

CITY OF FORT WRIGHT, KENTUCKY SPECIAL COUNCIL MEETING

JULY 16, 2014 – 6:00PM

Mayor Nienaber opened the meeting at 6:05PM with the Pledge of Allegiance and a moment of silence. The following members answered roll call, Mr. Dave Hatter, Mr. Bernie Wessels, Mr. Scott Wall, Mr. Adam Feinauer and Mr. Joe Averdick. Also in attendance were City Administrator Gary Huff, City Attorney Todd McMurtry, Fire/EMS Chief Steve Schewe, Police Chief Dan Kreinest and City Clerk Joyce Woods. Mr. Dave Abeln arrived at 6:11PM and Public Works Director Tim Maloney was unavailable for this meeting.

There was no one in attendance to speak for citizen comments.

Approval of Minutes

Motion by Mr. Wessels, second by Mr. Wall to approve the minutes of the 06/04/14 Council Meeting. All members voting in favor, no one opposed. Motion passed.

Motion by Mr. Averdick, second by Mr. Hatter to approve the minutes of the 06/18/14 Special Municipal Road Aid Meeting. All members voting in favor, no one opposed. Motion passed.

Motion by Mr. Averdick, second by Mr. Wessels to approve the minutes of the 06/18/14 Caucus Meeting. All members voting in favor, no one opposed. Motion passed.

Motion by Mr. Hatter, second by Mr. Wessels to amend the agenda for this meeting to include and allow conversation regarding Ordinance 9-14. This Ordinance contains wording to amend the list of permitted uses within the LHS Zone to add "Exercise/Fitness Equipment Sales" and amend specific off-street parking requirements. Motion by Mr. Hatter, second by Mr. Wessels to amend the agenda. All members voting in favor, no one opposed. Motion passed.

Mayor Nienaber stated that included in tonight's packet were the recommendations of the staff of KCMPZC from the 07/08/14 public hearing, and a copy of the development agreement for the property at 1939 Dixie Highway, Fort Wright, Kentucky.

In attendance were Joe Lawrie, Bob Albers, owners of 123 Wellness and Attorney Tim Theissen who is representing the owners for the purchase of the building and zone change.

Mr. Theissen addressed Council and stated that they would like to start the process of the first and second reading of the Ordinance to allow for approval of the text amendment and to allow business and parking modifications for this business and override the staff recommendations from NKAPC. Mr. Theissen put together a parking agreement for Council, the changes to the outside of the building and a

cross easement with businesses in the area. Discussion followed. Mr. McMurtry stated that he will talk to Mr. Theissen regarding the cross easement and can have the first reading of Ordinance 9-14 to move forward. Mr. Wessels wanted to discuss the plans for the building. He stated that he didn't think it had the wow factor that was needed for that building. Mayor Nienaber thought they were trying to blend in with the Christ Hospital Building and maybe they should have a look of their own.

#### First Reading Ordinance 09-14

Mr. McMurtry read this Ordinance. There was no vote needed on a first reading of this Ordinance per Mr. McMurtry. Mayor Nienaber thanked all involved for coming to the meeting.

#### OLD BUSINESS

##### Second Reading – Ordinance 08-14 – Require Utility Companies to Repair and/or Replace City Streets and Sidewalks

Mr. McMurtry read this Ordinance in summary. Motion by Mr. Hatter, second by Mr. Feinauer to approve. Roll call vote taken, Hatter, Feinauer, Wall, Wessels, Abeln and Averdick voting in favor, no one opposed. Motion passed.

#### NEW BUSINESS

##### Adopt the FYE 2014-2015 Fort Wright Integrated Pay Schedule Effective July 6, 2014

This increase is included in the 2014-2015 Budget and to be authorized to be retroactive back to 07/06/14. There was no objection from Council.

##### Executive Order 10-14 – FYE 2014-2015 – Upgraded Integrated Pay Schedule

Motion by Mr. Averdick, second by Mr. Hatter to approve. Roll call vote taken, Averdick, Hatter, Abeln, Wessels, Wall and Feinauer voting in favor, no one opposed. Motion passed.

#### General Insurance 2014-2015

Mr. Huff stated that general insurance premiums were up by about 2%. All property owned by the City has been re-evaluated. Workers Compensation insurance decreased and there

was a minimal increase in price overall. Motion by Mr. Hatter, second by Mr. Feinauer to approve the premiums that was included in the budget. Roll call vote taken, Hatter, Feinauer, Wessels, Wall, Abeln and Averdick voting in favor, no one opposed. Motion passed.

Mr. Wessels reported that he, Mr. <sup>ABELN</sup>~~Hatter~~ and Mayor Nienaber met with Covington Mayor Carran and City Manager Larry Klein regarding issues that concern both cities. Everyone was very receptive and discussed road connections and traffic problems. Where this left us was that we will continue to talk and

promote economic development for both cities and study potential for a thoroughfare that may get rid of blight. We will have future discussion and have participation by both Covington and Fort Wright. Discussion followed.

Mr. Wessels questioned a memorandum that he saw from NKAPC. Their staff has a contract with Kenton County Planning Commission to do work for them. Mr. Wessels is concerned that a debt of \$550,000.00 over ten years will be wiped away from the Kenton County Planning Commission. A new contract under their new name of PDS will be drafted and Mr. Wessels questioned the legality of this. Discussion followed. Mayor Nienaber suggested that we discuss this further at the caucus meeting.

#### City Administrator Report

Mr. Huff advised Council that we are now debt free, since the park property has now been paid in full.

#### Department Reports

Fire/EMS Chief Schewe advised that the equipment (SCBA's) were received last week.

Police Chief Dan Kreinest advised that the monthly report was distributed before tonight's meeting. There have been some burglaries in the surrounding areas, with thieves seeing valuables through the doors or windows. Please be aware of purses or jewelry left out in the open.

Mr. McMurtry stated that everything has been going well.

City Clerk Joyce Woods reported that we have received the 2012 delinquent property taxes for Hospitality Associates Inc., but there still is a balance for 2013 taxes. The new tax rate will be set in late August, and the 2014 bills will go out the first part of October.

Mr. Averdick questioned the fines for Hospitality Associates Inc., and Mr. McMurtry advised that he has been working on this.

Mr. Wall reported that we received the \$10,000.00 donation check from Access Financial for the memorial that we plan to have on the city building property in memory of the Fallen Soldiers. This donation was given by Daniel Lee's employer. The sculptor that will create this statue will be visiting Fort Wright, to meet the Lee Family and talk to City Officials.

Hoxworth Blood Drive is scheduled on August 14, 2014, here at the City Building.

Filing deadline to run in the November election is August 12<sup>th</sup> for Mayor and Council.

Motion by Mr. Wessels, second by Mr. Averdick to adjourn the meeting. All members voting in favor, no one opposed. Motion passed.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Joe Nienaber Jr.", with a stylized flourish at the end.

Joe Nienaber Jr., Mayor

Attest:

A handwritten signature in black ink, appearing to read "Joyce Woods", with a stylized flourish at the end.

Joyce Woods, City Clerk