



**City of Fort Wright Council Caucus Meeting  
Wednesday, September 19, 2018, 6:00 p.m.**

**CALL TO ORDER**

Mayor Hatter opened the caucus meeting at 6:05 PM following the conclusion of the Special Council Meeting.

The following members were present: Mr. Dave Abeln, Mr. Adam Feinauer, Mr. Mike Hoerlein, Mr. Scott Wall, Mr. Bernie Wessels, and Ms. Margie Witt.

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

**CITIZEN COMMENTS**

There were no Citizen Comments.

**ITEMS FOR DISCUSSION:**

**Madison Pike Car Wash Development Proposal – Harry B. Doster, Jr.**

Mr. Mike Bradley of Car Wash Services owned by Sonny's Car Wash Equipment provided background on the car wash proposal. His company helps build professional looking self-serve car wash facilities. They recycle water and use products that are biodegradable. Regular service hours are Monday through Saturday 8 AM to 8 PM and Sunday 9 AM to 7 PM. A facility typically employs 4 to 5 uniformed employees.

Mr. Harry "Big Ben" Doster outlined that two lots adjacent to AutoZone, which is owned by Mr. Roger Schroder are available for sale. He has met with Mr. Schroder to discuss his development proposal. There is a state right of way issue. Mr. Schroeder is proposing to purchase the lot at 3380 Madison Pike. Mr. Doster is proposing to buy the lot at 3388 Madison Pike. They are in the process of talking to the state about the right of way issue but wanted to meet with city first. They plan to improve the property into a full street. Mr. Doster stated that his goal is to build facilities in Northern Kentucky. He provided photos and renderings of a similar facility in Athens, GA. He stated that he is community oriented and plans to partner with schools and provide fund raising opportunities.

Discussion comments included:

- Mr. Wessels expressed concerned about traffic and staging.
- Ms. Bailey asked about the curb cut. The response was that it would not be off Madison.
- Mr. Shroder stated that he would own the property and would give the easement. His plan is to buy lot and use it for an entry way with a long-term plan to build an office building.
- Mayor Hatter was supportive if the traffic issues are addressed.
- Mr. Harry Geimeier of the Board of Adjustment suggested re-evaluation of the zoning in that area.
- Ms. Bailey recommended working with the planning commission to work through any zoning issues.
- Mr. Wessels was favorable of the building materials, building design, and concept as long as attention was paid to the staging and curb cuts.
- Ms. Bailey stated that this project was in discussion with PDS and had been waiting for this preliminary presentation.
- Mr. Wessels expressed the importance that the staging be contained inside the development rather than outside. Mayor Hatter and Ms. Bailey agreed.
- Council indicated that they were supportive of the project.

### **Text Amendment Re: Storage Sheds – Harry Geimeier, BOA Member**

Mr. Harry Geimeier reviewed recent discussion with other Board of Adjustment member. The issue of out buildings, storage sheds, and replacement of such structures was a concern. When residents attempt to replace a shed, frequently the old structures are non-compliant, and the resident must file an appeal to replace the shed. This is placing an additional financial burden on resident. Mr. Geimeier proposed deleting the phrase about the building being placed be located within 20 feet of a structure. Doing so would eliminate appeals. He estimated that 90% of existing sheds do not meet this requirement.

Mayor Hatter questioned the purpose of the regulation. Mr. Wessels responded that 4 years ago this was an issue and provided photos to support his concern. Mr. Wessels stated that if the City is going to revisit this issue, it needs iron clad regulations to protect neighboring properties. Mayor Hatter commented that issue is with placement of shed, not the building. Mr. Geimeier suggested regulating style and Mr. Wessels suggesting providing aesthetic guidelines. Mr. Feinauer questioned that if the structure is taken care of and looks fine, does the location matter. Mayor Hatter agreed with the BOA proposal. Ms. Bailey reminded council that Z21 would rewrite the guidelines for accessory structures and encouraged everyone to look at what is being proposed. Mr. Geimeier commented that Mr. Andy Videkovich of PDS had recommended this change. Four council members indicated they were in support. Mayor Hatter stated that the City would move forward with the change.

### **Proactive Trash – Councilwoman Witt**

Ms. Margie Witt presented the idea of providing friendly cleanup letter along with trash picker device to businesses as a new proactive initiative to help to keep the City clean. Mayor Hatter expressed his concern as to how the business owners would perceive this? He recommended presenting this idea to the Business Association first for reactions. Mr. Feinauer suggested inviting business owners to come pick up the device or have it delivered upon request. Mayor Hatter expressed the need to get the Business Association going again deferring to the Economic Development Committee and suggesting the beautification/pollution concerns be referred the Community Improvement Committee.

### **City of Fort Wright Street Program/Sidewalk Reconstruction/Amsterdam Road Project – Councilman Hoerlein**

#### ***Sidewalk Reconstruction***

Mr. Mike Hoerlein expressed his and residents' concern regarding sidewalk repairs that had not been addressed. Public Works Director Jeff Bethell responded that trees have been affecting this. He stated that he did not want to tell residents to cut down the trees. Mr. Bethell stated that he had consulted with someone from the Cincinnati Zoo who had recommended the use of

blacktop for the repairs. He expressed concern that cutting the roots could damage the tree. Mr. McMurtry commented that even if taking out the root killed the tree, the City may not be responsible. Mayor Hatter requested Mr. McMurtry to research this. Mr. Bethell commented that another option is to bridge it but that it would be more expensive. Mr. Feinauer suggested the use of a different color of asphalt. Mr. McMurtry recommended consulting an arborist. Mayor Hatter stated that in general the City needs to save the trees where possible and that each would need to be on a case by case basis. Black asphalt was not an option. Options of acknowledging liability if the root was cut, taking down the tree, or providing replacement trees were discussed. Mr. McMurtry offered to provide a policy for Public Works. The conclusion was to cut the roots when necessary in order complete the sidewalk repair.

### ***Amsterdam Road***

Mayor Hatter provided an update that the hold up on the project is three residents who have not responded to complete the gas tie in. Certified letters have been sent. The next step will be for the Police Department to contact the residents in person. If there still is no response, Duke will turn off the gas service to those residents. Mr. Bethell reported that environmental clearance and easements are being worked on. Utility pole relocation will probably be delayed a couple of weeks because linemen are working in South Carolina and North Carolina after the hurricane. Ms. Bailey commented that there are tree issues involving bat remediation that are also causing a delay. The trees must be cut down during winter months. She also reported that since the Amsterdam project is federally funded with the City receiving at least \$750,000 each fiscal year, a federal audit with a cost of \$5,000 will be required for potentially two years. CT Consultants is following up with processing and maintaining paperwork to assist with meeting the requirements of this federal audit.

### ***Street Program***

Mayor Hatter suggested reevaluating the order of the street repairs in program. Mr. Hoerlein commented that he has driven the streets and he feels the order needs to change drastically. Mayor Hatter stated that the original evaluation had been completed objectively based on several factors but now that the City is halfway through the program, he sees the need to reevaluate and consult with City Engineer. With limited budgets there is a need to prioritize. He invited anyone who was interested to participate in this process.

### ***Annexation/De-Annexation of Church Property***

Mayor Hatter provided history on the Community of Faith Presbyterian Church property. The church is in Covington. Ms. Bailey reported that the church is willing to sell property needed to address a water retention issue to Covington. In exchange they want to be de-annexed from Covington and annexed by Fort Wright. Assistant City Manager, Mr. Frank Warnock has contacted Ms. Bailey and requested some consideration for the portion of Mother of God Cemetery which is in Fort Wright. Mayor Hatter was supportive stating that it seems like even

exchange. He sees this as a nice tie in with Battery Hooper Park and potential future community center. Chief Marc Schworer agreed to investigate if there are any issues with police calls involving the church property. Council was supportive of moving forward.

### **Ongoing 'Issues' List Review**

Ms. Bailey stated that the current list needs to be reviewed and updated. Mayor Hatter asked each council member to review the list and assist with this update.

Mr. Abeln brought up the issue of a 2008 property donation by the Ratermann Family which was to be turned into a park or memorial. As this has not been done, he suggested giving the property back to the family. Mayor Hatter stated that he was not supportive of spending any money to develop this property. Mr. Abeln was in support of giving it back and Mayor Hatter agreed. Mr. McMurtry did not think there would be an issue with giving it back.

Mr. Wessels presented that Fort Wright Elementary School had requested a school resource officer from Fort Wright. As the school is located in Covington, this request was denied as Mayor Hatter would support spending money on any resources outside of Fort Wright.

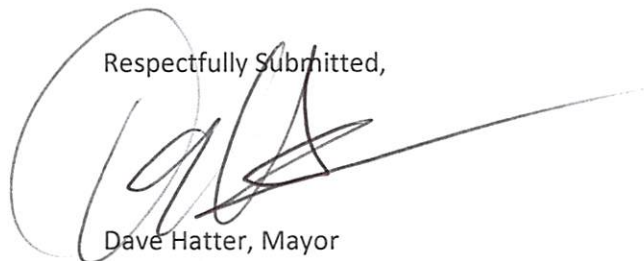
Ms. Bailey brought up that Covington was also requesting support in providing school resource officers. Again, Mayor Hatter would not support spending money on any resources outside of Fort Wright.

### **ADJOURNMENT**

Motion by Mr. Wall, second by Ms. Witt to adjourn the caucus meeting. All members voting in favor, no one opposed. Motion passed.

The caucus meeting was adjourned at 8:30 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Dave Hatter', is written over a large, faint circular stamp.

Dave Hatter, Mayor

Attest:

A handwritten signature in blue ink, appearing to read 'Susan Ellis', is written in a cursive style.

Susan Ellis, City Clerk