

**FORT MITCHELL CITY COUNCIL
REGULAR MEETING
October 6, 2014**

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

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

COUNCIL MEMBERS PRESENT

Vicki Boerger, Mary Burns, Ray Heist, Frank Hicks, Jim Hummeldorf, Kim Nachazel, Dan Rice and Dennis Zahler.

OTHERS PRESENT

City Attorney Rob Ziegler, City Administrator Brian Houillion, Police Chief Jeff Eldridge, Public Works Director David Noll, Assistant Fire Chief Dave Jansing and City Clerk Linda Bartels.

APPROVAL OF MINUTES

Mr. Hummeldorf made a motion to approve the minutes of September 22, 2014 with the correction offered by Mr. Zahler. Mr. Zahler added "Mr. Parsons stated prior to his presentation to please interrupt him at any time" to the beginning of the fourth paragraph of the Public Hearing. Mr. Hicks 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.

PRESENTATION BY BRANDICORP

Mr. Houillion announced that BrandiCorp was in attendance tonight but they asked to postpone their presentation until the next meeting. Mr. Zahler stated that he heard that Christ Hospital would not start construction for seven years. He wanted to know if this was true. Mr. Jerry Royce, Vice President of Leasing and Development with BrandiCorp, stated they have been working with Christ Hospital to understand their all requirements and he has not heard anything about delaying the development.

OLD BUSINESS

Mr. Zahler said he would like to make a change in the corporate document being used to establish the non-profit corporation to read that the Mayor shall appoint Fort Mitchell residents to the board and that they serve four year terms. The City Council has up to four weeks to disapprove. Mr. Ziegler stated there was not a problem changing Ordinance 2014-15 at this time.

Mr. Zahler made a motion to change Ordinance 2014-15, the corporate document being used to establish the non-profit corporation to read that the Mayor shall appoint Fort Mitchell residents to the board and that they shall serve four year terms. The appointment terms shall be staggered. The City Council has up to four weeks to disapprove. The motion was seconded by Mary Burns. After a discussion by Council members, the Mayor called for a roll call vote.

Mrs. Boerger:	Yes	Ms. Burns:	Yes
Mr. Heist:	Yes	Mr. Hicks:	Yes
Mr. Hummeldorf:	Yes	Mrs. Nachazel:	Yes
Mr. Rice:	Yes	Mr. Zahler:	Yes
Ayes: 8	Nays: 0	Absent: 0	Motion Passed.

PUBLIC COMMENT ON ORDINANCE 2014-14

Mr. Wurtz, 82 Superior, stated he thought TIF was a horrific idea for Fort Mitchell. He stated that a TIF district was "crony capitalism" and that this would just create another level of bureaucracy. He compared the non-profit agency to taxing districts already in existence. Mr. Hicks asked Mr. Wurtz if he would be willing to sit on the Board if asked as there is a lack of volunteerism within the city. Mr. Wurtz stated that he did not know how a TIF District worked and would be a ridiculous choice.

Mr. Jeff Bethel, 66 Pleasant Ridge, stated he agreed with Mr. Wurtz and added the ordinance should be amended to require board appointments be approved by Council and the residents of Fort Mitchell.

Mr. Ziegler performed the second reading of Ordinance 2014-15 giving authorization to execute articles to create a non-profit corporation to act as the agency instrumentality, and constituted authority under KRS Chapter 58 and KRS Chapter 273 of the City for the financing of public projects on behalf of the City, and for other purposes as may be designated by the City as amended. Mr. Hummeldorf made a motion to adopt Ordinance 2014-15 as amended. The motion was seconded by Frank Hicks. After a discussion by Council members, the Mayor called for a roll call vote.

Mrs. Boerger:	Yes	Ms. Burns:	Yes
Mr. Heist:	Yes	Mr. Hicks:	Yes
Mr. Hummeldorf:	Yes	Mrs. Nachazel:	Yes
Mr. Rice:	No	Mr. Zahler:	Yes
Ayes: 7	Nays: 1	Absent: 0	Motion Passed.

NEW BUSINESS

Mr. Rice stated the Zoning Committee met to review some suggested changes. The committee is recommending to add a drive thru window as a permitted use to Section 10.19 D 3 Mixed Business Land use zone for Coffee Shop, Dry Cleaners, Grocery Stores and Ice Cream Stores. Hours of use will be 6:00 a.m. to 11:00 p.m. To add Park to Section 10.19 D 4. To change residential requirements and to allow swimming pools with residential developments. Committee agreed. Mr. Hummeldorf said they amended 10.19 F 7 to read.... "that in buildings containing residential units a minimum of 30% of the total occupied first floor area as non-residential uses otherwise permitted in the one. A maximum density of 40 residential units per acre for a lot. In no event shall residential uses comprise more than 30% of the land area in the zone." Mr. Rice said all committee members are in agreement with changes.

Mr. Hummeldorf made a motion to send the recommended text amendment to the Planning Commission. Mrs. Nachazel seconded the motion. After asking for discussion or questions and hearing none, the Mayor called for a roll call vote.

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

Ayes: 8 Nays: 0 Absent: 0 Motion Passed.

Mr. Rice said the committee recommended creating a new section 10.13 A PO-1 (Professional Office – One) Zone. The committee received a proposal for Bayer-Becker on behalf of an attorney that wants to move next to Red Zone on Dixie Highway.

Mr. Hummeldorf made a motion to send the recommended text amendment for the new PO-1 Zone to the Planning Commission. Mrs. Nachazel seconded the motion. After asking for discussion or questions and hearing none, the Mayor called for a roll call vote.

Mrs. Boerger:	Yes	Ms. Burns:	Yes
Mr. Heist:	Yes	Mr. Hicks:	Yes
Mr. Hummeldorf:	Yes	Mrs. Nachazel:	Yes
Mr. Rice:	Yes	Mr. Zahler:	Yes
Ayes: 8	Nays: 0	Absent: 0	Motion Passed.

SIDEWALK STUDY

Mr. Noll said it would cost \$5,000 to \$6,000 to get a detailed estimate for a sidewalk from Dominion to Grandview Avenue. Part of the area is located in Crescent Springs. Mr. Noll will contact Crescent Springs to see if they would work with Fort Mitchell on a sidewalk.

Ms. Burns made a motion to have Mr. Noll do a small study for \$2,000 for the proposed sidewalk. Mr. Hummeldorf seconded the motion. After a discussion, Ms. Burns and Mr. Hummeldorf retracted their motions for the study. Mr. Noll will analyze the cost of the project if Public Works did the job, talk with Crescent Springs and bring the information back to the Council.

Mr. Hummeldorf said the Safety Committee met to discuss how to best utilize the open Assistant Fire Chief position. The Committee is recommending hiring current volunteer Fire Chief Chuck Dietz to serve 20 hours per week. This is to be a salary position at \$20,000 per year. Phase Two is to move two lieutenants to the Captain rank.

Mr. Ziegler performed a first reading of Ordinance 2014-17 amending certain positions within the pay and classification plan relating to the Fort Mitchell Fire Department.

CITIZENS' COMMENTS

Renee Oka received a letter regarding the Candidate Forum and Debate Saturday. She did not think the short notice was fair to the candidates. After a discussion, the following motion was made.

Mr. Zahler made a motion to cancel the City sponsored Candidate Forum. Mrs. Nachazel seconded the motion. After asking for discussion or questions and hearing none, the Mayor called for a roll call vote.

Mrs. Boerger:	Yes	Ms. Burns:	Yes
Mr. Heist:	Yes	Mr. Hicks:	Yes
Mr. Hummeldorf:	Yes	Mrs. Nachazel:	Yes
Mr. Rice:	Yes	Mr. Zahler:	Yes
Ayes: 8	Nays: 0	Absent: 0	Motion Passed.

Mrs. Diane Becker, 16 Floral, stated she did not think Mr. Heist should have voted on the TIF ordinance since he does not live in Fort Mitchell. Mayor Wiest explained they asked the Attorney General in a letter if Mr. Heist could keep his seat on Council. They have not received a response yet. Mr. Ziegler stated that any vote Mr. Heist has taken is legitimate.

FIRE REPORT

Assistant Chief Jansing announced the new engine was in town. They are getting the lettering put on and employees will be trained on it soon.

POLICE REPORT

Chief Eldridge announced there will be a community cookout on Ross Avenue this month. He also announced the Police Department was awarded a grant for a SRO. The grant is for \$125,000 for three years. Chief Eldridge stated Officer Zerhusen did a great job on the grant. The new recruits will graduate October 31.

ADMINISTRATION REPORT


Mrs. Bartels reported \$6.6 million dollars in tax bills were sent out last month. New this year is our bank lockbox for collection of taxes and electronic downloads for escrow accounts. This is really streamlining the collection process.

ADMINISTRATOR REPORT

Mr. Houillion announced a RFP will be going out for EMS Billing Services. The Business Appreciation event was a success.

Mr. Zahler made the motion to adjourn the City Council Meeting at 8:50 p.m. Mr. Hicks 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 Nov. 10, 2014



Christopher Wiest, Mayor



Linda Bartels, City Clerk