

**Planning and Development Services Council
Organizational Meeting Minutes: February 26, 2026**


President (Mayor) Greg Pohlgeers called the organizational meeting of the PDS Council to order at 5:50 PM in the Kenton Chambers of the Kenton County Government Center. President Pohlgeers then led those gathered in a moment of silence and the Pledge of Allegiance.

President Pohlgeers requested Ms. Remley to call the roll to determine whether a quorum was present. Upon hearing the results, he asked that the record show a quorum of the Council was present.

Attendance of members was as follows:

JURISDICTION	POSITION	NAME	PRESENT	ABSENT
Bromley	Representative	Mayor Mike Denham		A
	Alternate	Councilman Andrew Clift		A
Covington	Representative	Mayor Ron Washington *	P	
	Alternate	Commissioner Tim Acri		A
Crescent Springs	Representative	Councilwoman Jeannine Bell Smith	P	
	Alternate	Councilman Bob Mueller		A
Crestview Hills	Representative	Mayor Paul Meier *	P	
	Alternate	Councilman David Kramer		A
Edgewood	Representative	Mayor John Link***	P	
	Alternate	Councilman Ben Barlage		A
Elsmere	Representative	Councilman Andrew Myatt	P	
	Alternate	Councilwoman Joanne Barnett-Smith		A
Erlanger	Representative	Mayor Jessica Fette***	P	
	Alternate	Councilman Tyson Hermes		A
Fairview	Representative	Mayor Bev Willman	P	
	Alternate	Commissioner Fred Wilson		A
Fort Mitchell	Representative	Mayor Greg Pohlgeers **	P	
	Alternate	Councilwoman Vicki Boerger		A
Fort Wright	Representative	Councilman Bernie Wessels *		A
	Alternate	Councilwoman Donna Ross	P	
Independence	Representative	Mayor Chris Reinersman *	P	
	Alternate	Councilwoman Carol Franzen		A
Kenton County	Representative	Commissioner Joe Nienaber *	P	
	Alternate	Commissioner Beth Sewell		A
Kenton Vale	Representative	Commissioner Mike Burdge	P	
	Alternate	Commissioner Marsha Patrick		A
Lakeside Park	Representative	Councilman Brian Waite	P	
	Alternate	Councilman Dennis Landwehr		A

Ludlow	Representative	Mayor Sarah Thompson		A
	Alternate	Councilman Steve Chapman		A
Park Hills	Representative	Councilman Steve Elkins	P	
	Alternate	Councilwoman Laura Cardosi		A
Ryland Heights	Representative	Mayor John Cole	P	
	Alternate	Commissioner Jason Ponder		A
Taylor Mill	Representative	Commissioner Caroline Braden	P	
	Alternate	Commissioner Rose Merritt		A
Villa Hills	Representative	Councilwoman Cathy Stover	P	
	Alternate	Mayor Heather Jansen		A
Walton	Representative	Mayor Terri Courtney		A
	Alternate	Councilwoman Sherry Gaskill		A

 Indicates the jurisdiction was represented during votes taken by the Council.
 * President **Vice President *** Secretary * PDS Management Board

For the record, all representatives (16) and alternates (1) present had been sworn.

Others Present: Chad Ragan, Covington Mayor’s Academy; Matt Smith, PDS Legal Counsel.

PDS Staff Present: Daniel Arlinghaus, Jr., Principal Building Official; Megan Bessey, Ph.D., Community Development Manager; Nicole Cullum, SHRM-CP, Deputy Executive Director; Liza Duncan, Associate Building Official; Amy Eveler, Senior Building Official; Gary Forsyth, II, Chief Building Official, Jill Hensley, Certified Permit Technician; Louis Hill, GISP, Director of GIS Administration; Rob Himes, CCEO, Codes Administrator; Danielle Jefferson, Certified Permit Technician; Steve Neltner, PE, Director of Infrastructure Engineering; Brian Sims, CBO, Chief Building Official; Andy Videkovich, AICP, Planning Manager; Cole Waymeier, GISP-E, Geospatial Solutions Analyst; Joshua Wice, Ed.D., Executive Director; and Lori Remley, Executive Assistant/Bookkeeper.

President Pohlgeers asked if there were any changes to the agenda. With none requested, he asked if there was a motion to accept the agenda as presented. Mayor Link made a motion to accept the agenda as presented; Mayor Fette seconded the motion. President Pohlgeers asked for a voice vote which found unanimous approval.

President Pohlgeers asked if there were any comments from the public. It was noted that no members of the public were present.

PDS Council Election of Officers

President Pohlgeers noted that he and the other officers, Vice-President Fette and Secretary Link, are willing to continue serving and asked if there were any other nominations from the floor for President, Vice President, or Secretary.

With no nominations from the floor, Mayor Washington made a motion to close nominations; Mayor Reinersman seconded the motion. A voice vote found unanimous approval.

President Pohlgeers asked if there was a motion to approve the slate of candidates by acclamation – President Greg Pohlgeers, Vice-President Jessica Fette, Secretary John Link.

Mayor Meier made a motion to elect the slate of officers as presented by acclamation; Mayor Reinersman seconded the motion. President Pohlgeers asked for a voice vote which found unanimous approval. The motion passed.

PDS Management Board Election of Members

President Pohlgeers reminded members that two of the four seats up for appointment are permanent seats and are currently held by Mayor Washington of Covington and Commissioner Nienaber of Kenton County.

President Pohlgeers advised Mayor Meier of Crestview Hills and Mayor Pohlgeers of Fort Mitchell currently hold the two remaining seats and that both have indicated that they would like to continue serving. He then asked if there were any nominations from the floor for the seat on the PDS Management Board.

With no other nominations from the floor, Mayor Willman made a motion to close nominations; Commissioner Nienaber seconded the motion. A voice vote found unanimous approval.

With none, President Pohlgeers asked if there was a motion regarding election of the PDS Management Board members – Mayor Ron Washington, Covington; Commissioner Joe Nienaber, Kenton County; Mayor Paul Meier, Crestview Hills, and Mayor Greg Pohlgeers, Fort Mitchell - for a two-year term (2028).

Mayor Fette made a motion to elect the slate of PDS Management Board members as presented by acclamation; Mayor Washington seconded the motion. President Pohlgeers asked for a voice vote which found unanimous approval.

President Pohlgeers thanked the members on behalf of himself and Mayor Meier for their trust and confidence.

President Pohlgeers moved on to review the proposed 2026-2027 meeting dates schedule which included a special budget review meeting if needed.

With no questions or comments, President Pohlgeers asked for a motion regarding the 2026-2027 Council meeting dates. Mayor Meier made a motion to approve the 2026-2027 Council meeting schedule; Commissioner Nienaber seconded the motion. President Pohlgeers asked if there were any questions; there were none. He then asked for a voice vote, which found unanimous approval.

President Pohlgeers noted that members had received a copy of the meeting minutes from May 15, 2025 (sent to members on February 19, 2026). He asked if there were any changes or corrections.

With none, President Pohlgeers asked for a motion regarding the May 15th Meeting Minutes. Mayor Meier made a motion to accept the May 15, 2025 minutes as presented; Mayor Fette seconded the motion. President Pohlgeers asked if there were any questions; there were none. He asked for a voice vote which found unanimous approval.

President Pohlgeers asked for review of the January 2026 financial report.

Ms. Cullum stated that members had been provided with a copy of the January financial report and reviewed the financial statement (copies of which are attached to the original minutes). She noted that we are 58.3 percent of the way through the fiscal year and reviewed the balance sheet, noting an increase of 16.9 percent due to our cash accounts and timing of receipts and payments.

Ms. Cullum reported that overall revenues were 76.8 percent, and expenses are below projections at 50 percent with no exceptions outside of timing.

Ms. Cullum reviewed the fund balance activity, allocation of resources, employee benefits, and outlined the funding models.

Ms. Cullum asked if there were any questions. Mayor Cole asked why there were different amounts for the office lease. Ms. Cullum stated that the lease is \$6,500 per month and noted that the lease is broken down by department and the number of employees in each department with the total amount is listed on the summary page.

With no other questions, President Pohlgeers stated that he wanted to hold item 12 until the end of the meeting.

President Pohlgeers opened the floor for the presentation of the Development Hub.

Dr. Wice introduced Louis Hill, the Director of GIS Administration, and Cole Waymeyer, Geospatial Solutions Analyst.

Mr. Hill stated that the Development Tracker project started in 2024 and was featured on page 6 of the February 2026 issue of *What's Happening!* He outlined what the tracker is, why it was built, the project timeline and the data sources used. Mr. Hill showed members examples of the information available in the Development Tracker using the Villages of Decoursey Creek and Covington Central Riverfront.

Mr. Hill advised members that the Development Tracker and the Development Hub use the same data but present it in different ways. He noted the power of data automation and stated that the data is updated overnight.

Mr. Waymeyer then outlined the Development Tracker Hub which shows information in a non-mapping format. He reviewed Residential Data and Non-Residential Data. He noted that the Development Tracker and Hub Site has been extended over the last year to include multi-family residential, senior living residential, mixed use development activity, commercial development activity, industrial development activity, civic development projects, early-stage developments, and PDS Key Performance Indicators (KPIs).

Mr. Hill indicated that this project has been a true PDS team effort and that the idea for the Development Tracker started with the question, "Is there a better way?" He noted that to make this project successful, it required an "all hands on deck" mentality and staff rose to the challenge with every department participating.

With no questions, President Pohlgeers moved on to the next item on the agenda.

Reports

President Pohlgeers stated that he had nothing to report and asked if Chairman Reinersman, Mr. Smith, or Dr. Wice had anything else to report. Each indicated that they did not have anything to report.

President Pohlgeers and Chairman Reinersman then presented a Proclamation to Brian Sims recognizing him for 25 years of service to PDS and the citizens of Kenton County. They both thanked him for his dedication and hard work. A round of applause followed.

With nothing further to come before the Council, President Pohlgeers asked if there was a motion to adjourn. Mayor Reinersman made a motion to adjourn; Mayor Fette seconded the motion and voice vote found unanimous approval. The meeting adjourned at 6:21 PM.

[Approved 5/21/2026]

Mayor Greg Pohlgeers, President

Mayor John Link, Secretary