



City of Fort Wright

409 Kyles Lane | Fort Wright, KY 41011 | www.fortwright.com | 859.331.1700

City of Fort Wright Caucus Meeting Wednesday, January 18, 2023 – 6:00 PM

CALL TO ORDER

The Caucus Meeting was called to order at 6:00 PM by Mayor Dave Hatter. Mayor Hatter led the Pledge of Allegiance and a moment of silence. City Clerk Maura Russell called the roll.

Councilman Abeln	Present
Councilman Collins	Present
Councilman Wall	Present
Councilman Weber	Present
Councilman Wessels	Present
Councilwoman Witt	Present

Also present for the meeting were:

City Administrator Jill Bailey
Fire/EMS Chief Steve Schewe
Police Chief Ed Butler
Public Works Director Jeff Bethell
City Attorney Tim Theissen
City Clerk Maura Russell

CITIZEN COMMENTS/GUESTS

There were no citizen comments.

ITEMS FOR DISCUSSION

Wright's Point II Development Proposal – Jay Bayer, Bayer Becker – Scott Arentsen, CFO of Towne Properties, and Jay Bayer, Principal at Bayer Becker, introduced their proposal to expand the Wright's Point apartment complex. Their proposal included adding six new buildings, housing one- and two-bedroom apartments. Mr. Arentsen said this expansion will be toward the corner of Kyles Lane and Farrell Drive, with access only available via the existing drive within the apartment community.

Mr. Arentsen and Mr. Bayer requested Council adopt a specific section of Z21, the proposed new zoning ordinance, specifically relating to parking spaces to accommodate their plans. Mr. Arentsen said a zoning issue was also discovered, where a small portion of the land is not correctly zoned for multi-family use. Mr. Bayer said they are asking for a map amendment to correct the zoning issue and then a text amendment to allow for the parking space adjustment. He said they were asking Council to move forward at the February 1st Council Meeting so they could meet the February 2nd due date for the Planning Commission.

Sperti Road Design and Development Discussion – David Heidrich – David Heidrich, CEO of Zalla Companies, and Joe Michels, Vice President of Michels Construction, introduced development ideas for their property at 3636 Madison Pike, just south of Waffle House. Mr. Heidrich presented tentative plans incorporating the Kentucky Transportation Cabinet’s proposal to re-route Dudley Road onto Sperti Drive, then out through their property.

After discussion, Mr. Heidrich requested Council and the Mayor get more information about the access point proposed to exit through their property and the ability for it to be moved, to allow for better future development on the site.

Stryker CR2 AED police Dept Equipment Proposal – Chief Ed Butler – Mayor Hatter said he requested Chief Butler gather information about having portable AED [automated external defibrillator] devices in each officer’s cruiser. Chief Butler advised the AEDs he has chosen, after discussion with Fire Chief Steve Schewe, would be compatible with the devices the Fire Department currently uses, and would cost roughly \$32,000.

There was discussion about an extended warranty that was available for an additional \$38,000. After review, Council opted to spend the additional funds to allow for the devices to be covered for maintenance and updates, using remaining COVID-related funding.

KLC 2023 Legislative Agenda/Priorities – Council reviewed the current state legislation priorities as established by KLC [Kentucky League of Cities]. There was discussion about sales tax increases and the potential for cities to establish their own sales tax. Mayor Hatter and Ms. Bailey advised Council to review the priorities and let them know if they need more information.

FW Committee Structures & Appointments – Mayor Hatter requested Council form a committee or working group to review succession planning for department heads, as well as personnel and human resources policies. Ms. Bailey advised the existing personnel policy for employees does need review and updating.

There was discussion on updating the committee structure and it was determined that Councilwoman Witt would become the Chair of the Community Improvement Committee and Councilman Weber would Chair the Finance Committee.

Councilman Abeln offered to review the personnel policy as part of a working group and agreed with Councilwoman Witt when she stated top three priorities should be established for each group and Council. It was determined that the Economic Development Committee would be held until priorities were defined, as this may involve outside parties for consultation.

RedTree Financial Investment Update – Based on the update provided by Joe Violand at the January 4th Council Meeting, Mayor and Council agreed to hold off on any decision making for maintaining or reinvesting funds until an update is made by the United States Federal Reserve at the end of the month.

Battery Hooper Park – Ms. Bailey presented three plans for Battery Hooper Park, drawn up by City Engineer Mark Brueggemann. The first plan included a walking/nature trail, shelter with restrooms, dog park, and sunrise overlook, and cost approximately \$1.6 million for the full package. The second and third plans involved potential lots that could be developed if the property was sold by the City to a developer.

Council and the Mayor agreed that a full understanding of costs on any upgrades that are done to the Park need to be understood, including ongoing maintenance and long-term impacts to budgeting. It was suggested that

further research be done on other properties in the City that may become available in the near future for development as park and recreation space.

Councilman Abeln left the meeting at 9:03 PM.

Repeal of Executive Order 04-2022 regarding COVID State of Emergency – Mayor Hatter requested to repeal the Executive Order put in place at the beginning of the pandemic. Ms. Bailey and Mr. Theissen agreed that it had stayed in place to allow for any funding to come in from the federal and state governments. They both said that they believe the funding has all been confirmed and received and the Executive Order can be repealed.

SHCC Rental – Sales Tax Requirement – Ms. Bailey advised that Kentucky's 6% sales tax is now applicable to rentals at the South Hills Civic Club and asked Council how they would like to handle the application of the tax. It was agreed that the tax would be added to the existing fees.

COUNCIL COMMENTS

Councilwoman Witt proposed painting a mural on the retaining wall on Dixie Highway just past Brooks Flooring, and asked Council to identify other areas in the City that could have murals added.

EXECUTIVE SESSION

There was no need for an Executive Session.

ADJOURNMENT OF THE COUNCIL MEETING

Councilman Wessels made a motion to adjourn the Caucus Meeting. Councilman Collins made a second. Ms. Russell called the roll.

Councilman Collins	Yes
Councilman Wall	Yes
Councilman Weber	Yes
Councilman Wessels	Yes
Councilwoman Witt	Yes

MOTION CARRIED

The Council Meeting adjourned at 9:10 PM.

Respectfully submitted,

Dave Hatter, Mayor

Attest:



Maura Russell, City Clerk