

**NORTHERN KENTUCKY AREA PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 14, 2002**

Mr. Kordenbrock, Chair of the Northern Kentucky Area Planning Commission called the meeting to order at 5:45 pm, with all members present.

**MEMBERS PRESENT**

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

**LEGAL COUNSEL PRESENT**

Mr. Alex Edmondson

**NKAPC STAFF PRESENT**

Mr. William W. Bowdy, FAICP, Executive Director  
Mr. Marshall Slagle, FAICP, Technical Services Coordinator  
Mr. Mike Schwartz, AICP, Planning Services Manager  
Ms. Gail H. Deatherage, Executive Secretary

**GUESTS:**

Mr. Dory Montazemi, Executive Deputy Director, OKIRCOG

**ACCEPTANCE OF AGENDA**

Mr. Kordenbrock asked if the agenda was acceptable or if anyone had any additions/corrections. Mr. Bowdy noted he had received the OKI Funding Contract and would report on this in his report. Mr. Kriege made a motion to accept the agenda, with addition; Mr. Bradford 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 July 24, 2002. Mr. Noll made a motion to accept the Minutes of July 24, 2002; Mr. Kriege seconded the motion. Mr. Kordenbrock asked for a voice vote on the motion, which found unanimous approval; motion passed. Mr. Kordenbrock did not vote.

## LEGAL COUNSEL'S REPORT

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

Mr. Edmondson noted that work is progressing on the lease and building purchase contract and that he felt it would be ready soon. Mr. Bowdy noted he had talked to Mr. Huff who had questioned the smaller, free-standing sign on Royal Drive and wanted to retain use of that sign and to have it covered under the same provisions as the larger pole sign in the lease agreement. Some discussion ensued regarding the smaller sign and potential use by NKAPC and there was consensus that the smaller sign should not be under the same terms as the larger sign in the lease agreement.

Mr. Bowdy noted he would get this clarified with Mr. Huff.

Mr. Bowdy noted he had talked to the gentleman at KLC and noted that the loan for the building had been approved and that financing has been arranged. He noted that August 30 should be the closing date.

## EXECUTIVE DIRECTOR'S REPORT

Mr. Bowdy noted that the next meeting of the GIS Guidance Committee would be on September 30 at 7:30 am with Dr. Votruba, NKU President, and some staff members, who will be viewing the GIS video and also a presentation by GIS staff, and further explained. He noted that commission members are welcome to attend this meeting.

Mr. Bowdy gave some brief overview of the GIAC Conference held at the Drawbridge this past week. He noted that Mr. Kordenbrock and Mr. Noll had both attended the conference and that there were approximately 350-400 attendees. Mr. Bowdy stated that the keynote address on events of September 11 by Mr. Oswald from the Office of Technology for New York State was very interesting and noted that he gave some in-depth overview on the cooperation of the various agencies and the role which GIS played in the ensuing days after the tragedy. Mr. Kordenbrock and Mr. Noll both gave some brief overview on their attendance at this conference and some discussion ensued regarding the various uses and value of GIS.

Mr. Bowdy noted that Mr. Montazemi was present to give a presentation on the Bus Rapid Transit System.

Mr. Montazemi noted that the Bus Rapid Transit (BRT) System is an alternative to the present bus system and that this commission would have to take action to make a recommendation to the Kenton County Planning Commission to amend the Transportation Plan of the Comprehensive Plan Update, if they agreed with the plan. He noted that the Kenton County Transportation Task Force was formed to oversee the development of a Kenton County Transportation Plan and has made recommendations for improving transit and that BRT is an alternative that they have recommended. He thanked the planning commission and its staff for their help and assistance in making the graphics, mapping, etc. for the presentations.

Mr. Montazemi then gave a visual presentation on a multi-modal plan of federal and state highways in the area, and presented the proposed routing for the BRT. He noted the proposed BRT routes would include KY 17; Turkeyfoot Road; KY 16; Ky 536, I-275 to Covington and parts of I-75-71 to the airport and that the system would work in conjunction with the present bus system. He gave some further overview on proposed bus routes, noting that there are plans to preserve 15 ft. of right-of-way (ROW) on either side of the corridor before the land is developed so that bus lanes will be a viable option. He also noted that they would focus development along the BRT corridors. Mr. Montazemi noted that this is a long-term proposition that can be achieved incrementally and noted that the timing is perfect to begin preserving ROW and to build a transit-friendly development.

Mr. Schwartz noted that staff has been working on the text for the BRT for the CPU and noted that it will be finished by the next meeting.

Mr. Goetz noted that he had ridden a BRT in Los Angeles and asked about financing of this transit system for our area.

Mr. Montazemi noted that a detailed financial analysis has been presented to the task force and that it is quite costly and gave some overview on the costs and potential areas of financing.

After some further discussion, Mr. Goetz made a motion to direct staff to draft language to be incorporated into the Comprehensive Plan Update that would include the Bus Rapid Transit System; Mr. Kriege seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He asked for a roll call vote, which found Mr. Hahn, Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Litzler, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Kordenbrock thanked Mr. Montazemi for his presentation.

Mr. Bowdy noted the status of Sexually Oriented Business study and that Mr. Goetz had contacted all Kenton and Campbell County mayors and attorneys to attend the Mayors Group meeting on Saturday, August 17 to discuss the SOB study with Mr. Eric Kelley, a consultant and expert in SOB zones.

Mr. Goetz noted that it would also be necessary to determine how the study will be financed. He noted that the meeting would be hosted by the NKAPC and would be held in the first floor conference room at 9:00 am.

Mr. Bowdy noted that the monumentation program is finished siting the markers in Boone County and is now working in Kenton and Campbell Counties. He noted that completion is scheduled for June 30, 2003, or possibly sooner.

Mr. Bowdy noted that as executive director, he is a member of the Kenton County Conservancy Board, which was created by J/E Murgatroyd to obtain land for open space purposes, and that the new executive director would also sit on the Board according to the Conservancy By-Laws. He stated that Ms. Hughes, staff planner, also attends the meetings and that they are utilizing GIS in locating land and that it has been well received.

Mr. Bowdy noted that a meeting has been scheduled for September 11 at NKAPC with the Police Chiefs Association and that there has been a lot of interest by the police chiefs in using GIS and in learning how it can help them.

Mr. Bowdy noted that he had received the 2002-2003 OKI Funding Contract for the Kenton County portion and that he would need a motion for approval for the Chairman to sign the contract.

Mr. Noll made a motion to approve the Chairman to sign the 2002-2003 OKI Funding Contract with OKI; Mr. Goetz seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He asked for a roll call vote, which found Mr. Hahn, Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Litzler, 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 the 2002 APA Regional Planning Conference would be held at the Northern Kentucky Convention Center on September 11-13. He noted that at the luncheon on September 13, Mr. Bowdy would be presented with the "William W. Bowdy

Award" which KAPA has formed in his honor and that he will be the first recipient of the award. He stated future honorees would be outstanding planners in the state who have contributed or made a difference in the field of planning. Mr. Kordenbrock noted he is hopeful that all the planning commissioners can attend this luncheon and asked them to advise staff as soon as possible if they plan to attend.

Mr. Kordenbrock noted that the Kentucky League of Cities will be holding their annual convention in Northern Kentucky October 2-5, 2002, and that he would like a motion to make a contribution to the Northern Kentucky cities' hospitality room. After some discussion, Mr. Noll made a motion to contribute \$500 to the Northern Kentucky cities hospitality room for the KLC; Mr. Bradford seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He asked for a roll call vote, which found Mr. Hahn, Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Litzler, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Kordenbrock asked if any member wished to attend the luncheon to advise staff and the necessary reservations will be made.

Mr. Kordenbrock noted that he would like to form a new standing committee to study how best to use any funds resulting from the possible increase in the tax rate, and to find ways of cutting expenses. After some discussion, it was decided that the new committee would be called the Long-Range Financial Planning Committee. Mr. Kordenbrock appointed Mr. Kriege, Chair, Mr. Goetz and Mr. Hahn to this committee.

Mr. Noll noted previous discussion of having a retreat to discuss items such as this, and asked about possibly of setting a date for this retreat. Mr. Bowdy noted he felt this should be done with the new executive director and that a date could be set after he/she is on board. Mr. Noll then asked that this item be added to the agenda so that it does not get lost.

## MEMBER'S COMMENTS

Mr. Kriege reminded of the MGLNK meeting on September 19 at 6:00 pm, and also reminded of the Annual Dinner meeting on November 23, which would be held at Receptions in Erlanger.

Mr. Litzler noted that the office building financing is progressing well and that Mr. Bowdy had asked staff to do a brief summary on the inspection evaluations received by companies who had inspected the plumbing/electrical/roof/HVAC. Mr. Bowdy passed out the report by Mr. Cloyd. Mr. Litzler noted that the electrical system seemed to be the most serious condition to be repaired. Mr. Bowdy noted that he had not sent this report to Mr. Huff at this time. He noted he felt the report should be given to Mr. Huff for his immediate reaction on whether he would reduce the price of the building to cover any

repairs or whether he would pay for the repairs as recommended in the various inspection reports. Mr. Bowdy noted he had also received invoices from each of the companies and asked if he should proceed to pay them. It was the consensus that the bills should be paid by NKAPC. Mr. Goetz made a motion to pay all invoices for inspections of the Huff Building; Mr. Noll seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He asked for a voice vote, which found unanimous approval. The motion passed unanimously.

Mr. Hahn expressed concern on the September 11 date with the police chiefs, and that it possibly could be a conflict with memorial services being held by police/fire associations around the county. Mr. Bowdy noted he would call Chief Dorsey to confirm this date and any possible conflict.

Mr. Noll stated that another change had been proposed for the personnel policy and that he is hopeful to get this finalized by the next meeting.

Mr. Kordenbrock then asked for a motion to go into Executive Session to discuss property acquisition, pursuant to KRS 61.810(c). Mr. Hahn made a motion to go into Executive Session; Mr. Noll seconded the motion. The commission went into Executive Session by unanimous consent at 7:40 p.m.

Mr. Goetz moved that the commission come out of Executive Session; motion seconded by Mr. Hahn. The commission came out of Executive Session by unanimous consent at 7:50 p.m.

Mr. Kordenbrock noted that during the Executive Session the commission discussed property acquisition and that no action was taken.

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