

**FORT MITCHELL CITY COUNCIL  
SPECIAL MEETING  
August 11, 2014**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL**

Mayor Wiest called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

**COUNCIL MEMBERS PRESENT** Vicki Boerger, Mary Burns, Frank Hicks, Jim Hummeldorf, Kim Nachazel, Dan Rice, and Dennis Zahler.

**COUNCIL MEMBERS ABSENT** Ray Heist.

**OTHERS PRESENT** City Attorney Rob Ziegler, City Administrator Chris Moriconi, Police Chief Jeff Eldridge, Public Works Director Dave Noll, Fire Chief Scott McVey and City Clerk Linda Carter.

**APPROVAL OF MINUTES** Mr. Hicks made a motion to approve the minutes of July 21, 2014. Mr. Zahler offered a second to the motion. After asking for discussion or questions and hearing none, Mayor Wiest called for a voice vote. The motion carried by all ayes. Motion passed.

**CITIZENS ADDRESS FOR ITEMS NOT ON THE AGENDA** - None

**OLD BUSINESS** - None

**NEW BUSINESS** Mr. Moriconi presented a PowerPoint presentation explaining some of the history of tax rates in Fort Mitchell and what the compensating rate of \$0.139 would generate this year (attached), which indicated that the tax rate itself was going down. Dan Rice said the Finance Committee met and voted unanimously to recommend the adoption of the compensating rate. Mr. Moriconi and Mayor Wiest recommended the compensating rate.

Mr. Ziegler performed a first reading of Ordinance 2014-14, setting tax rate of \$0.139 per \$100 (compensating rate) for real property.

Mr. Ziegler performed a reading of Resolution 2014-13 approving the Comcast/Time Warner transfer. Mr. Hummeldorf made a motion to adopt Resolution 2014-13. Mr. Zahler offered a second to the motion. After asking for discussion or questions and hearing none, the Mayor called for a roll call vote.

Mrs. Boerger:	Yes	Mr. Hummeldorf:	Yes
Ms. Burns:	Yes	Mrs. Nachazel:	Yes
Mr. Heist:	Absent	Mr. Rice:	Yes
Mr. Hicks:	Yes	Mr. Zahler:	Yes

Ayes: 7      Nays: 0      Absent:1      Motion carried

Mayor Wiest announced he would like to hold a special meeting to have the second reading of Ordinance 2014-14, setting the tax rate, on August 18. The council agreed to the date.

**DEPARTMENT HEAD UPDATES**– Chief Eldridge announced they have arrested a person that they believe is the main perpetrator in all the recent burglaries. They currently have enough evidence to convict on one burglary

and are working on proving the others. Detective Ron Wietholter, Sergeant Matt Robinson and Shane Best were the officers involved in the investigation.

Mr. Noll, Director of Public Works, announced that saw cutting began in the parking lot today for the new addition to the City Building. Friday the Administration Department will close at noon and begin moving to their new location on Grandview. Monday the construction crew will tear out the main doors to the building. He reminded everyone that the Administration department took a lot of steps to assure as many people as possible were informed of the move. Post cards were mailed to all residents, signs were hung in the lobby, a notice was at the bottom of employees' emails, and it was posted on Facebook and our website. Public Works also had two large signs place on the corner of Silver and Dixie with the new address.

**DISCUSSION/UPDATE ON DRAWBRIDGE AREA REDEVELOPMENT** Mayor Wiest advised that he and Mr. Moriconi met with Jim Parsons, Attorney with Taft Stettinius and Hollister. Mr. Parsons specializes in TIF Districts. The Mayor said the potential area for the district at this time is the Drawbridge area, possibly Average Joe's, up Grandview to the Park and the Fountain Apartments. We have to be careful that the TIF area does not get too big. Which could hurt us instead of help. The overall development of the Drawbridge area will probably be a four to five year process.

**CITY ADMINISTRATOR COMMENTS RE: DEPARTURE** Mr. Moriconi thanked the Mayor and Fort Mitchell City Council for the opportunity to fulfill a dream and pursue an opportunity in a career as a City Administrator. He said Fort Mitchell is a wonderful City. The staff and citizens are great. He said the Mayor was extremely hard working and puts in a great number of hours each week. Mayor Wiest said they got a lot of work done while he was here and that he appreciated everything Mr. Moriconi has done.

Mrs. Diane Becker from the audience asked if there was any debt occurring for the new building and if money was budgeted for changes. Mayor Wiest said there was no debt and the city had covered the costs of the building by wisely managing money to build a fund for it over the past few years, and certain money was budgeted for limited changes. She asked what was going to happen with the old Drawbridge sign. Mayor Wiest said they may cover the sign, but would not take it down, because they would not be able to put a sign back up.

Ms. Burns asked that sidewalks on Beechwood Road near railroad tracks be added to the next meeting agenda.

**EXECUTIVE SESSION**

Mr. Zahler made a motion to enter Executive Session pursuant to KRS61.810(1)(f), Discussions or hearings which might lead to the appointment, discipline, or dismissal of an individual employee, member, or student without restricting that employee's member's, or student's right to a public hearing if requested. This exception shall not be interpreted to permit discussion of general personnel matters in secret. Mr. Hicks offered a second to the motion. Voice vote passed unanimously. Council entered Executive Session at 7:39 pm.

Mr. Hummeldorf made a motion to exit Executive Session. Mr. Rice offered a second to the motion. Voice vote passed unanimously. Council exited Executive Session at 7:57 pm.

Mr. Hummeldorf made a motion to approve Municipal Order 2014-08, approving the appointment of Brian Houillion as City Administrator for an interim period. Mr. Hicks offered a second to the motion. After a discussion, the Mayor called for a roll call vote.

Mrs. Boerger:	No	Mr. Hummeldorf:	Yes
Ms. Burns:	Yes	Mrs. Nachazel:	Yes
Mr. Heist:	Absent	Mr. Rice:	Yes

Mr. Hicks: Yes                      Mr. Zahler: Yes  
Ayes: 6                      Nays: 1                      Absent: 1                      Motion carried

Mr. Zahler made the motion to adjourn the Special City Council Meeting at 7:59 pm. Mr. Hummeldorf offered a second to the motion. After asking for discussion or questions and hearing none, the Mayor called for a voice vote. The motion carried by unanimous voice vote.

Signed Sept. 22, 2014

  
\_\_\_\_\_  
Christopher Wiest, Mayor

Signature Witnessed By:

  
\_\_\_\_\_  
Linda (Carter) Bartels, City Clerk

# 2014 Tax Rate Presentation

City of Fort Mitchell, Kentucky

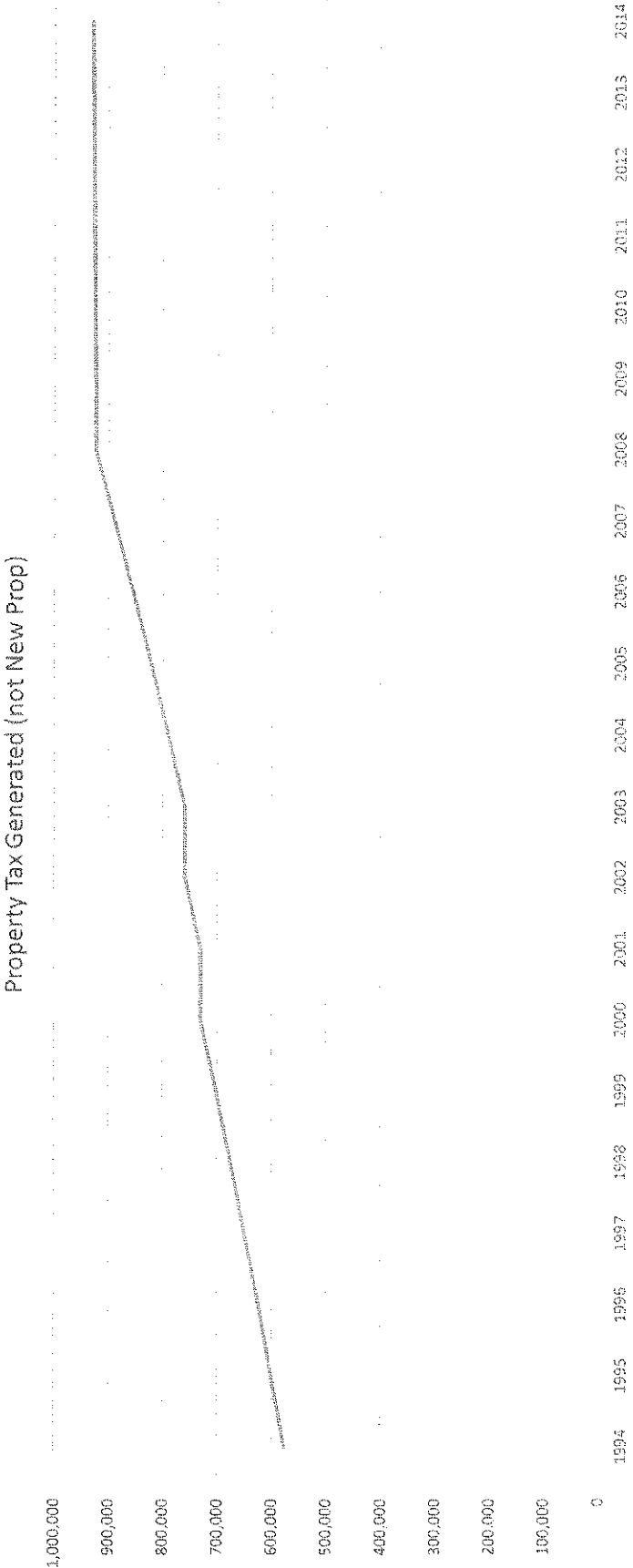
# Summary

- 2014 Value of Property Subject to taxation: \$689,886,418
- 2014 New Property: \$21,868,700
- Compensating Rate: \$0.139 --- Generate \$923,045 (w/o new)
  - Will Generate: \$958,942
  - These additional revenues are due to Mercedes-Benz valuation and other economic development successes.
- Allowable Rate (i.e. the +4% tax increase): \$0.144 – would generate \$993,436.44

## History of property taxes in Fort Mitchell

- Prior to 2009, the City routinely took the +4% tax increase – which is the maximum amount allowed by law without a vote on the issue. The +4% tax increase was taken: in 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2004, 2005, 2006, 2007, and 2008.
- The compensating rate was taken in 2009, 2010, 2011, 2012, and 2013.

# History of Revenue Generated from Tax Rates (without new property)



# City History with Taxes

- Since 2009, the policy has been not to raise taxes.
- Raising taxes hurts our ability to retain and recruit new businesses.
- Raising taxes also hurts our most vulnerable populations.
- We cannot return to failed tax and spend policies that stymie our business base, and hurt our residents.
- That policy continues this evening. I recommend we take the compensating rate of \$0.139, reducing the rate, and not raising taxes.