

**NORTHERN KENTUCKY AREA PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 25, 2002**

Mr. Kordenbrock, Chair of the Northern Kentucky Area Planning Commission, called the meeting to order at 5:45 pm, with a quorum present. He opened the meeting with a prayer by Mr. Noll and the Pledge of Allegiance

**MEMBERS PRESENT**

Mr. Afton H. Kordenbrock, Chair  
Mr. Bill Goetz, Treasurer  
Mr. Billy Bradford  
Mr. Tom Kriege  
Mr. Lou Noll

**MEMBERS ABSENT:**

Mr. Paul Hahn, Vice Chair  
Mr. Tom Litzler

**LEGAL COUNSEL PRESENT**

Mr. Garry Edmondson, arrived at 6:10 pm

**NKAPC STAFF PRESENT**

Mr. William W. Bowdy, FAICP, Executive Director  
Mr. Michael Schwartz, AICP, Planning Services Manager  
Ms. Melissa Jort, Planner II  
Ms. Sheila Spradling, Secretary/Office Assistant  
Ms. Gail H. Deatherage, Executive Secretary

**PUBLIC HEARING - ADOPTION OF TAX RATE:**

Mr. Kordenbrock noted that the Public Hearing for adoption of the tax rate was officially open.

Mr. Kordenbrock noted that state law requires that a Public Hearing be held which has been advertised appropriately on the adoption of the proposed tax rate for 2002-2003. He

then read Resolution Number 788 for this purpose. (Copy attached to original Minutes.)

A RESOLUTION ASSESSING AND LEVYING A TAX OF 2.00 CENTS PER \$100 VALUATION OF ALL REAL PROPERTY, 2.00 CENTS PER \$100 VALUATION OF ALL PERSONAL PROPERTY, AND 2.00 CENTS PER \$100 VALUATION OF ALL MOTOR VEHICLES IN KENTON COUNTY ASSESSED AS OF JANUARY 1, 2002, SAID TAX TO COVER THE FISCAL PERIOD JULY 1, 2002, TO JUNE 30, 2003.

Mr. Kordenbrock noted that no one from the general public was in attendance. Mr. Kordenbrock then closed the Public Hearing.

Mr. Goetz made a motion to adopt Resolution Number 788; Mr. Noll seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote, which found Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

## ACCEPTANCE OF AGENDA

Mr. Kordenbrock asked if the agenda was acceptable or if anyone had any additions/corrections. Mr. Goetz made a motion to accept the agenda as presented; Mr. Kriege seconded the motion. Mr. Kordenbrock asked for a voice vote on the motion, which found unanimous approval; motion passed.

## ACCEPTANCE OF MINUTES

Mr. Kordenbrock asked if there were any corrections or changes to the Minutes of August 28, 2002. Mr. Noll noted that the day for the Chamber Annual Dinner should be Thursday, and not Saturday, as stated in the Minutes. Mr. Noll made a motion to accept the Minutes of August 14, 2002, with correction; Mr. Kriege seconded the motion. Mr. Kordenbrock asked for a voice vote on the motion, which found unanimous approval; motion passed.

## LEGAL COUNSEL'S REPORT

Mr. Edmondson noted that NKAPC now owns the Executive 75 Building and that closing had gone smoothly. Mr. Bowdy noted he is in the process of meeting with the various companies who do work in the building such as office cleaning personnel, lawn care personnel, etc., to get cost estimates for work they are performing now.

Mr. Edmondson gave some brief overview on the Jump litigation, and noted that Mr. Jump is attempting to get the judge to approve a permit to be issued because of the good faith error on the part of NKAPC and the engineer. He explained that existing subdivision regulations do not give specific measurement for speed so his argument is that the

developer should be given a permit to proceed in his development. Mr. Edmondson noted that the judge will be asked to make a decision but noted he felt this would go to a jury trial.

Mr. Kordenbrock asked if there were any questions for Mr. Edmondson; there were none.

## EXECUTIVE DIRECTOR'S REPORT

Mr. Bowdy noted that Resolution #789 would need to be approved which would authorize the Chairman and/or Treasurer and the Executive Director to execute a note or notes of indebtedness of the Commission for the borrowing of an amount up to \$300,000.00.

Mr. Goetz made a motion to approve a Resolution #789, which would authorize the Chairman and/or Treasurer, and the Executive Director to execute a note or notes of indebtedness of the Commission for the borrowing of an amount up to \$300,000.00; Mr. Bradford seconded the motion. Mr. Kordenbrock asked if there were any questions. Mr. Kriege asked about the interest rate and Mr. Bowdy noted that it is at 70% of Prime and 3% interest. He then asked for a roll call vote, which found Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Bowdy stated that Mr. Schwartz would introduce the new planning staff member. Ms. Schwartz noted that Ms. Melissa Jort had joined the planning staff on September 3 and had been hired as Planner I and that he was glad to have her aboard. Ms. Jort gave some brief personal background.

Mr. Bowdy then noted that Ms. Deatherage would introduce the new secretarial support staff member. Ms. Deatherage noted that Ms. Sheila Spradling had recently been hired as secretary/office assistant. Ms. Spradling gave some brief personal background. Mr. Kordenbrock welcomed both of the new employees to the NKAPC and wished them well.

Mr. Bowdy noted that the GIS Guidance Committee meeting with Dr. Votruba of NKU and some of his staff had been postponed to Wednesday, October 16 at 1:30.

Mr. Bowdy noted that regarding the Sexually Oriented Business (SOB) study, that discussions are still on going and will keep the commission informed of their progress. Mr. Bowdy that there has been some officials in Campbell County who want to investigate the possibility of having two proposals submitted by Mr. Kelly and his associates, who is conducting the study. He noted that at this time he is not fully aware of what is going on and Mr. Edmondson gave some brief background on this issue to date. Some general discussion ensued regarding the SOB study and the necessity of moving forward.

Mr. Bowdy then passed out a status report on the Tri-County Monumentation program to date. He noted that the program is on schedule and, in fact, is expected to be finalized by April 2003, which would be approximately one month ahead of schedule. He noted that it is the objective of staff to have all of this information available on our Web site upon finalization of this program. He also noted that staff is beginning to work on making necessary changes to the subdivision regulations so that all new subdivisions will be tied into this network. He also noted that by contract with the Campbell County Fiscal Court that staff is updating their subdivision regulations as well and that they will contact Boone County with the same objective.

Mr. Bowdy noted that a motion to authorize the Chairman to sign the contract with OKIRCOG for the Campbell County Transportation Plan would need to be made. Mr. Noll made a motion to authorize the Chairman to sign the contract with OKIRCOG for the Campbell County Transportation Plan; Mr. Bradford seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote, which found Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Noll, and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Kordenbrock asked if there were any questions for Mr. Bowdy; there were none.

#### CHAIRMAN'S REPORT:

Mr. Kordenbrock noted that Mr. Ralph Grieme was the NKAPC representative to the OKIRCOG Board of Trustees and that Mr. Bowdy is the alternate and with Mr. Bowdy's pending retirement, he asked the commission to appoint him to fill the remaining term of Mr. Bowdy. After some discussion, Mr. Noll made a motion to appoint Mr. Kordenbrock to fill the remaining term on the OKIRCOG Board of Trustees until December 31, 2002; Mr. Goetz seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote, which found Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Noll, and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Kordenbrock congratulated Mr. Goetz on receiving the NKADD's City Administrator of the Year award.

Mr. Kordenbrock asked for any comments from those who attended the APA Midwest Regional Planning Conference on September 11-13 at the Northern Kentucky Convention Center. Mr. Noll noted he had attended the Conference and that the BOA session was very good. He noted he and other commission members had attended the luncheon when Mr. Bowdy was presented with the William Bowdy.

Mr. Kordenbrock noted that the NK Chamber Annual Dinner will be on Thursday, September 26 at the NK Convention Center and those who wished to attend should advise

staff as soon as possible.

Mr. Kordenbrock noted that the Kentucky League of Cities Annual Convention would be held in Northern Kentucky from October 2-5 at the NK Convention Center and to advise staff if anyone wished to attend.

Mr. Kordenbrock noted that the Area Planning Council dinner meeting would be held on Wednesday, October 30 at Twin Oaks Plantation Club with the program to be announced. He noted that new Executive Director would be introduced to the Council at that time.

Mr. Kordenbrock announced that Mr. Dennis Andrew Gordon, FAICP, had accepted the position of Executive Director to replace Mr. Bowdy. He noted that the NKAPC staff had been duly informed of this decision and that a press release would be released on Thursday morning. He asked for a motion to hire Mr. Dennis Andrew Gordon, FAICP, as Executive Director at NKAPC. Mr. Noll made a motion for the NKAPC to hire Mr. Dennis Andrew Gordon, FAICP, as Executive Director effective October 28, 2002 at a salary of \$85,000 per year; Mr. Kriege seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote, which found Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Noll, and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Kordenbrock then asked the commission to amend a previous motion to extend the monthly stipend from \$500 to \$1,000 for temporary living expenses for two months. Mr. Noll made a motion to amend a previous motion to increase the monthly stipend from \$500 to \$1,000 for temporary living expenses for two months; Mr. Kriege seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote, which found Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Noll, and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Kordenbrock noted that Mr. Bowdy's retirement dinner will be on Friday, November 1 at the Drawbridge and noted that information will be forthcoming.

## MEMBER'S COMMENTS

Mr. Bradford noted he was pleased with the hiring of the new executive director and felt a good decision had been made.

Mr. Kriege reminded of the MGLNK Annual Dinner in November and noted that information will be forthcoming. He urged members to attend.

Mr. Kriege then noted he had been named chair of the Long-Range Financial Committee, and that Mr. Goetz and Mr. Hahn were members of this committee also. He invited the

entire commission to share their views/feelings on what long-range directions they feel the commission should go into in order to be certain that all of our efforts are not spent on the issue of a potential tax increase with the resulting additional revenues. He noted he felt that the additional revenues are more short term and that he feels that a two-five year financial plan could possibly be coordinated with a ten-year long-range plan. He asked the members to review Mr. Bowdy's July 19 memorandum and to consider what could be done with the additional revenues so that a long-range vision could be coordinated with this funding. He suggested an initial meeting of this committee, and all members, to be prior to the next meeting on October 9 at 4:00 pm.

Mr. Kordenbrock asked if there were any other comments or business to come before the commission, there being none he adjourned the meeting at 6:40 pm. with unanimous consent.