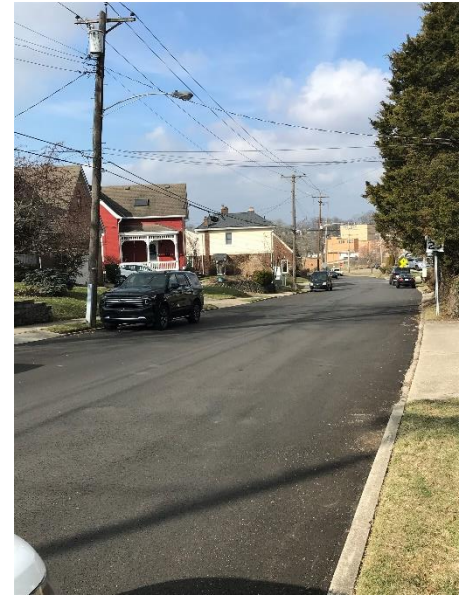
Chalfonte Ct.



Miami Pkwy.



Tremont Ave.



Waterworks Rd.

Chalfonte Place and Chalfonte Court demanded a lot of attention to curbs, with almost an entire replacement. There was also a long stretch of sidewalk that was replaced near the front of the street.

Tremont Avenue sidewalk and curb was contracted out due to the magnitude of other street improvements for which our public works department performed. The residents asked for additional speed control measures. We added vertical delineators at South Grand Avenue, as well as a bump out at Carolina Avenue, larger and additional stop signs, and fresh line painting.

Burney Lane was another street that required a significant amount of curb work. Fortunately, we got ahead on this street not only due to mild early spring weather, but also due to the fact that sidewalks were completed the year prior.

Miami Pkwy – we would normally like to repair an entire subdivision, such as Briarcliff, all at once, but Miami Pkwy was in such disrepair, we moved it up a bit ahead of the rest of the subdivision.

Waterworks-Short Waterworks is a high traffic area as it is a cross street. Improvements here completed the entirety of Waterworks, as we completed the other portion, a few short years ago. We also added bump outs and vertical delineators to slow down traffic

Continued Street Resurfacing



Kyles Ln.

Kyles Lane has been on our short list for replacement for a long time. Despite this being on the outskirts of the City, this street has high traffic counts. There was a significant amount of underdrains added as groundwater was a factor in its degradation. This was also replaced in concrete due to its steep nature.

Capital Improvement Programs



Concrete at the top of the amphitheater

Plaza at the amphitheater-Settling blocks of concrete made the plaza unsafe not only for everyday pedestrian traffic, but for events. Our public works department made this safe for years to come.



Mess Hall Pergola

The pergola at the Mess Hall is a centerpiece not only for the Farmer's Market, but for weddings, flea in the fort and other events.



Curb and Sidewalk Replacement along S. Ft. Thomas Avenue

Curbs and sidewalk along South Ft. Thomas Avenue- With the paving of the state routes through the center of town, we picked the worst sections of curbs and sidewalk to replace, with the minimal timeframe for which we were given notice by the State. The State of KY reimbursed us a strong portion of the outlay for curbing between South Grand and St. Nicholas.



Updated Pad for the Practice Tennis Court

The lower courts at the Tennis complex were lined for pickle ball; we certainly have a community of pickle ball fanatics!



New Riverside Pocket Park

Riverside Triangle Park – The Riverside Triangle Park improvements were initiated by residents from the area. Although the park was quite nice, the residents were requesting an update, and put up significant monies to assist in implementing a re-design/reconstruction. Our Public Works Department performed the lion’s share of the work, while contracting a few elements such as installation of the basketball goal and lining/coloring the basketball court, while leaving the electrical hookup to our facilities manager, Greg Mounce. The park came together quite nicely and the residents now have a revitalized place to congregate.



Hawthorne Cul-De-Sac Repair/Replacement

Hawthorne cul-de-sac – The public works department replaced the cul-de-sac on Hawthorne Avenue as it was settling due to utilities. This will significantly increase the timeframe for which the lower portion of this street will need resurfacing.

New Employees

In 2023 we had the privilege of welcoming Mr. William Hunt as the new Code Enforcement Officer for the City of Fort Thomas. He is a true asset for the continued maintenance of property within the city.



William Hunt
Code Enforcement Officer

Seasonal

Snow

The Northern KY region has been blessed with mild winters in recent years, however the City of Ft. Thomas General Services and Greenspace crews are always prepared.

2023 snowfall



- 2023 Events for Fort Thomas, 41075		
Date	Precipitation	Summary
December 31st, 2023 - January 1st, 2024	Snow	A Weak Disturbance Produced Flurries on December 31 - January 1.
December 29th - 30th, 2023	Snow	Rain and Snow Showers Affected The Region on December 29-30.
December 28th - 29th, 2023	Snow	Wet Snow Showers Occurred on December 28-29.
December 18th, 2023	Snow	A Cold Front Produced Snow Showers on December 18th.
October 31st, 2023	Snow	Scattered Snow Showers Occurred on October 31st
March 18th - 19th, 2023	Snow	Scattered Flurries and Snow Showers Pushed Across Kentucky on March 18-19.
March 18th, 2023	Snow	Scattered Flurries and Snow Showers Occurred on March 18th.
March 13th - 14th, 2023	Snow	A Large Storm System Brought Snow Showers on March 13-14.
March 12th, 2023	Snow	A Weak Disturbance Produced Some Snow on March 12th.
February 25th, 2023	Freezing Rain	Patchy Freezing Rain Occurred on February 25th.
February 17th, 2023	Snow	Scattered Snow Showers Occurred on February 17th.
January 31st - February 1st, 2023	Snow / Sleet	Another Round of Wintry Precipitation Occurred on January 31 - February 1.
January 30th - 31st, 2023	Wintry Mix	First Round of Wintry Weather With a Complex Storm Occurred on January 30-31.
January 26th - 27th, 2023	Snow	Lingering Wintry Precipitation Continued on January 26-27.
January 25th, 2023	Snow	A Frontal System Produced Wet Snow on January 25th.
January 22nd - 23rd, 2023	Snow	A Weak Disturbance Produced Additional Wintry Weather on January 22-23.
January 22nd, 2023	Snow / Sleet	A Storm System Produced Wintry Precipitation on January 22nd.
January 20th, 2023	Snow	A Few Snow Showers Pushed Across The Area on January 20th.
January 13th, 2023	Snow / Sleet	A Cold Front Produced Wintry Precipitation on January 13th.