

FORT MITCHELL CITY COUNCIL
REGULAR MEETING
August 27, 2018

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Mayor Hehman called the regular council meeting to order at 7:00 p.m.

COUNCIL MEMBERS PRESENT

Vicki Boerger, Michael Stoeckle, Greg Pohlgeers, Kim Nachazel, Jim Hummeldorf, Mary Burns. Absent: Beth Rose.

OTHERS PRESENT

City Administrator, Sharmili Reddy; City Attorney, Louis Kelly; Fire Chief, Adam Fuller; Public Works Director, Matt Stegman; Police Chief, Andrew Schierberg; City Treasurer, Amy Guenther.

APPROVAL OF THE AGENDA

Mayor Hehman asked for a motion for approval of the Agenda.

Mr. Pohlgeers made motion to approve the agenda. Mr. Stoeckle offered a second to the motion. After asking for discussion or questions and hearing none, Mayor Hehman called for a voice vote. The motion carried by all ayes.

APPROVAL OF THE MINUTES

Mr. Stoeckle made a motion to approve the minutes of August 13, 2018 council meeting as presented. Mrs. Boerger offered a second to the motion. After asking for discussion or questions and hearing none, Mayor Hehman called for a voice vote. The motion passed by all ayes.

CITIZENS AND GUESTS

There were no citizens or guests wishing to speak to Council at this time.

PRESENTATION AND DISCUSSION

Beechwood School Active Shooter Drill

Steve Hensley, Kenton County Homeland Security & Emergency Management Director explained that Mayor Hehman reached out to him to discuss national shootings and asked what we could do to be proactive for public safety. They decided to hold a Full-Scale Active Shooter Drill at Beechwood Independent Schools.

Police Chief Schierberg said that the groups involved are

- Beechwood School
- The City of Fort Mitchell departments (police, fire, public works and administration)
- Kenton County Homeland Security and Emergency Management
- Kenton County Dispatch
- St. Elizabeth Hospital
- SWAT
- Other Local, State & Federal Agencies

The reason for this drill is to test everyone's plans; identify deficiencies, so that plans can be improved. This is a simulation, so there will be at least 55 officers, realistic sounds such as gun fire & explosions, smoke, actors with "injuries", and many emergency vehicles.

Fire Chief Adam Fuller said that there will be responders from St. Elizabeth Air Care, The CVG Airport, Campbell County, and Cincinnati.

Chief Schierberg stated that there will be temporary road closings on Beechwood from Dixie to Thompson. Limited access to residents will be allowed. Also, the public will be informed through social media, signage, newspapers, and letters to Beechwood School parents.

Mr. Hummeldorf asked will this cause problems on the expressway. Chief Schierberg stated that no sirens or lights will be used, so the expressway should not be affected.

Mrs. Boerger stated that she is glad that the region is being proactive. Kudos to all involved.

Mr. Hummeldorf asked if any other schools have done this and will the information be shared. Chief Schierberg said that last year the Cincinnati airport and Boone County did this. Afterward groups involved will debrief and then share what is learned.

Mr. Hensley thanked the City for their partnership. This has been a lot of work and an expense. The Mayor said it was a bigger project than what he expected, but it is important that our City is prepared to keep the public safe.

Potential Development on Grandview Drive

Mayor Hehman stated that Mr. Paul Darpel and Mr. David Noll would like to build a mixed use, commercial and residential apartment building across from the park on Grandview Drive. It is currently zoned commercial. There have been several asks in the past and they have been turned down.

The property has sat undeveloped for the last 30 years. The estimate of additional students is 100-125. The Mayor asked that Mr. Darpel meet with Beechwood School first since this would greatly impact enrollment. The developers did not have to come here, but they wanted to dispel any false rumors. The process would be that the developers would have to apply for a zone change and then there would be a public hearing.

City Attorney, Louis Kelly stated that in the future if these developers come before City Council, this evening's presentation cannot be taken into account. Mr. Pohlgeers asked if we should ask questions or make comments. Mr. Kelly stated that Council can, but should wait for the application & hearing.

Mr. Darpel stated that the potential development would be a high-end apartment community at the rear of the property with commercial businesses on the ground floor. There would be approximately 115 units with 60-70% of them being studio or one bedroom apartments. These apartments would focus on adult amenities that appeal to young professionals and empty nesters. They have only had a pre-application meeting with the utilities to see if this type of development was feasible. Mr. Darpel and Mr. Noll wanted to come to the City and School first to be as transparent as possible. The next step would be for them to complete an application, there would be a public hearing and would go before the Kenton County Planning Commission for a recommendation and then it would come before the City Council for two readings and a vote.

Mr. Noll thinks that the building would be around four stories, with a secure garage underneath. There will possibly be high-end finishes, many common adult spaces, business centers, a demonstration kitchen, and fire pit. There will not be a playground. The rent will be approximately \$1,100 for a studio apartment that is 620-640 square feet. Rental would be around \$1.75 a square foot versus typical rental of \$.90-1.10 per

square foot. They could also have in the lease agreement who will be living in the unit, so that people do not rent it out to someone else. That way someone does not rent the apartment so that their children can go to Beechwood.

The Mayor and Mrs. Nachazel have met and agreed that the developers should go speak to the school first out of respect. Mrs. Nachazel asked how big the 1 and 2 bedroom apartments would be. Mr. Noll stated that the two bedroom units would be in the range of 1100-1200 square feet. Mr. Noll stated that Northern Kentucky business men would be backers. The next step would be to work with engineers and architects. Mrs. Burns asked if there would be balconies. Mr. Noll said there would be small balconies. Mr. Pohlgeers asked the name of the Developing Company. Mr. Noll said he would be forming a new LLC with his investors. Mr. Pohlgeers asked if since Mr. Darpel was the chairman of the planning commission, "Would he recuse himself from all discussion and actions"? Mr. Darpel, said of course. Mr. Darpel stated that he has been on the planning commission for 10 years and has a lot of development experience.

Kal Steinberg of 121 Seville Court is on the Site Based Council of Beechwood Elementary School. He asked if there would be any more than two bedroom units. Mr. Noll said no. Mr. Steinberg asked if there would be a phase two of the apartments. Mr. Darpel stated that phase two would only be a commercial building in the front portion of the property. Mr. Steinberg stated that Beechwood School is already capped. If 50 2 bedroom units were built, the impact of the additional students would negatively impact the quality of education. Another problem is the additional traffic.

Eric Schlenger of 27 Lucerne Ave. agreed with Mr. Steinberg's points. He is also on a school council. He added that Beechwood has a lot of walkers and additional traffic is a safety issue.

Dr. Mike Stacy, Beechwood School Superintendent thanked council, the Mayor, and Chiefs for the shooter drill since it is not cheap. Dr. Stacy gathered input from the school councils, principles, and teachers regarding the possible apartment development. Beechwood has grown from 1253 to 1451 students in three years since he has been at Beechwood. That is significant growth. Kindergarten through eighth grade is already at capacity. Expanding too quick is a real problem, with the building capacity.

Mick Schoech of 210 Edgewood Road stated that Beechwood is the foundation of the community. He has serious concerns about the development and the taxes to support the new students. This type of development does not fit into the Fort Mitchell Community.

Maria Sanders of 121 Seville Court thanked everyone for the active shooter drill. Mrs. Sanders is on the safety committee and she is glad that Beechwood will be the most prepare school and that the City is cognizant of the schools best interest. Beechwood is bursting at the seams. Millennials would rather live in a hipper area and are in their 30's and do have kids. Empty nesters move from their houses and those houses are replaced by families with kids.

Ms. Burns asked if there is a way to move the school district. Mr. Darpel said that it is difficult, but they will try.

Mr. Hummeldorf said that The City needs to make a plan for growth. The Schroeder property off of Highland may be developed at some time and this could also add students to Beechwood.

SD1 Storm Water Assistance Cost-Share Program

Sean Blake, SD1 Engineer gave a summary of Sanitation District No. 1. They have been in existence since 1946 to provide waste water and storm sewer services to protect public health, property and the environment systems. SD1 serves 300,000 customers.

SD1 offers the following cost share and technical assistance programs if the co-permittee (City or County) apply and the application is approved by the Board:

- Public Infrastructure Cost-Share Program provides 50% cost share
- Public Culvert Cost-Share Program shares cost with co-permittee
- Technical Assistance Program provides engineering to identify planning level solutions
- New-Storm Water Assistance Cost-Share Program provides a three-way partnership with SD1, Co-Permittee and private property owners. \$50,000 has been budgeted.

More information regarding these programs are on SD1's website

<http://www.sd1.org/ProjectsandPrograms/StormWaterAssistancePrograms.aspx>

Mayor Hehman stated that he is frustrated and disappointed that the City did not find out about this program from SD1. Instead the City found out about it from a citizen that had called SD1 about a storm water problem. This program effects the Cities' budgets.

City administrator, Sharmili Reddy said that in the City's policy does not authorize payment for private property storm sewer issues unless it was connected to a public road or right-a-way. The City will have to discuss this policy. City Attorney, Louis Kelly said that public funds cannot be spent on private property issues unless there is a public benefit.

Mayor Hehman stated that other residents have had storm water problems in the past and the City has not contributed to the resolution. It has to effect more than one property. Ms. Boerger stated that when topography changes due to development, problems arise somewhere else. Mayor Hehman asked what the City's criteria will be to apply for this assistance. Mrs. Reddy said the choices are that SD1 pays 1/3 and the property owner pays 2/3 or Fort Mitchell pays 1/3 and the property owner pays 1/3.

Public Works Director, Matt Stegman cannot use road funds for private property storm water system repairs. The Mayor stated that Mr. Stegman, Mrs. Reddy and he would learn more and report back to Council.

CITY ATTORNEY'S REPORT

Ordinance 2018-12: Setting the Property Tax Rate

Mr. Kelly performed a second reading of Ordinance 2018-12 setting the real property tax rate at \$0.137 on each \$100.00 of valuation. Ms. Burns made a motion and Mrs. Boerger offered a second to the motion. Mayor Hehman asked for further discussion or questions, hearing none, he called for a voice vote.

Ms. Burns	Aye	Mrs. Boerger	Aye
Mr. Hummeldorf	Aye	Mrs. Nachazel	Aye
Mr. Pohlgeers	Aye	Mr. Stoeckle	Aye

Ordinance passed with 6 ayes.

Ordinance 2018-13: Setting the Property Tax Rate

Mr. Kelly performed a second reading of Ordinance 2018-13 setting the park tax rate at \$0.137 on each \$100.00 of valuation of assessed real property. Ms. Hummeldorf made a motion and Mrs. Nachazel offered a second to the motion. Mayor Hehman asked for further discussion or questions, hearing none, he called for a voice vote.

Mr. Hummeldorf	Aye	Mrs. Nachazel	Aye
Mrs. Boerger	Aye	Mr. Stoeckle	Aye
Mr. Pohlgeers	Aye	Ms. Burns	Aye

Ordinance passed with 6 ayes.

MAYOR'S REPORT

This is City Attorney Louis Kelly's last City Council meeting. Mayor Hehman presented Mr. Kelly with a plaque that said "In grateful appreciation for your valuable service and commitment as City of Fort Mitchell Attorney." He will be leaving to be the Boone County's Commonwealth Attorney. Mr. Kelly said that he admires the Mayor, Council, staff and the community because you all truly care about your city. Mayor Hehman announced that Claire Parsons also works for the law firm of Adams, Stepner, Woltermann and Dusing will be the new City Attorney. Ms. Parson stated that 95% of her work is litigating or providing general counsel for public entities and she looks forward to working with the City. Mr. Kelly will be there to help Ms. Parson for the next few months until he takes his new office.

CITY ADMINISTRATOR'S REPORT

Mrs. Reddy stated that the City Clerk, Debbie Krueger, collected another \$8,000 in delinquent taxes. There is an open house tomorrow evening, August 28th from 5:30-7:30 at Bigby Coffee for the public to provide feedback to city leaders about the strategic economic development plan for the historic commercial district.

If any of council would like to attend the KLC Conference in September, let Mrs. Reddy or Mrs. Krueger know.

The Tree Board is requesting proposals for trees on Dixie Highway and the project will be done in several phases.

COMMENTS FROM COUNCIL

Mr. Stoeckle, stated that the light on top of Burdsall is fixed. He would also like to thank the property owner that is taking care of the shrubs on Greenbriar and Highland.

Ms. Burns would like to thank Mrs. Reddy for working with the railroad during the maintenance.

Mr. Pohlgeers thought the forum tonight was great. Mayor Hehman stated that it says a lot that Mr. Darpel and Mr. Noll came to the meeting. Mr. Hummeldorf stated that Mercedes came to a council meeting to get buy in from the residents and it worked for them.

Mr. Hummeldorf stated that the City needs to come up with a long-term development and traffic plan. Also, Sullivan University will be closing their doors in Fort Mitchell.

DEPARTMENT HEADS REPORT

City Treasurer, Mrs. Guenther stated that the yearend financial statement is in the process of being closed and revenues need to be recorded through the end of August for the June 30, 2018 financial statements.

Public Works Director, Matt Stegman advised that Highland water main work is complete. The City received bids for the resurfacing of Greenbriar. Michels, Eaton and Bluegrass Paving bid on the project. Bluegrass Paving was the low bidder at approximately \$119,000. It states in the contract that construction will be complete November 15, 2018.

Mr. Stegman is still working on the easements for Orphanage Sidewalk. It looks like the project will happen in the spring. Mrs. Boerger asked if we could send a letter to the residents of Jerry Lane area to let the residents know. Ms. Reddy said that a letter would be sent out after the easements are signed.

Brice Avenue will be bid out because the estimates are over \$20,000

Cross walks without a signal on Dixie will be repainted with the piano key stripes

A tree evaluation is being done on Edenberry Drive. Two trees are dead and will be taken out. There will be a meeting with residents.

Mr. Hummeldorf asked what the status was of the Beechwood turn lane. Mr. Stegman stated that has been delayed due to an easement. Ms. Reddy stated that it is now a lawsuit.

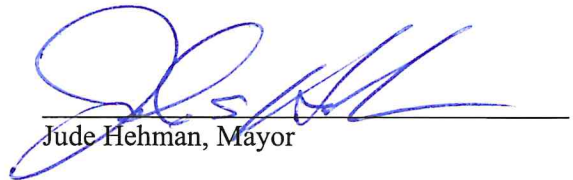
Fire Chief, Adam Fuller stated that hydrant flows will start next week. The fire department has added one volunteer interested in working weekends and one Beechwood intern.

Police Chief, Andrew Schierberg is working on concerns on Ashton of cars parking in no parking zones and blocking drive ways. The Chief is meeting with the school to work on a solution. There have been car thefts on Lucerne, Ross, Silver, Burdsall. The cars are typically unlocked. Remember to lock your car. One thief was caught and officers are in unmarked cars at night on patrol.

September 13th is the cookout at Fort Mitchell Place.

ADJOURNMENT

Ms. Nachazel made a motion to adjourn the City Council Meeting at 9:10 p.m. Mr. Pohlgeers 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.



Jude Hehman, Mayor

Prepared By:



Amy Guenther, City Treasurer