

KENTON COUNTY FISCAL COURT
Kenton Chambers
5272 Madison Pike
Independence, KY 41051

MEETING MINUTES
September 14, 2021
5:30 P.M.

Call to Order

Judge Knochelmann called to order the September 14, 2021, meeting of the Kenton County Fiscal Court. Treasurer Roy Cox 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: Joe Shriver, County Administrator/Deputy Judge
Scott Gunning, Assistant County Administrator
Roy Cox, County Treasurer
Sue Kaiser, Fiscal Court Clerk

Approval of Minutes

A. Approval of the Minutes from the meeting of August 31, 2021.

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

Judge Knochelmann stated that this is the first meeting back at the Historic Kenton County Courthouse. He thanked John Thoburn and his team, as well as Scott Gunning for all of the hard work. The Courthouse is more usable for the public now.

A. Request approval of an Agreement in Lieu of Taxes for a medical office building in Edgewood.

Jim Parsons stated that he is the bond counsel for this project. This is the redevelopment of the Heritage International site in Edgewood. The site years ago was developed as a commercial site, and had numerous businesses there. Over time a number of those business relocated, and the center itself became a bit disrepaired. They plan to develop this site with AI Neyer, LLC. It will be a medical office building that St. Elizabeth will be a tenant for, and CincyOrtho will also be a medical facility at that location. If St. Elizabeth had put this project in their name they would be exempt from real estate taxes. But, they are going to work with AI Neyer, and AI Neyer will be the owner and landlord. We are looking at the potential of using industrial revenue bonds, which

would provide some property tax exemption for the project, subject to 60% of the pilot payment. The pilot payment is higher than some of the others that have been approved. It is kind of unique, as the project is in the City of Edgewood but in the Erlanger/Elsmere Board of Education. Last week the City approved the pilot agreement, and agreed to issue the bonds for this project. The Erlanger/Elsmere Board of Education has signed off of the pilot agreement as well.

Commissioner Draud asked why St. Elizabeth would not want to own the building?

Mr. Parsons answered that it had to more with a structure with the orthopedic group. The City of Edgewood was encouraging them to do this in a private situation, so they would have to pay some taxes. He believes it has more to do with the structure with the orthopedic group though.

Commissioner Draud asked when it supposed to be finished.

Mr. Parsons answered that it will be done some time next year.

Commissioner Sewell asked why we are doing a higher pilot on this?

Mr. Parsons answered that it is because they negotiated a pilot agreement with the City of Edgewood for 60%. He was not going to come to the County and ask them to approve a pilot for less than the City was willing to grant.

Judge Knochelmann stated that we like to let the cities take the lead, as long as it is in reason.

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.

B. Claims List dated September 10, 2021.

There were no questions on the Claims List.

Resolutions

A. Resolution No. 21-01N (Action Requested) A Resolution for the Kenton County Fiscal Court concerning Fiscal Year Budget Adjustments.

Treasurer Roy Cox stated that the budget adjustments are for the following: \$176,000 for garage construction to repair both elevators (saving \$75,000 by having them both done at once), and \$43,000 in unused sick pay for an employee.

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. 21-25 (Action Requested) A Resolution of the Kenton County Fiscal Court declaring the County's interest in the real property located at 227 Shelby Street in Bromley, Kenton County surplus county property and authorizing the Judge/Executive to dispose of the property pursuant to KRS 67.0802.

County Administrator Joe Shriver stated that this was submitted by Assistant County Attorney Drew Harris. One of the lienholders filed for foreclosure on the property. It is a blighted piece of

property and is abandoned. The City would like to tear it down, and the quickest way to do that is to have us transfer it to the City.

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. 1010.2 - First Reading (No Action Needed)**
An Ordinance prohibiting camping and storing personal property on certain public property.

Judge Knochelmann stated that this is property that we have, in particular the parking area under the expressway. This is to make sure they don't become campsites.

Mr. Shriver stated that over the last couple of months, we noticed a lot of folks staying there. They are sleeping on mattresses and bringing recliners along with some combustible items. The bigger issue about them being there is that we have had an inordinate amount of car accidents down in that corridor. We have had to replace the signage down there at least three times where cars have run over curbs. There is video of one of the people under the bridge setting fire to a bag of belongings. Having people stay underneath that bridge violates our air rights lease with the State to even maintain that property. This Ordinance will prohibit camping underneath that bridge, and any abandoned items will be cleaned out on a daily basis. Any personal property will be collected and stored for a set period of time, so it can be reclaimed. This is the advice of the County Attorney's Office.

Consent Agenda

- A. **Exhibit No. 21-122**
Request approval of the memorandum of understanding between the Kenton County Fiscal Court and the Transit Authority of Northern Kentucky for the Covington Transit Center.
- B. **Exhibit No. 21-123**
Request approval of the CDBG-COVID Grant Agreement for Utility Assistance.
- C. **Exhibit No. 21-124**
Request approval of the CDBG Grant Agreement between the Kenton County Fiscal Court and Transitions.
- D. **Exhibit No. 21-125**
Request approval to accept the proposal from Integrated Engineering for the design of a Multi-Use Path on Independence Station Road to the New County Park.
- E. **Exhibit No. 21-126**
Request approval to award the bid for medical/mental health services to Quality Corrections Healthcare for the Kenton County Detention Center..

All items on the Consent Agenda were voted on together.

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.

Executive Orders

- A. Executive Order 21-117 (Action Requested)**
An Executive Order relating to the Fiscal Court approving the appointment of Emily Hanna to the Kenton County Ethics Commission.

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 21-118 (Action Requested)**
An Executive Order relating to the Fiscal Court approving the retirement of Ralph Bailey as the Special Projects Manager for the Kenton County Administration Department.

Judge Knochelmann stated that Ralph Bailey has been with the County for 31 years. He was an Assistant County Administrator, County Administrator and Project Manager. He has always been the class act of the County, and we will miss him terribly at the end of this month. On behalf of the entire County, we need to say thank you to him for all of his great work. We all aspire to live up to the same standard that Mr. Bailey has set. We wish him the best. This November he will be 90 years old, which is quite impressive.

Commissioner Sewell stated that Ralph Bailey is a treasure that will be missed. She thanked him for being such a Christ like representative in everything that he does.

Commissioner Draud stated that Ralph Bailey has been a good example to a lot of people. He has been a gentleman, and he appreciates his contribution to the County.

Ralph Bailey thanked the Fiscal Court for all of his opportunities.

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 21-119**
An Executive Order relating to the Fiscal Court approving the resignation of Darla Humphries as a Dispatcher 1, G4-1 for the Kenton County Emergency Communications 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.

- A. Executive Order 21-120 (Action Requested)**
An Executive Order relating to the Fiscal Court approving the reorganization of the Kenton County Treasury Department.

Commissioner Draud stated that he didn't like the idea of adding a position, but Joe Shriver convinced him.

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.

Administrative Reporting

Emergency Management

Steve Hensley stated that they celebrated Riverfest that brought people out on both sides of the river. They opened up the Emergency Operations Center, and were thankful for the condition of the building. This year, they welcomed part of the Dispatch crew down to handle part of the dispatch component from the EOC for Covington Police and Fire. This took them off of the main line. There were a lot of positive comments on their performance, so he thanked Ashley Hawks and her team.

Mr. Hensley then stated that we are still trending in a bad direction with COVID. Statewide, there were about 2,500 new cases, 491 in Northern Kentucky and 145 people in St. Elizabeth. Unfortunately, 74% of those are unvaccinated people. There is still a lot of interest in the COVID testing. Gravity Diagnostic is doing about 900 tests a day, and they are looking to open up some more facilities. The Health Department is looking to open some third dose vaccine clinics, which will probably happen in October.

Police Department

Assistant Chief Chris Haddle stated that the Police Department Drone Unit assisted the Covington and Newport Police Departments with Riverfest. They were housed off of the Suspension Bridge, and they borrowed some equipment to livestream what the drone could see. There are plans in place to purchase this equipment in the future. Also, they are working with the South Kenton County Citizens Group, as they have identified a couple of intersections that need improvement. They will take the traffic trailer out there for awareness. They will collect data to see if they have a speed issue. They will coordinate with the State to see if there is anything they can do. Lastly, they had six applicants for the QRT program. Those will be reviewed, and interviews will take place sometime this month.

Emergency Communications

Ashley Hawks stated that they had two dispatchers go to the Emergency Operations Center for Riverfest. They have been working on building a backup dispatch center, so in the event that there is a catastrophe or disaster they will be able to go to the Center to dispatch.

Detention Center

Jailer Marc Fields stated that the jail provided transport vans for Riverfest, and they didn't have anyone that the Deputies had to transfer. He then thanked Sheriff Korzenborn for his help with inmates that were in the hospital. His Deputies will be helping guard those inmates. Also, on August 31st there were 20 inmates and five staff members that had COVID. Now, they only have one staff member and two inmates that have COVID. They are currently at 658 inmates, and they have shipped as many as they could. They will be shipping some female inmates tomorrow to Leslie County, and they should be able to close down the small female dorm. This will help with staffing. He thanked the Fiscal Court for improving the medical contract tonight.

Judge Knochelmann asked Mr. Fields to pass on a huge thank you to his team. They truly appreciate all that the Deputies do each day.

Treasury

Treasurer Roy Cox asked that the records reflect that the August, 2021, Financials have been submitted.

County Attorney 's Report

County Attorney Stacy Tapke stated that Ralph Bailey is such a class act, and gentleman. He will be missed by everyone. Secondly, she has been dealing a lot in her office lately with family members coming in to seek guardianships and emergency guardianships. Those are sought when people don't have Power of Attorneys or Health Care Power of Attorneys. She encourages everyone to consider looking at a Health Care Power of Attorney in particular, so you get to choose what decisions you want your family to make, and who the decider is. The forms are available on the Attorney General's website.

Ms. Tapke then stated that she needs the Court to approve the Mallinckrodt bankruptcy terms. The advice of council is to approve the plan. She recommends that the Court follow the advice of counsel.

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.

Commissioners ' Reports

Commissioner Jon Draud

Commissioner Draud stated that he has been getting a lot of emails about housing. There are a couple of valid points, because they want adequate housing. If some housing is eliminated, they would like other opportunities to be available for housing. He asked if we have any housing in Kenton County?

Judge Knochelmann said there isn't any that the Fiscal Court controls.

Commissioner Draud stated that Covington does, and he doesn't know if they actually contacted Covington. He asked if anyone knows if Joe Meyer has been contacted? He asked a few of the people that have emailed him to call him, and they never did. One of the suggestions they had was to hire a coordinator to specifically deal with the lack of adequate housing. He thinks that is a good idea, but it should be on the City of Covington. He would like someone in our administration to contact the City of Covington, and ask them what is going on with that.

Greta Elenbaas, a citizen of Kenton County stated that she would like to get some county wide insight and support for adequate housing for people who can't afford the exponential growth that we have had in Northern Kentucky. She has owned her home for ten years, and she could now sell her house for twice what she paid for it. Today, they would be priced out of the market if they were to try to buy their home. Also, City Heights in Covington is closing, and she knows that there is a plan to address each of the residents in time. It does require someone to oversee the issue from a County perspective. She believes the County should work to keep residents here, and make sure there is quality, affordable housing. We are drawing businesses here, so we need people to staff those businesses that can afford to live here. She thinks a really strong regional approach to the problem is needed.

Commissioner Draud asked if she has been in contact with Covington.

Ms. Elenbaas answered that she has been in touch with them.

Commissioner Draud stated that they have a Housing Director.

Ms. Elenbaas stated that she has spoken with him, but she wants a regional approach.

Judge Knochelmann stated that there are some challenges. The city does actually manage the certificates for Section 8 for the entire County. That is why certificates are managed through Covington Housing Authority. It is a bigger issue throughout the nation.

Commissioner Sewell asked where we landed with the study on homelessness? At one point, she thought there was some discussion about us actually moving to hiring someone to begin to dig into housing issues. The Mayor of Covington just spoke at a luncheon, and he brought up this issue. She knows he would like to see this become a regional issue. She asked where we are with the issues?

Judge Knochelmann stated that there are two issues. The first is the immediate need for the homeless side of things, and then realizing the issue of affordable housing. Both of those are not on the regional list of everyone chiming in, but it is an issue. Without that kind of support, it filters into kind of a neutral mode. The advocacy is important, and he appreciates Ms. Elenbaas taking them time to come in tonight. We will follow up.

Commissioner Sewell asked if she is planning to meet with other City leaders?

Ms. Elenbaas stated that one of the organizations that she supports is Kentuckians for the Commonwealth, and they met with City Heights leadership and the Housing Commission. She asked if there are specific individuals that make sense throughout the County, she is happy to make sure those names get to the right people.

Judge Knochelmann stated that there is new housing for people over 55. There are over 50 affordable apartments there. St. Henry was a part of the development.

Commissioner Sewell stated that the Community Action Commission may be someone for her to speak to about this issue.

Commissioner Draud stated that maybe there could be a regional approach to financing a coordinator.

External Affairs Director John Stanton stated that there has been a transition over the last couple of years on this issue. Two of the best people to talk to on this issue are Tara Noem and Lisa Mulcahey, because the issue of accessible and affordable housing in Northern Kentucky has actually kind of transitioned over the last couple of years to a workforce development issue due to the growth around the airport with Amazon. He can connect Ms. Elenbaas with these people to help with the issue.

Commissioner Beth Sewell

Commissioner Sewell had nothing to report.

Judge/Executive 's Report

Judge Knochelmann then stated that the Court needs a written Resolution to go with the agreement on Bromley Crescent/Springs Rd. that was approved at the last meeting.

A Resolution of the Kenton County Fiscal Court supporting the terms and conditions of Supplemental Agreement No. 1 with the Kentucky Transportation Cabinet for phase one of the Bromley-Crescent Springs Road Project.

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.

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 14, 2021.



Sue J. Kaiser
Fiscal Court Clerk