

**NORTHERN KENTUCKY AREA PLANNING COMMISSION
MEETING MINUTES
JUNE 12, 2002**

Mr. Hahn, Vice Chair of the Northern Kentucky Area Planning Commission called the meeting to order at 5:45 pm, with a quorum present.

MEMBERS PRESENT

Mr. Paul Hahn, Vice Chair
Mr. Bill Goetz, Treasurer
Mr. Billy Bradford
Mr. Tom Kriege
Mr. Tom Litzler
Mr. Lou Noll

MEMBERS ABSENT:

Mr. Afton H. Kordenbrock, Chair

LEGAL COUNSEL PRESENT

Mr. Alex Edmondson, arrived at 6:20 pm

NKAPC STAFF PRESENT

Mr. William W. Bowdy, FAICP, Executive Director
Mr. Marshall D. Slagle, FAICP, Technical Services Coordination
Mr. Michael Schwartz, AICP, Planning Services Manager
Ms. Trisha Brush, GIS Services Manager
Ms. Gail H. Deatherage, Executive Secretary

GUESTS PRESENT:

Mr. Gerald Deters, Deters Company
Mr. David Heidrich, Deters Company

ACCEPTANCE OF AGENDA

Mr. Hahn asked if the agenda was acceptable or if anyone had any additions/corrections.

He noted he would like to have Mr. Deter's presentation as Item #3 on the Agenda. Mr. Goetz made a motion to accept the agenda, as amended; Mr. Noll seconded the motion. Mr. Hahn asked for a vote on the motion which found unanimous approval; motion passed.

ACCEPTANCE OF MINUTES

Mr. Hahn asked if there were any corrections or changes to the Minutes of May 22, 2002. Mr. Noll made a motion to accept the minutes of May 22, 2002; Mr. Kriege seconded the motion. Mr. Hahn asked for a vote on the motion which found unanimous approval; motion passed.

LEGAL COUNSEL'S REPORT

Mr. Edmondson noted there was nothing new to report in litigations.

Mr. Hahn then asked Mr. Deters to make his presentation.

Mr. Deters thanked the planning commission for allowing him to present another opportunity to offer alternative facilities for them to consider. He noted that the commission had visited the Chamber Center Building last fall while touring other buildings, and he had appreciated the opportunity to have them see first hand what type of building could be custom finished for their use at the Chamber Office Park site on Buttermilk Pike. He then passed out a letter explaining his position. (Information attached to the Original Minutes.) He stated he had recently learned that a recommendation had been made by the Building Committee to purchase the Executive 75 Building, also known as the Huff Realty Building and that he was disappointed to learn of this decision without further input from his group. He noted he felt the commission would be remiss in not exploring all possible reasonable alternatives or allowing proposal from local developers. He noted there had been lack of communication on their part and the commission's part in not relaying their needs further with them.

Mr. Deters and Mr. Heidrich then showed a layout of their proposed office complex and the building they felt would best suit the commission's needs and passed out a presentation outlining the challenges the commission is facing and how their facility could meet their needs.

Mr. Litzler gave some brief background on where the Building Committee is today and noted that while he did not see Mr. Deters' building on the tour last fall, he felt they had evaluated several options, and along with the advice of a financial consultant, had determined the commission could purchase a building for \$1.3 million and that anything over that amount would not be financially feasible. Mr. Deters noted he could possibly build something for \$1.6 million.

Mr. Noll stated that comparing maintenance costs, etc., in a new building vs. an older building, that this is something that could be considered.

Mr. Hahn questioned how strongly our commitment was to Mr. Huff and our good faith.

Mr. Goetz noted that although there has not been any formal commitment to Mr. Huff, he feels we should back to the basic concept of what we are here for and not lose sight of this. He further noted he felt this should be discussed with the Area Planning Council so they know what we are doing and to get some direction from them. He suggested having a meeting with the Council to further discuss our options.

Some discussion ensued with regard on how to proceed in getting other proposals from developers, builders, etc. Mr. Litzler asked Mr. Deters if he would draft a letter which could be sent and Mr. Hahn suggested that Mr. Bowdy and Mr. Deters meet to work out preliminary details.

Mr. Hahn thanked Mr. Deters and Mr. Heidrich for their presentation.

EXECUTIVE DIRECTOR'S REPORT

Mr. Bowdy noted that Ms. Brush was present to give some update on various GIS activities.

Ms. Brush noted that staff member, Mr. Kevin Linn, has been very active assisting the various subscribers/contributors in implementing and using GIS and that she has received many positive comments and compliments on his work. She noted she had received a call from the city of Fort Thomas to update their map and noted that Fort Thomas is a subscriber.

Ms. Brush informed that the Kenton County Library Board had opted not to be a contributor at this time, but would assess it again next year. She noted that the State GIAC has asked PlaNet GIS to be a catalyst in assisting the NKU Geography Department in further developing GIS in their curriculum and gave some further details.

Ms. Brush noted that the GIS staff is working hard in their public relations to let people know how GIS can assist them in their work and noted that as people become more knowledgeable about GIS they will become more dependent on it.

Mr. Goetz noted that Mr. Linn had assisted at Fort Mitchell and that he felt he had done a very good job of promoting GIS and getting interest in it.

Mr. Hahn asked Mr. Bowdy the status of the Executive Director search and he noted that he had received approximately 7-8 resumes and that he anticipated received up to 15-20 total.

Mr. Noll asked about what is going on at the PVA's office as far as access is concerned and Mr. Bowdy noted he had talked to Mr. Vogt about talking to the planning commission and that Mr. Vogt noted he would be glad to do so and that he would set this up for a future meeting.

Mr. Noll asked about progress on booth for the Kenton County Fair and Mr. Bowdy noted that staff is working on it and felt it would be better than in the past.

CHAIRMAN'S REPORT:

Mr. Hahn reminded of the GIAC Conference on August 12-15 at the Drawbridge.

MEMBER'S COMMENTS

Mr. Bradford questioned whether the commission is obligated to advertise for a new building and it was noted that Mr. Edmondson had said that we are not obligated to advertise.

Mr. Litzler noted that in light of Mr. Deters' presentation this evening, does the Commission need to take some action for the direction of the Building Committee?

After some discussion, Mr. Noll made a motion to table the report containing the recommendation from the Building Committee; Mr. Kriege seconded the motion. Mr. Hahn asked if there were any questions; there were none. He then asked for a roll call vote which found Mr. Noll, Mr. Kriege, Mr. Bradford, Mr. Litzler, Mr. Goetz, and Mr. Hahn in favor. The motion passed unanimously.

Mr. Litzler asked about setting up a meeting the Area Planning Council officers in order to discuss the commission's intentions to purchase a building, pending suitable financing.

After some further discussion, it was decided that a special invitation to the Council representatives would be sent inviting them to attend a special meeting of the NKAPC on June 26 at 5:45 pm

Mr. Litzler asked for clarification on what to present to this group. Mr. Kriege suggested that a letter detailing the Building Committee progress thus far be presented by Mr. Litzler.

Mr. Bowdy explained what he had done thus far on contact with local banking institutions

and that he had sent approximately 12 letters and had received five proposals in return. He further expressed concern on his credibility with Mr. Huff due to the commission's actions and Mr. Noll noted he felt the commission was moving forward but we must make sure that what we are doing is right.

Mr. Litzler noted he felt that we do need to move concerning the lease the lease we have on this building. Some further discussion ensued and Mr. Litzler suggested that a meeting with Mr. Bowdy, Mr. Goetz and Mr. Huff to discuss the latest development. Mr. Bowdy noted he would call Mr. Huff after the meeting in an attempt to set up a meeting on Thursday, June 12 at 7:30 am.

Mr. Noll noted that he had received the revised Personnel Policy but had been unable to review it and was hopeful to have a discussion on it at the next meeting.

Mr. Slagle gave some overview on the KCPC By-Laws Committee meeting to update their by-laws to incorporate the changes made in the General Assembly with regard to cell towers.

Mr. Hahn asked if there were any other comments or business to come before the commission, there being none he adjourned the meeting at 7:10 pm. with unanimous consent.