

**CITY OF FORT MITCHELL, KENTUCKY
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBER
2355 DIXIE HIGHWAY, FORT MITCHELL, KY 41017
October 16, 2023, 6:30 p.m.**

CALL TO ORDER / ROLL CALL

Mayor Jude Hehman called the regular council meeting to order at 6:30 p.m. and led the Pledge of Allegiance to the Flag.

MAYOR AND COUNCIL MEMBERS PRESENT

Ms. Guenther called roll and the following council members were present: Vicki Boerger, Jerry Deatherage, Jeff Dietrich, Greg Pohlgeers, Alyson Roeding, Michael Stoeckle, and Kim Nachazel. Mayor Hehman stated that a quorum of the City Council was in attendance.

OTHERS PRESENT

City Attorney, Olivia Amlung; City Administrator, Edwin King; City Clerk/Treasurer, Amy Guenther; Assistant Fire Chief, Dave Jansing; Public Works Director, Nick Tewes; Police Chief, Rob Nader and Programs Coordinator, Joe Christofield.

APPROVAL OF THE AGENDA

Mayor Jude Hehman asked if there were any changes to the agenda. No changes were suggested. Mr. Pohlgeers made a motion to approve the agenda. Dr. Roeding seconded the motion. After asking for any discussion and hearing none, Mayor Jude Hehman called for a voice vote. The motion passed unanimously.

APPROVAL OF THE MINUTES

Mayor Hehman asked if there were any changes to the September 18, 2023 minutes. No changes were noted. Ms. Boerger made a motion to approve the September 18, 2023 council meeting minutes. Mr. Dietrich seconded the motion. After asking for discussion and hearing none, Mayor Hehman called for a voice vote. The motion passed unanimously.

CITIZENS AND GUESTS

Mayor Hehman introduced Terri Johnson with the Kentucky League of Cities and Jim Hamberg, Mayor of Southgate, Kentucky and past president of the Kentucky League of Cities. Mayor Hamberg and Ms. Johnson were in attendance to present the Kentucky League of Cities 2023 City Government of the Year award to the City of Fort Mitchell.

Mayor Hamberg stated the nomination for this award was submitted by City Administrator, Edwin King. Fort Mitchell's leaders are dedicated to progress, innovation, and community engagement. Fort Mitchell's commitment to efficient governance is evident in its successful management of several significant projects, including the city's \$150 million development of the former Drawbridge Inn site which stands as a testament to its ability to attract investments and foster economic growth. The project's anchor development on this site will be a Continuing Care Retirement Community (CCRC). The rest of the site will have medical office space, retail, restaurants and a hotel. This project will revitalize an area that has been vacant for over a decade, creating new opportunities for businesses and jobs. Through effective planning and implementation, Fort Mitchell has demonstrated its capability to navigate complex development endeavors and drive positive change.

Additionally, and despite very limited developable land, the completion of a new forty-eight home housing development showcases Fort Mitchell's growth status as a desirable place to relocate.

Fort Mitchell has prioritized the enhancement of its recreational spaces with a \$2 million park renovation. The projects includes a new events pavilion, a state-of-the art ADA playground, new sports fields, pickleball court and parking.

Other examples of the city's recent achievements include the city's first two Community Development Block Grants (CDBG) totaling over \$1.3 million, which will be used to upgrade nonprofit facilities and improve the quality of life for all the population.

Members of Fort Mitchell's public safety staff have been encouraged and recognized by their peers. Also, Fort Mitchell has donated equipment to cities in need during the tornados and floods of the past 2 or 3 years.

The city's innovative intern programs with Beechwood High School are creating a pathway for young talent to work towards their fire and EMT certifications.

Lastly, the city's reduction of its Insurance Service Office (ISO) rating from Class 3 to Class 2 reflects concerted efforts to ensure the highest standards of safety and emergency response. The improved ISO rating not only benefits the city's residents but also contributes to a favorable business environment, attracting further investments and economic opportunities.

In conclusion, Fort Mitchell's efficient, effective and collaborative governance has brought about significant positive changes within its community and reflects the dedication and hard work of the entire city team, including its residents and your Council. Congratulations to Mayor Jude Hehman and Fort Mitchell as our City Government of the Year."

Mayor Hamberg then presented the award and a \$1000 check from Collins & Company to Mayor Hehman.

CITY ATTORNEY'S REPORT

Ms. Amlung read **Municipal Order 2023-06 Appointing Christy Powell to the Tree Commission**. Mayor Hehman introduced Christy Powell, who works for Planning and Development Services and is a master gardener. Ms. Powell stated that she has lived in Fort Mitchell for 27 years. Ms. Powell works in the Geographic Information Systems Department and is an applications developer for the Link GIS website. Ms. Powell has also designed a couple of apps for collecting trees for Linden Grove Cemetery and local cities. Mayor Hehman stated that we are lucky to have Ms. Powell's expertise and experience. Mr. Pohlgeers made a motion to appoint Christy Powell to the Tree Commission. Ms. Nachazel seconded the motion. Mayor Hehman called for a voice vote. The motion carried unanimously.

Ms. Amlung performed a first reading of **Ordinance 2023-14 Approving the Grant Agreement Related to the Local Participation Agreement for the Fort Mitchell Gateway Project**. Mr. King stated that this relates to changing the dates back to the original dates of the TIF agreement.

Ms. Amlung read **Resolution 2023-14 Approving the Bond Inducement, Memorandum of Agreement and Master Agreement In Lieu of Taxes for the Fort Mitchell Gateway Project**. Mayor Hehman introduced Dick Spore, who is an attorney for Keating, Muething and Klekamp and is working on behalf of the city and the developer. Resolution 2023-14 deals with the issuance of industrial development bonds, which allows the developer to achieve some property tax abatements. Those property tax abatements will be collected by the developer and the tenants so that those taxes will go into the pool of money that goes along with the TIF revenues. The funds will be used to pay the principle and interest on the bonds that are being issued for the infrastructure required for the development. There is a Memorandum of Agreement attached to the resolution that is a summary of the terms discussed that will be signed between the city and the developer. The Master Agreement in Lieu of

Taxes is a document which will be signed by the city, county, school district and PDS stating that those entities will be giving up some of their property tax receipts to pay for the bonds. This is a partial abatement of taxes to be redirected into the development. If Resolution 2023-14 is passed, that will authorize the developer and city to apply to the department of local government in Frankfort for approval that will include a public hearing. If approval is granted by the state, the city will be able to issue the bonds. This is an implementation of what is in the development agreement. Mr. King added that this is not a debt obligation for the city. Mr. Deatherage made a motion to approve Resolution 2023-14. Ms. Nachazel seconded the motion. Mayor Hehman called for a voice vote. The motion passed unanimously.

Ms. Amlung read **Resolution 2023-15 Authorizing Zoning Change Application for the Fort Mitchell Gateway Project**. Mayor Hehman introduced Tom Breidenstein of Breidenstein Legal Services. Mr. Breidenstein stated that he was brought into the Gateway Project by the developers as a zoning attorney. Mr. Breidenstein stated he is creating a zoning text of a MU2 Zoning Classification, which will bring to life the provisions of the master development agreement that was approved several months ago. Mr. Breidenstein has been working with Mr. King and PDS to develop the red lined text.

Mr. Pohlgeers asked why we would want an accessory structure in a front yard. Mr. Breidenstein stated that was to allow flexibility in the design of the project, such as adding a gatehouse or a welcome structure. Mr. Pohlgeers asked about utility equipment locations. Mr. Breidenstein stated that this is a similar situation, where a utility shed would need to be in the front yard. Mr. Pohlgeers stated he noticed there were sections on signage and asked if there would be any large billboards or flashing lights. Mr. Breidenstein stated that was not the intent & thought that was specifically prohibited. Mr. Pohlgeers asked if car rental companies could come into the development. Marty Butler answered that if there were a new-car dealership in the development, they could rent cars. Mr. Pohlgeers stated that there have been questions about architectural guidelines and building materials for the project. Mayor Hehman responded by stating that materials are always changing in the construction industry and the city is not requiring a percentage of certain materials. Mayor Hehman also stated that the large sign currently on the property cannot be used as a marquee. Mr. King stated that as far as electrical structures go, the Fire Department has been working closely with Greenbriar regarding design features and accessibility. Mr. Dietrich asked about the electric car charging stations and if the intent was to have an auto repair shop. Mr. Breidenstein said the intent was to be as broad as possible to capture evolving technologies, but there is no intention of having a complete service center. The intent is to have an electric battery charging and battery replacement station.

Mr. Breidenstein stated that this resolution is a referral to the Planning Commission, and it will come back to Council with their comments. Mayor Hehman stated that this is an authorization to do the application. Ms. Nachazel made a motion to approve Resolution 2023-15. Ms. Boerger seconded the motion. Mayor Hehman called for a voice vote. The motion passed unanimously.

Ms. Amlung read **Resolution 2023-16 Supporting the Creation of a Northern Kentucky Police Academy**. Chief Nader stated that many police officers retired in 2020. Since then, the interest in police careers has severely declined. Retired police officers are highly sought after. The Department of Criminal Justice Training Academy (DOCJT) is understaffed and seeks available police officers as instructors, which lowers the pool of available applicants. Since the DOCJT is understaffed, a Northern Kentucky academy makes sense. Chief Nader hopes this resolution attracts attention from Frankfort and other local policy makers. Mayor Hehman stated that Fort Wright just passed a similar resolution. Chief Nader stated that if he hired someone without formal police training at this time, it would be mid-2025 before that person would be trained and able to work independently. Ms. Boerger made a motion to approve Resolution 2023-16. Dr. Roeding seconded the motion. Mayor Hehman called for a voice vote. The motion passed unanimously.

MAYOR'S REPORT

- Mayor Hehman suggested cancelling the December 4th meeting and rescheduling it to December 11th, so that Council can meet after the state meets regarding the TIF application. Mr. Pohlgeers made a motion to change the December City Council meeting to December 11th. Mr. Deatherage seconded the motion. Mayor Hehman called for a voice vote. The motion passed unanimously.
- Construction downstairs for the fire department is going well.
- Mr. Tewes has looked into pricing for stenciling on Beechwood Road. Dr. Roeding suggested stenciling "Slow Down" on Beechwood Road, halfway down from Dixie Highway to Beechwood School.

CITY ADMINISTRATOR'S REPORT

- The state is still considering the amended TIF application. Once that is completed, we will be trending on the same timeline as zoning approval.
- No zoning change will be brought to Council until something is done at the state level with the TIF.
- The Public Works Building contract has been awarded to Schrudde & Zimmerman. Their bid came within budget. Work should begin within the next month.

CITY COUNCIL COMMENTS

- Dr. Roeding stated that Cincinnati Pickleball Club, Ormsby Pickleball Group and LiveWell Fort Mitchell will be hosting a pickleball tournament at General Ormsby Mitchel Park on October 29th.
- Ms. Nachazel stated that the Fire Department is providing CPR certification classes.
- Ms. Boerger asked if the road salt supplies could be located closer to Fort Mitchell.

DEPARTMENT HEAD REPORT

City Clerk/Treasurer, Amy Guenther

- Financial statements are in Council packets and on the website. Everything is going as expected.
- Property taxes are currently being collected. Dr. Roeding asked if there was any feedback from citizens concerning property taxes. Ms. Guenther stated that there were no angry comments. Mr. Pohlgeers asked if the city accepts credit cards and if there is a fee. Ms. Guenther stated that we do accept credit cards and we pass on the fee charged by the credit card company to the payer. Taxes can also be paid on-line by electronic check for \$1.50.

Assistant Fire Chief, Dave Jansing

- Dave VonHandorf, a 42-year veteran of the fire department passed away last week. Mr. VonHandorf was an army veteran, was one of the city's engineers and trained firefighters how to safely drive a fire truck. Mayor Hehman stated that he was shocked that Mr. VonHandorf is not on our Wall of Honor.
- Hero's Night was a success. Ms. Boerger stated that Ashlee Kennedy from State Farm, the police and fire departments and Joe Christofield put in numerous hours working on this event.

Public Works Director, Nick Tewes

- General Ormsby Mitchel Park closes on November 1st. Beaumont has a few punch-list items that they will complete once the building is shut down and water is turned off.
- Pickleball courts will stay open while the weather is still good.
- Work on Requardt will be finished at the end of October. Mr. Pohlgeers stated that the entrance onto Requardt from Dixie Highway will be wider once work is completed.

- Dr. Roeding asked if the park soccer fields will be open. Mr. Stoeckle said they will reopen once the rocks are removed from the field.

Police Chief, Rob Nader

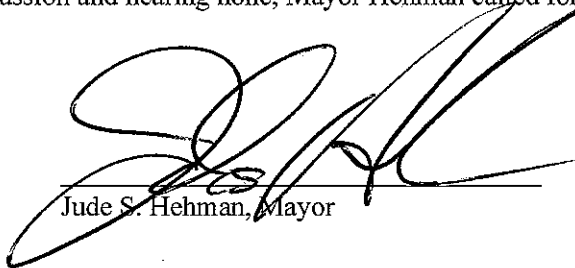
- The suspect from a Fort Mitchell robbery last month is a juvenile, so the suspect's face must be blurred out on any internet photos.

Programs Coordinator, Joe Christofield

- Hocus Pocus in the Park will be on Saturday, October 28th at General Ormsby Mitchel Park. at 7:30 p.m.
- Trick-or-Treat hours on Tuesday, October 31st, will be from 6:00 p.m. till 8:00 p.m.
- A Veteran's Day Parade organized by Beechwood School will be held on Friday, November 10th at 9:30 a.m. The parade will begin at Beechwood Swim Club and end at Dixie Highway. Beechwood School students will be lining Beechwood Road during the parade. Dr. Roeding asked if there is a list of veterans who will be participating. Mr. Christofield stated that if there is a list, Beechwood would have it.

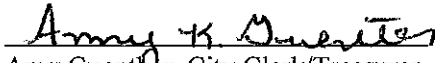
ADJOURNMENT

Ms. Nachazel made a motion to adjourn the City Council Meeting at 7:22 p.m. and Mr. Stoeckle seconded the motion. Mayor Hehman asked if there was any discussion and hearing none, Mayor Hehman called for a voice vote. The motion passed unanimously.



Jude S. Hehman, Mayor

Prepared By:



Amy Guenther, City Clerk/Treasurer