

CITY OF FORT WRIGHT, KENTUCKY CAUCUS MEETING

WEDNESDAY, FEBRUARY 21, 2018 6:00 P.M.

Mayor Hatter opened the caucus meeting at 6:00 PM with a Pledge of Allegiance and a moment of silence.

The following members answered roll call: Mr. Adam Feinauer, Mr. Mike Hoerlein, Mr. Scott Wall, and Mr. Bernie Wessels.

Also present for the meeting were: City Attorney Todd McMurtry, Police Chief Marc Schworer, Fire/EMS Chief Steve Schewe, Public Works Director Jeff Bethell, and City Clerk Susan Ellis,

Mr. Dave Abeln and Ms. Margie Witt were unavailable for this meeting.

There were no citizen comments.

ITEMS FOR DISCUSSION

Discussion regarding a potential development on Madison Pike - Ross Kreutzjans presenting

This proposed development would require Madison Pike/KY 17 rezoning. The area is rural and currently zoned as residential which no longer makes sense. Mr. Kreutzjans is asking for input from the city. They have received approvals from the railroad, water department, and sewer. They are interested in developing this area as retail/service. Industrial zoning would limit them to almost no retail. Mr. Kreutzjans referenced the Business Park Development in Wilder which has retail/service areas. They plan to make buildings attractive as this is the first stop coming into city and has a great amount of visibility. The state would not approve adding a traffic light. Deceleration lanes and turning lanes could be added to accommodate the traffic. Mr. Kreutzjans as if TIF money might be available/accessible for this project. They will explore the possibility of constructing a bridge to create a connector road. Chief Schworer commented that a traffic light would be needed as this area is already an issue. Mayor Hatter was very positive about the idea but expressed concern about the bridge. Mr. Feinauer agreed. There was a question as to whether this would be a public bridge or a private bridge. Mr. Wessels asked how the parking would be set up. Mr. Kreutzjans responded that it was more for an office or warehouse, but that the building footprint could be decreased to allow for increased parking. Kentucky owns huge right of way through that area but the state is unwilling to work with them. Chief Schworer asked how big of a bridge. Mr. Kreutzjans responded that the economics don't make sense for a private bridge and they would need to explore their options. Chief Schworer again commented that a traffic light would be needed or there would be chaos. Mayor Hatter indicated that the City would be willing to make a request of state for the traffic light, but that there has not been great track record with the state granting City requests. Mr. Andy

Videkovich of PDS asked about the timeframe. Mr. Kreutzjans responded that the water will be in soon. He would need to get with KDOT to try again for the traffic light. They have had property approximately 4-5 years and would like to get started this year. Mayor Hatter asked about how much more property was in that area for potential development and that that could be consideration for further development. Mr. Videkovich commented that the City could consider a new zone but recommended working within current zoning. Mr. Wessels asked if they had completed a traffic study yet. Mr. Kreutzjans responded not yet. Mr. Videkovich commented that PDS might have different requirements from the City but that they can be coordinated. Mayor Hatter stated that he was not hearing any major concerns. Mr. Kreutzjans again asked if there was any indication on TIF funds. Mayor Hatter recommended turning that over to Economic Development Committee, stating that the funds there, but the City was looking at getting rid of the TIF as it has been inactive for 15 years. Mr. Butler commented that the difficulty now is we don't know what kind of costs we are looking at. Mayor Hatter stated that he was more interested if this development led to even more development and that in general he was in favor of this project. Job creation makes it more attractive. Mr. Butler will work with the Economic Development Committee.

Discussion regarding the Z-21 Project - Andy Videkovich of PDS presenting

Mr. Videkovich referenced the zoning audit report and summary that was provided to Council and passed out an additional handout of Frequently Asked Questions. The zoning audit was the first phase of this project. There has been a need for updating zoning ordinances. The project consists of three phases. Phase 1 is the zoning ordinance audit which has been completed. Phase 2 is development of a blueprint code which is expected to be completed by December 2018. Phase 3 is implementation in which the code will be individualized, tailored, and adopted. This project does not require any funding from participating jurisdictions and is being fully funded by PDS funds. It is not an attempt to force one-size-fits-all solution. Participation does not commit a city to do anything. It is completely voluntary.

The goals are to make the code more user-friendly, more efficient, with more consistent organization of the code, as well as streamline the process and simplify the language. Recommendations from the consultant were to use graphics and tables liberally, update zoning districts, reduce nonconformities, manage flag lots/infill development, and simplify and illustrate sign regulations. At implementation each community will determine which options are right for them and include adopting the new zoning ordinance and making needed changes to the zoning map. Consulting has provided detailed recommendations as well as YouTube videos available for reference.

Mr. Wessels expressed his concern about the consultant's limited availability and the need for more flexibility with time and meetings. Mr. Videkovich commented that they are hoping to make the code more consistent to help developers locate information. Mayor Hatter felt that in general it was a good idea. He continued that everything should still come to council at least once. Consolidation and elimination would make the process less complicated. Mr. McMurtry

asked if PDS would be making a proposal as to what covers a city's needs. Mr. Videkovich responded use by that there would be options to customize and add missing items.

Discussion turned to an alternative method for handling zoning changes. The alternative method takes 21 days as opposed to as much as 4 months. The City of Owensboro is using it. Mayor Hatter asked if this was something that can be pursued now. Mr. Videkovich responded yes. Mr. Butler commented that PDS has been looking for a city to try it out. Mayor Hatter responded to put this on the list for the Economic Development Committee.

Regarding the Z-21 Project, Mayor Hatter confirmed with Mr. Videkovich that there was no financial obligation or commitment and then stated that it makes sense to move ahead. Mr. Videkovich commented again that there was no cost and no reason not to continue as it could lead to a lot of good things.

Discussion regarding the Model Sign Ordinance - Andy Videkovich of PDS presenting

Kenton County Planning Commission has recommended new sign regulations to bring the ordinance into conformance with current constitutional principles. This is based upon the Reed V. Town of Gilbert case in Arizona. Mr. Videkovich reviewed some history and issues related to the current regulations. There is no timeframe for Council's final action. Mr. McMurtry stated that the City should not take the risk with having unconstitutional regulations. Mayor Hatter was open to the concept of exploring this and recommended giving this to the Community Improvement Committee. Mr. Wall asked why the City had not gone with the model sign ordinance previously. Mayor Hatter responded that it had been a while ago and that ordinance had been too restrictive. Mr. Feinauer commented that the City's ordinance was fine at the time. Mr. Butler commented that the City would be negligent if not adopting a good portion of the new regulations or reviewing the current ordinance.

Discussion regarding Telecommunications Franchise Fees

Discussion involved whether the City should continue to collect these fees the old way through the state or switch back to processing through TBNK. The switch would increase revenue by approximately \$15,000. TBNK asking for the City to pass a resolution. TBNK would take their cut off the top before disbursing the funds. This would eliminate the TBNK expense line item in the budget. Mr. Wessels commented that Boone County has done so and increased revenue significantly. Mayor Hatter called for a resolution to be drawn up.

OTHER COMMENTS

Collection of the Duke Franchise Fee was discussed. Mr. Butler commented that this would require passing of ordinances and additional paperwork. It would not be realistic for this

budget cycle. Mayor Hatter commented that the Finance Committee should consider this as the City needs some new sources of revenue. Mr. McMurtry commented that he was already going to be talking with Duke on behalf of Park Hills.

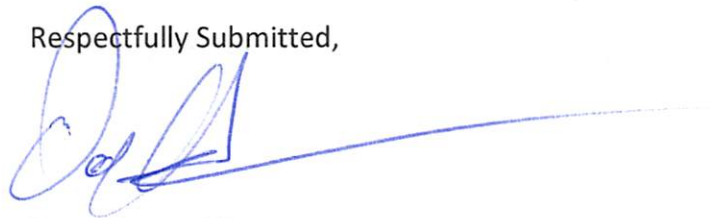
An email was received from Jay Weber, a citizen who lives on General Drive. Mr. Wessels passed out a draft of a resolution to ask school superintendents to allow teachers to become trained to carry firearms. Consensus was to draft a resolution.

Mr. Butler provided a demo of the new website which was close to be completed. A few minor changes were proposed and it was recommended to move ahead with implementation.

Motion by Mr. Wessels second by Mr. Wall to adjourn the caucus meeting. Roll call vote taken, Mr. Feinauer, Mr. Hoerlein, Mr. Wall, and Mr. Wessels voting in favor; no one opposed. Motion passed.

The caucus meeting was adjourned at 8:13 PM.

Respectfully Submitted,



Dave Hatter, Mayor

Attest:



Susan Ellis, City Clerk