



City of Fort Wright

409 Kyles Lane | Fort Wright, KY 41011 | www.fortwrightky.gov | 859.331.1700

Fort Wright City Caucus Meeting Minutes Wednesday, March 19, 2025 6:00 p.m.

CALL TO ORDER

The meeting was called to order at 6:00pm by Mayor Dave Hatter, followed by The Pledge of Allegiance and a moment of silence. Kerrie Holland, City Clerk called the role.

Mr. Dave Abeln	Absent Present (arrived @ 6:30)
Mr. Jason Collins	Present
Mr. Scott Wall	Present
Mr. Jay Weber	Present
Mr. Bernie Wessels	Absent
Ms. Margie Witt	Present

Also Present were CAO Jill Cain Bailey, City Attorney John S. Brooking, Chief of Police Jonathan Colwell, Fire Chief Steve Schewe, Public Works Director Jeff Bethell

CITIZEN COMMENTS

There were no citizen comments or guests.

ITEMS TO DISCUSS:

The Dixie Highway/Christ Hospital Sidewalk Grant

City Engineer Marty Hellmann was not present at tonight's meeting. The discussion is being added to the agenda item to the next Caucus meeting, April 16, 2025 @ 6:00pm.

Property Appraisals

At the request of City Council, CAO Bailey reached out to Schoepf/Associates to have 3 properties that the City of Fort owns appraised in order to make future determinations on said properties. The three properties that were appraised are 115 Kennedy Road, 10 Bluegrass Avenue and 1402 Highland Pike. The appraised amounts recommendations for each property is listed as follows:

115 Kennedy Road - is a former civic club in which the building and asphalt paving is still present. The appraisal was completed on this property as vacant land only. The estimated cost to raze the improvements of \$120,000, it is recommended that an actual bid to raze the building and remove necessary asphalt paving be obtained from a contractor. This property is also known as the Former Fort Wright Civic Club Property. APPRAISED With the building in place and a highest and best use for residential building lots - \$380,000 (THREE HUNDRED AND EITHY THOUSAND DOLLARS).

10 Bluegrass Avenue - The appraisal was completed as improved as a meeting hall, and if to be utilized for single family lots. Once again to be utilized as lots, the improvements would need to be razed, and some asphalt removed. The estimated cost is \$35,000. It is also recommended that a bid be obtained to raze the building, if this is the direction the city council wishes to proceed. APPRAISED AS LAND - \$260,000 (TWO HUNDRED SIXTY THOUSAND DOLLARS), IMPROVED VALUE - \$335,000 (THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS)

1402 Highland Pike - is a larger tract of land with approximately 14.4 acres. This property was appraised as detached single family lots and also with a highest and best use for patio homes or attached townhomes. This property is also known as the Battery Hooper Park Property. APPRAISED AS SINGLE-FAMILY RESIDENTIAL LAND - \$1,440,000 (ONE MILLION FOUR HUNDRED FORTY THOUSAND DOLLARS) APPRAISED AS PATIO HOMES OF ATTACHED TOWNHOME LAND - \$1,945,000 (ONE MILLION NINE HUNDRED FORTY-FIVE THOUSAND DOLLARS).

Mayor Dave Hatter requested that the appraisals be placed on the City's website for viewing.

Working Group on Recreational Properties:

It was determined that Mayor Hatter would set up a Working Group on Recreational Properties to further review and discuss the future of the following city owned property:

115 Kennedy
1402 Highland Pike
10 Bluegrass

The Working Group will be comprised of CAO Jill Bailey, Mayor Hatter, Councilman Abeln, Councilman Collins, and Councilman Wessels.

The group is currently working on scheduling their first official meeting date. More details to follow.

Melink Solar Feasibility Study

Mayor Hatter received a Building Feasibility Analysis Study dated January 10, 2025 from Melink Solar in proposal of adding solar panels to the City Building located at 409 Kyles Lane due to the fact that the roof will need to be replaced in the near future. Council discussed the study information that was provided and had several questions, Would the City qualify for any of the incentives that were being proposed like the tax discounts since the city is tax exempt. Mayor Hatter and Cao Bailey will look into the questions and have more information at the next Caucus meeting.

Hotel Registry Ordinance/Short Term Rental Updates

A Hotel Registry Ordinance draft was presented to the Council and included (a) updated definitions, (b) updated registration requirement, (c) additional requirements and restrictions, (d) enforcement and penalties. A "Meet NKY Short Term Rental" List - for Kenton, Boone, Campbell was provided. It was discovered that The City of Fort Wright currently has 6 properties that are registered on either Airbnb, Misterbnb, booking.com and VRBO. It was also mentioned that Lookout Motel does not appear to be listed on any of the short-term Rental sites. It was concluded that further discussion will be held at the next Caucus Meeting scheduled for April 16, 2025. Senate Bill 61 - Short Term Rentals was discussed by the Mayor

and Council and The Mayor urged the residents to contact your Senator to ask them to vote "No" on SB61 as amended by House Floor Amendment 3.

St. Agnes SRO Request

Ted Edgington on behalf of the Diocese reached out to the City of Fort Wright to request and discuss the opportunity to hire an SRO at St. Agnes Elementary. In response, a summary of expected and ongoing expenses was put together and presented to the Diocese for review. If the position does get created, it would be solely for the purpose of an SRO position. Some options in hiring an SRO would be a retired Police Officer (who would only need the minimal SRO annual training), or if a new SRO is hired, they would have to complete the full training. A breakdown of every expected expense was presented to the council for discussion. CAO and Chief Colwell will continue to be in discussion with St. Agnes and will report back to the Council at the next Caucus Meeting.

Park Hills/Kenton Vale Fire/EMS Contract Renewal

The Finance Committee met on March 5th and discussed the renewals of the Park Hills EMS Contract and the Kenton Vale Fire/EMS Contract with Chief Schewe. As part of this discussion the Committee discussed the run volume, community growth, the economy, and our fiscal position.

After much discussion it is the recommendation of the Finance Committee that we offer the following two-year contract renewals for the provision of services to each of the entities referenced:

Park Hill - EMS Services Only (Currently paying in FY 24/25 \$107,000)

First Year - FY 25/26 would be a 7% increase= \$114,490

Second Year - FY 26/27 would be a 10% increase= \$125,939

Kenton Vale - Fire/EMS Services (Currently paying in FY 24/25 \$5250)

First Year - FY 25/26 would be a 7% increase=\$5,617.50

Second Year - FY 26/27 would be a 10% increase= \$6,179.25

Other than price we are not proposing any contractual changes.

Banklick Creek Flood Plain Property

Nicole Clements on behalf of the Banklick Watershed Council and the Kenton County Conservation District reached out to CAO Bailey in order to obtain the property that the City of Ft. Wright owns along Banklick Creek. There is 6.8 acres at 3397 Madison Pike that is between speedway and the Fidelity hill which includes approximately 0.25 miles of the creek. In her email, she stated that she is working with Green Umbrella's Greenspace Alliance, and they have recently developed a conservation prioritization tool that identifies key areas for restoration and preservation throughout the region. According to Ms. Clements research, this property was identified as a priority for BOTH restoration and conservation.

A motion was requested by Councilwoman Witt to amend the agenda to allow for discussion from the Community Improvement Committee. Councilman Weber made the motion. Councilman Collins made the second. Ms. Holland called the role.

Mr. Dave Abeln	YES
Mr. Jason Collins	YES
Mr. Scott Wall	YES
Mr. Jay Weber	YES
Mr. Bernie Wessels	YES
Ms. Margie Witt	YES

MOTION CARRIED

Community Improvement Committee:

Councilwoman Witt presented to council that there are currently a couple properties within the city that have significant fines and violations on them. She asked Council for some feedback on how to handle properties with multiple fines and violations. It was discussed that they agreed that if the property was occupied by the owner verses if it was bank owned and not owner occupied that it should be handled differently. Council agreed that it is never their intention to have someone lose their house and they want to work with the owner in order to get these violations and fines taken care of in a timely manner. They agreed that new time frame for implementing them would be discussed further and put into place. Ms. Witt also mentioned that the annual Community Spring Clean-Up Day is scheduled for April 12, 2025 and would love to see volunteers. Everyone can meet at the City Building between 8:30am and 9:00am. Supplies for the clean-up will be provided. The community improvement Committee had no further items to discuss.

A motion was made by Councilman Abeln to adjourn the meeting, Councilman Collins made a second. All in favor - YES, Naye - NONE.

MOTION CARRIED

The City Caucus Meeting was officially adjourned at 7:56 pm

Next Council Meeting is set for April 2, 2025 @ 6:00 pm

Next Caucus Metting is set for April 16, 2025 @ 6:00 pm



Respectfully Submitted,

Dave Hatter, Mayor

ATTEST:



Kerrie A. Holland, City Clerk