

# **NORTHERN KENTUCKY AREA PLANNING COMMISSION**

## **MEETING MINUTES**

**FEBRUARY 27, 2002**

Mr. Kordenbrock, Chair of the Northern Kentucky Area Planning Commission called the meeting to order at 5:50 pm, with a quorum present.

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT:**

Mr. Paul Hahn, Vice Chair

### **LEGAL COUNSEL PRESENT**

Mr. Garry Edmondson

### **NKAPC STAFF PRESENT**

Mr. William W. Bowdy, FAICP, Executive Director  
Mr. Michael Schwartz, Planning Services Manager  
Ms. Gail H. Deatherage, Executive Secretary

### **GUESTS PRESENT:**

Mr. Jim Huff, Huff Realty

### **ACCEPTANCE OF AGENDA**

Mr. Kordenbrock asked if the agenda was acceptable or if anyone had any additions/corrections. Mr. Goetz asked if a letter received from Mr. Roth should be on the agenda.

Mr. Edmondson noted it could be discussed under Legal Counsel Report. Mr. Goetz made a motion to accept the agenda. Mr. Litzler seconded the motion. Mr. Kordenbrock asked for a 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 February 13, 2002. Mr. Noll noted two corrections and asked that they be changed. Mr. Goetz made a motion to accept the minutes of February 13, 2002, with corrections; Mr. Kriege seconded the motion. Mr. Kordenbrock asked for a vote on the motion which found unanimous approval; motion passed. Mr. Noll did not vote.

Mr. Litzler noted that Mr. Huff had requested to appear before the commission to discuss the progress of the Building Committee on their investigation into the commission buying the Huff Realty Building and to answer any questions which they as a group might have. Mr. Litzler noted that the commission had over the years appointed several committees to study whether to continue to lease a building or whether to buy a building and gave some brief history on the work the present committee had done over the last nine months or so. He noted they had contracted with an independent appraiser for an appraisal of the Huff Realty Building; had contracted with an architect to aid them in telling them if this building was adequate and feasible for the needs of the staff and for the future; had met with the auditor in order to determine if it was financially feasible to buy or to continue to lease. After several meetings, he noted it was the consensus of the group that it would be difficult to sustain on-going payments if they bought the building. Mr. Goetz noted that it might be that rates on contracts could be raised to meet the lack of funds, but there are many long-term/short-term issues to be addressed.

Mr. Litzler asked Mr. Huff if he was set on selling the building and Mr. Huff noted they do need more space but are more than willing to work with the commission to come to some type of agreement., and that in the event the commission bought the building, he would continue to lease some space for his use. Mr. Litzler noted that the bottom line is to determine whether the commission would be able to make the payments and that there is concern with taxpayers perception of owning a building. He felt it would be necessary to convince the people that it would be a savings in the long run to own a building. Mr. Huff suggested that the commission should contract with a financial advisor in order to determine this for the commission.

Mr. Litzler noted he and the commission were most appreciative of the continued cooperation and patience of Mr. Huff. (Mr. Huff left the meeting at approximately 6:25 pm.)

Mr. Litzler noted he felt the group should pursue hiring a financial expert to further assist

in determining what direction to take and to investigate funding resources. Some names were suggested and it was decided that Mr. Robert Cooper should be contacted by the Executive Director to assist in finding funding alternatives and what the commission could do.

Mr. Goetz made a motion for the Executive Director to contract with Mr. Robert Cooper; 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. Litzler, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Litzler noted that the next Building Committee meeting is scheduled for March 27 at 4:00 pm

## FINANCIAL STATUS REPORT

Mr. Kordenbrock noted that a copy of the January 2002 Financial Status report had been mailed to all Commission members. He asked if there were any questions for Mr. Bowdy regarding this report. Mr. Goetz made a motion to accept the January 2002 Financial Status report; Mr. Kriege seconded the motion. Mr. Kordenbrock asked if there were any further questions; there being none, he asked for a voice vote on the motion which found unanimous approval; motion passed.

## LEGAL COUNSEL'S REPORT

Mr. Edmondson noted that in the Stapleton litigation there was nothing new to report. In the Jump litigation, he noted that it is still not clear whether we are out of the case and a date has been set to appear before a judge for March 26, and gave some further background on the case.

Mr. Kordenbrock noted that members had received a letter from a Mr. Roth from Campbell County complaining about treatment he had received at a Campbell County zoning meeting and was concerned that the letter had not been answered. After some discussion regarding the contents of the letter, it was determined that Mr. Roth needed to direct his comments to the Campbell County Planning Commission and that no answer to him was required at this time. Mr. Bowdy noted he had sent information to Mr. Roth which he had requested and Mr. Edmondson advised that nothing further should be done at this time.

Mr. Kordenbrock asked about who could serve as legal counsel for the various county boards, such as the Airport Board, and if the County Attorney, in his position was automatically the legal counsel for the Planning Commission. Mr. Edmondson explained

the extent of power which the county attorney has as legal counsel, but that this planning commission selects their own legal counsel.

Mr. Litzler asked about the status of Sexually Oriented Businesses (SOB) and Mr. Edmondson noted they are working on this and that there is a meeting scheduled for March 27, 2002.

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

## EXECUTIVE DIRECTOR'S REPORT

Mr. Bowdy noted that the Ky 536 Task Force would meet on March 11, 2002.

Mr. Bowdy then noted that the Amended 2001-2002 Fiscal Year Budget would need action for approval. Mr. Bowdy explained for Mr. Kordenbrock some of the major changes he made in the budget. Mr. Goetz made a motion to accept the Amended 2001-2002 Fiscal Year Budget; Mr. Litzler 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. Litzler, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Bowdy noted that there was nothing new to report on the GIS Guidance Committee activities.

Mr. Kordenbrock asked if there were any further questions for Mr. Bowdy. Mr. Bradford asked for some background on the Ky 536 Task Force and Mr. Bowdy explained that this is a task force appointed by J/E Murgatroyd to study this corridor as a possible east/west route and to plan for the future in buying right-of-way, etc. He noted it is felt that will become an important roadway for the southern end of the county in the future.

## CHAIRMAN'S REPORT:

Mr. Kordenbrock noted that he felt there was a good attendance at the Area Planning Council dinner meeting on Monday, February 25, and was pleased that all the incumbent planning commission members had been reelected. He noted he had received many compliments on the dinner, the facilities and the program.

Mr. Kordenbrock reminded everyone of the national APA/AICP conference in Chicago on April 12-17, 2002, and that final arrangements are being made. He noted the joint planning commission dinner would be on Monday, April 15 at a location to be announced.

Mr. Kordenbrock reminded everyone of the new dates for the GIAC Conference to be

held at the Drawbridge on August 12-15, 2002. He noted Mr. Bowdy was Chairman of this conference and would have more information in the future.

Mr. Kordenbrock noted that the next meeting of the Transportation Initiatives task force would be a public meeting seeking input would be March 6, 2002, from 5:00-7:00 pm

## MEMBER'S COMMENTS

Mr. Bradford congratulated all incumbents on being reelected.

Mr. Kordenbrock asked if there were any other comments or business to come before the commission, there being none he asked for a motion to adjourn. Mr. Goetz made a motion to adjourn. Mr. Kriege seconded the motion. Mr., Kordenbrock asked if there were any questions on the motion, there being none he asked for vote which found unanimous acceptance; motion passed. The meeting was adjourned at 7:10 pm.