



# City of Fort Wright

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## City of Fort Wright Caucus Meeting Wednesday, March 16, 2022 – 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 Feinauer	Present
Councilman Wall	Present
Councilman Weber	Present
Councilman Wessels	Absent
Councilwoman Witt	Present

Also present for the meeting were:

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

### CITIZEN COMMENTS/GUESTS

There were no citizen comments or guests.

### ITEMS FOR DISCUSSION

**Williams Creek Development – Request for issuance of IRB (Patrick Hughes)** – Mr. Jerry Adkins, Senior Vice President, BWE, addressed Council, saying they have been working with DMG Contractors to make the project financially viable. He said they have hit a roadblock with inflation, labor, and the cost of materials rising dramatically. He said they have met with Kenton County Fiscal Court and the Kenton County School District to discuss options and are presenting Council with a transparent packet of actual budgeted costs for the Williams Creek project.

Mr. Adkins said DMG Contractors is requesting an IRB [Industrial Revenue Bond] of 47.5% with a PILOT [Payment in Lieu of Taxes] for 30 years. He said the Kenton County Fiscal Court Judge-Executive and administration and the Kenton County School District Superintendent and administration are on board with the proposed PILOT but have not requested a vote from their respective boards yet.

There was discussion about the IRB timeline, with Mr. Hughes saying it could be as short as 15 years or as long as 40 years, but this project is requesting 30 years to align with the amortization of debt. He added that the City would be involved in any capital change to the financing plan, including if the property was sold or otherwise needed to be refinanced.

Mr. Theissen referenced KRS 103.200 (1), saying the only subsection this IRB request would fall under is (n) – any activity, including new construction, designed for revitalization or redevelopment of downtown business districts as designated by the user. Mr. Hughes agreed with Mr. Theissen and said the City would need to consider some part of the area where the development will be built as a “downtown business district” and that could include the Walmart - Highland Avenue - Orphanage Road area given the amount of commerce in that area. It was discussed that IRB is used in these kinds of situations, and Mr. Hughes and Mr. Adkins would bring local examples back to Council when they return.

Ms. Bailey brought up the increase in demand for police, fire, and public works services for the development that would not be offset by property taxes if they are set at a lower tax rate for the development. Councilman Abeln said he would like to hear from the departments that would need to satisfy those additional needs. She also asked what would happen if Council declined to issue an IRB for the development. Mr. Adkins said the project would still move forward and be value engineered.

Ms. Bailey said the City will be retaining additional legal counsel to review the proposal and negotiate if necessary and she would like DMG Contracting to take care of those additional fees. Mr. Hughes said it is not unreasonable to request legal fees be covered by the developer and that would probably not be an issue.

**Old Madison Pike – Pavement Condition Update** – Mr. Bethell presented photos of the slide impacting the road just south of the entrance to the property at 3864 Old Madison Pike, saying it is sliding both above and below the roadway. He said there was discussion in 2018 to have CT Consultants insert pier walls at a cost of approximately \$700,000 but that cost would now be near \$1 million and does not include pavement repair. Mr. Bethell also showed photos of an issue with the road just south of the CSX train bridge, in Kenton County’s jurisdiction, where the road is falling into Banklick Creek.

After discussion, Mr. Bethell said he would reach out to Kenton County to discuss closure options. It was recommended to complete a traffic count on that area of road and then begin taking action on plans for closing the road before the CSX bridge.

**Battery Hooper Park Update (Mark Brueggemann, CT Consultants)** – Mr. Brueggemann presented a general direction for the way an event center could be placed at Battery Hooper Park, showing renderings of a 6,000-square foot, 100-person facility with 75-80 parking spaces and updates to the drive up from Highland Avenue. The proposed facility would have a view of Latonia, the Licking River, and western Campbell County. He said this would keep the facility a significant distance away from the last home on Ridgemont Avenue and avoid building over the sanitary sewer line that runs through the park. Mr. Brueggemann said the cost for this kind of project would be approximately \$1.6 to \$2 million.

There was discussion about increasing the size of the proposed event center or not having the center built at all and instead doing a shelter house and more recreation areas. It was decided to ask Mr. Brueggemann to develop a second plan with a shelter house and recreation areas for further review and discussion by Council.

**South Hills Civic Club Improvement Project Update** – Ms. Bailey said an inspector was hired to inspect the South Hills Civic Club and advised the building needs some roof and shingle work, the stone exterior needs to be addressed in areas, the eaves are deteriorating in places, the heating, air conditioning, and venting system will need to be replaced eventually but needs to be cleaned out soon, and the vent and exhaust system needs some work. She said additional areas that need to be addressed include new flooring, paint, appliances, and reorientation of the space because of the kitchen layout.

Ms. Bailey continued, saying there is a water drainage issue behind the building that is being reviewed by Marty Hellmann with CT Consultants and there needs to be a fix in place to prevent people from accessing the roof. She also suggested some parking lot repairs and restriping, as well as expanding the outdoor patio area.

There was discussion about what the facility would be used for and potentially increasing the footprint of the building. Mr. Brueggemann suggested Council determine their goals with the space and then look at options for achieving those goals.

**Metal Detecting Request (Battery Hooper Park)** – Ms. Bailey said a request has come in from an individual requesting to do metal detecting in Battery Hooper Park. She said she normally denies these requests but wanted to be sure Council still agreed on preventing this from happening in the parks. Council agreed that no metal detecting should occur at Battery Hooper Park.

**City Newsletter Project Update** – Ms. Bailey presented a layout plan for the postcard. Council agreed on the layout. Council also agreed the name of the new newsletter should be “Top of the Hill News”, like the City’s old newsletter.

**Street Light Request – Beacon Hill and Barrington Road** – Ms. Bailey said she received a request from a resident on Beacon Hill Drive for a streetlight near the cluster mailbox. She also received a request for a streetlight in the cul-de-sac of Barrington Road. Mr. Bethell said a new streetlight on Beacon Hill Drive would cost \$1,186.70 for installation and \$4.54 per month and on Barrington Road the installation would be \$589.41 and have a monthly cost of \$4.12.

Council agreed that they are open to adding these lights but need to have every neighbor affected by the new light affirmatively tell the City that they want it placed, as well as get specific approval from the neighbor in whose yard the light might be placed.

**KCPC Recommendation – Jiffy Lube (3385 Madison Pike)** – Ms. Bailey advised the Kenton County Planning Commission recommended approving the zone change for the new Jiffy Lube development, from Community Commercial (CC) to HOC (Highway Oriented Commercial). She said there is no action to take unless Council does not agree with the change.

Ms. Bailey also advised that the Take 5 Oil Change location on the corner of Eaton Drive and Madison Pike has applied for a 20-foot sign permit. She said there are some design elements that will need to be updated, but there is nothing in the zoning code to prevent the sign from being placed.

**Nature Center Park – FINS Program and Park Access** – Ms. Bailey said there was an agreement put in place in 1998 with Roger Schroder to allow the City to access the Nature Center Park through his property. She said that agreement was supposed to be updated every five years and has not been done. Ms. Bailey said Mr. Theissen will be working on an updated agreement for using Mr. Schroder’s property.

Ms. Bailey asked Council if there was any interest in stocking the Nature Center Park lake for recreational fishing. There were no objections from Council to getting cost information on stocking the lake.

## ADJOURNMENT OF THE COUNCIL MEETING

Councilwoman Witt made a motion to adjourn the Caucus Meeting. Councilman Weber made a second. Ms. Russell called the roll.

Councilman Abeln	Yes
Councilman Feinauer	Yes
Councilman Wall	Yes
Councilman Weber	Yes
Councilwoman Witt	Yes

MOTION CARRIED

The Caucus Meeting adjourned at 9:02 PM.

Respectfully submitted,

  
Dave Hatter, Mayor

Attest:



Maura Russell  
City Clerk