

KENTON COUNTY FISCAL COURT
Kenton County Government Center
Second Floor Chambers
1840 Simon Kenton Way
Covington, KY 41011

Meeting Minutes
September 27 , 2022
5:30 P.M.

Call to Order

Judge Knochelmann called to order the September 27, 2022, meeting of the Kenton County Fiscal Court. Commissioner Sewell led the invocation and the Pledge of Allegiance.

Present: Judge/Executive Kris Knochelmann
Commissioner Beth Sewell, District 1
Commissioner Jon Draud, District 2
County Attorney, Stacy Tapke

Staff: Scott Gunning, County Administrator/Deputy Judge
Sue Kaiser, Fiscal Court Clerk
Kurt Greivenkamp, Assistant County Treasurer

Approval of Minutes

A. Approval of the Minutes from the meeting of September 14, 2022.

Commissioner Sewell made the motion for approval; seconded by Commissioner Draud. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

Citizens Address

No citizens came before the Fiscal Court.

General Business

A. Presentation on the New County Park by Human Nature.

Judge Knochelmann thanked the Durr Foundation for facilitating and funding this study. There is no plan after this, it is a concept. It will then be brought back to take next steps.

Gary Wolnitzek from Human Nature introduced Nicole Denovo, who is the project manager, and did a lot of work on this project. He then reviewed their presentation showing their ideas for the New County Park.

Commissioner Draud stated that he would like to compliment them on the good work, and it is very impressive. He asked if the County has 200 acres?
Mr. Wolnitzek answered that this is correct.

Commissioner Draud asked what the total number for the budget was?

Mr. Wolnitzek answered that if phased in over time, it is just shy of \$20 million.

Commissioner Draud asked if he was recommending phasing it in?

Mr. Wolnitzek answered that the structure of the site with the three main ridges could be developed one ridge at a time. The idea of a master plan and getting all of the big ideas on it is that you don't want to start on construction and then have to plan it all out. The price per acre is at around \$100,000. They usually see \$200,000 an acre in urban areas.

Commissioner Sewell stated that it is amazing, and she has hiked out there a couple of times. She is pleased that the public appreciates the nature there and want to preserve that as much as possible. She likes the connectivity ideas, and the phasing in although it would be hard to be patient. She is looking forward to having something like this in Kenton County. The pond is wonderful, and the event center is interesting. She doesn't know if it is an economic generator for the County or a non-profit. The open land is surely in demand for weddings. Kudos for great ideas.

Judge Knochelmann stated that we don't have funding model, and are not looking at contracts. This is looking at the big vision first. The region doesn't have enough parks. Also, as we look forward to options, this was closed due to the underperforming Fox Run. The good news is that the other two courses are doing well. Recently, someone asked why the County doesn't sell the couple of acres. Even if we were to sell this property, we would not be able to keep those proceeds. It would go back to the Federal Government, because it was purchased with grants originally. The County would lose the benefit of all of this space.

Commissioner Draud stated that it is a great contribution that they can make to Northern Kentucky.

Judge Knochelmann stated that it is amazing how much this space is being utilized now.

Mr. Wolnitzek stated that the value of that land today as a park couldn't be assembled anywhere in the region.

County Administrator Scott Gunning stated that Gary and Nicole have been fantastic to work with throughout this whole process. This plan covers a lot of deficiencies that people have been asking about for years.

B. Request approval of an RFP for the Northern Kentucky Housing data study.

Judge Knochelmann stated that this is a partnership with the three counties, and through NKADD. They would get the real data on housing across the board. The Durr Foundation is the other party.

Commissioner Sewell asked if they will see the data as it starts to come in?

Judge Knochelmann answered that there would be a final report.

Commissioner Sewell stated that the only thing she didn't see was the impact of the aging population on housing. She wants to see what the aging population will be on housing in the next five years. She has seen some recent articles that we may be jumping the gun on some of the concerns in regards to that. She wants to look at all angles.

Commissioner Draud stated that his neighbor is building a big place in Ft. Thomas for seniors, and there is one in Ft. Mitchell being built as well. He thinks there is a trend right now to improve senior living services throughout Northern Kentucky.

Commissioner Sewell stated that population hasn't increased, and if death rate is factored in the question becomes "why isn't there enough housing?" Some people are moving from other parts of the country causing impacts throughout the country.

Judge Knochelmann stated that he will make sure it is in the RFP to look at the impact of aging. Commissioner Draud made the motion for approval; seconded by Commissioner Sewell. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

C. Request approval to authorize the Judge/Executive to negotiate the transfer of 634 Scott Street to the City of Covington.

Judge Knochelmann stated that this is the previous Cold Shelter building that was finally vacated in August. This would be to donate the property to the City of Covington for a city building.

Commissioner Draud stated that he didn't realize it had come this far. He asked Judge Knochelmann if he got satisfaction for what he wanted?

Judge Knochelmann answered that he did.

Commissioner Draud stated that he has been a proponent of Covington, and when he was a legislator he worked with Arnold Simpson to bring things Covington. When he was the Commissioner of Education, he did whatever he could to help with Covington. Overall, he sees the important vision for the City of Covington. In this particular situation, he feels that it should be a two way street, the Mayor oftentimes doesn't support issues for us. For example, the Cold Shelter as it is almost like we had to beg to get it. It should have been considered a high priority. He also thinks that Kenton County should have representation on the IRS Center. We don't have to determine what goes in the center, but certainly the County should have some voice in that big economic development project. There are also several other items that have had the lack of cooperation. He thinks working together is having two side negotiate, and it has been pretty one sided. He is not in favor of this item, and can't vote for this.

Judge Knochelmann stated that he appreciates Commissioner Draud's comments, and the good news is that the Wolf Rd. project will move forward with State money, and the two cities have come into agreement on it. This is the right thing to do, and this Court continues to do the right thing. There has been some good cooperation from the city on the existing shelter with some issues. He is cautiously optimistic that there will be many more positive projects.

Commissioner Draud stated that he was an advocate of putting this building in the City of Covington, and we didn't have to do that. There are a lot of things that we have done, and he feels it should be reciprocated. What is the reason the Fiscal Court can't have someone on the IRS Center committee?

Judge Knochelmann answered that we could ask for an advisory position on that committee. There are other projects coming down the line, and they will support us.

Commissioner Sewell stated that she appreciates Commissioner Draud's support as a resident of Covington. She believes that it is not right to ask the taxpayers to pay for a building twice, so it is nice to make a clean thing of it. She supports this.

Judge Knochelmann stated that he spoke with Commissioner Nienaber today,

Commissioner Sewell made the motion for approval; seconded by Judge Knochelmann. Judge Executive Knochelmann called for a roll call vote with the results being Commissioner Draud, no, Commissioner Sewell, yes and Judge Knochelmann, yes. The motion passed with a vote of 2-1.

D. Claims List dated September 23, 2022.

There were no questions on the Claims List.

Resolutions

**A. Resolution No. 22-010
A Resolution for the Kenton County Fiscal Court concerning Fiscal Year Budget Adjustments.**

Assistant Treasurer Kurt Greivenkamp stated that the budget adjustments are for the following: \$45,000 to cover the cost of the compensation study and \$45,500 for the carryover from the Fiscal Year 22 cart path project.

Commissioner Sewell made the motion for approval; seconded by Commissioner Draud. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

**B. Resolution No. 22-21
A Resolution authorizing the expenditure of ARP funds and authorizing the Judge/Executive to execute necessary documentation with SD1, Nixutil Sanitation Association and One Holland to facilitate improvements to the existing package sewer treatment plant system for transition to the SD1 system.**

Judge Knochelmann stated that this a use of funds for homeowners whose sewer systems are presently failing. This will get them tied into SD1, and there will be much larger projects to get people off of septic systems. This is low cost per unit.

Commissioner Draud made the motion for approval; seconded by Commissioner Sewell. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

Ordinances

**A. Ordinance No. 924.63 - Second Reading
An Ordinance amending the zoning map of the County of Kenton, Kentucky to change the Unincorporated Kenton County Zoning Ordinance from A-1 (agricultural) zone to RC (rural commercial) zone for property located at 41052 Dixie Highway.**

Commissioner Sewell made the motion for approval; seconded by Commissioner Draud. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

Consent Agenda

- A. Exhibit No. 22-130
Request approval of Fiscal Year 2023 Police Duty proposed vehicle purchases.**
- B. Exhibit No. 22-131**

Request approval of Fiscal Year 2023 Police Duty surplus vehicles/equipment.

- C. **Exhibit No. 22-132**
Request approval of a proposal from Burgess & Niple for engineering and related services for a bridge on Menefee Road for the Kenton County Public Works Department.
- D. **Exhibit No. 22-133**
Request approval of the sale of real property located along us 25 to the Kentucky Transportation Cabinet for the Brent Spence Bridge Corridor Project and authorize the Judge/Executive to execute all necessary documentation to facilitate the transaction.
- E. **Exhibit No. 22-134**
Request approval of the five-year plan for the Northern Kentucky Solid Waste Management Association (NKSWMMA) update for the Kenton County Public Works Department.
- F. **Exhibit No. 22-135**
Request approval to surplus various exercise equipment for the Kenton County Police Department.
- G. **Exhibit No. 22-136**
Request approval to award the Commercial Real Estate Services for the sale of the Pelly Road property proposal to Cindy Cahill of Realty Executives for the Kenton County Fiscal Court.
- H. **Exhibit No. 22-137**
Request approval to modify the current salt contract at \$79.81 per ton with Compass Minerals America Inc. to \$87.79 per ton, for the Kenton County Public Works Department.
- I. **Exhibit No. 22-138**
Request approval to award the Paving and Compaction Roller bid to Southeastern Equipment for the Kenton County Public Works Department.

All items on the Consent Agenda were voted on together.

Commissioner Draud made the motion for approval; seconded by Commissioner Sewell. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

Executive Orders

- A. **Executive Order 22- 136**
An Executive Order relating to the Fiscal Court approving the step increase for Hope Tuke from a Dispatcher 1, G5-1 to a Dispatcher I, G-5-2.

Commissioner Sewell made the motion for approval; seconded by Commissioner Draud. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

- B. **Executive Order 22-137**
An Executive Order relating to the Fiscal Court approving the appointment of James Treadway as a Recruit for the Kenton County Police Department.

Commissioner Sewell made the motion for approval; seconded by Commissioner Draud. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

C. Executive Order 22-138
An Executive Order relating to the Fiscal Court approving the retirement of Danny Mitchell as a Public Services Technician II for the Kenton County Public Works Department.

Commissioner Draud made the motion for approval; seconded by Commissioner Sewell. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

D. Executive Order 22-139
An Executive Order relating to the Fiscal Court approving the discretionary increases for 2022-2023.

Commissioner Sewell made the motion for approval; seconded by Commissioner Draud. Judge Executive Knochelmann called for a voice vote, and the motion passed unanimously 3-0.

County Attorney 's Report

County Attorney Stacy Tapke had nothing to report.

Commissioners ' Reports

Commissioner Beth Sewell

Commissioner Sewell had nothing to report.

Commissioner Jon Draud

Commissioner Draud had nothing to report.

Judge/Executive 's Report

Judge Knochelmann had nothing to report.

Adjournment

Having completed all business before the Court, Commissioner Draud offered a motion to adjourn which was seconded by Commissioner Sewell. Judge Executive Knochelmann requested a voice vote whereupon all members present voted in the affirmative with a 3-0 vote.

Text for all proposed and recently passed ordinances may be acquired by accessing the Fiscal Court web page at <http://www.kentoncounty.org> or by contacting the administrative offices at 859.392.1400.

CLERK CERTIFICATION

I, Sue J. Kaiser, having been appointed to the office of Fiscal Court Clerk, do hereby certify that this is a true and accurate record of the actions taken by the Kenton County Fiscal Court at the meeting of September 27, 2022.



Sue J. Kaiser

DRAFT