CAMPBELL COUNTY, KENTUCKY
FISCAL COURT
MINUTES

November 4, 2026

The Campbell County Fiscal Court held a regular meeting on November 4, 2026, at 9:00 AM Eastern Time (8:00 AM Central Time) at the Campbell County Courthouse, 8352 East Main Street, Alexandria, Kentucky. The meeting was recorded by Campbell Media and broadcast on the Campbell Media website.

Present:

County Judge/Executive, Steve Pendery
County Commissioner, Geoff Besecker
County Commissioner, Tom Lampe
County Commissioner, Brian Painter
County Attorney, Steve Franzen

County Administrator, Matt Elberfeld
Assistant County Administrator, Kim Serra
Assistant County Administrator, Justin Otto
Finance Director/Treasurer, Laura Lewis
Police Chief, Craig Sorrell
Fiscal Court Clerk, Janie Patterson

Regular Meeting

Judge/Executive Steve Pendery called the meeting to order at 9:00 AM.

Judge/Executive Steve Pendery asked for a moment of silence followed by the Pledge of Allegiance.

Roll Call

Following the roll call, a quorum was declared present.

Minutes

Judge/Executive Steve Pendery requested a motion to approve the minutes from the Regular Fiscal Court Meeting held on October 7, 2026.

Motion was made by Commissioner Geoff Besecker and seconded by Commissioner Brian Painter. All voted “Aye” and the motion passed.

Guests

Catalytic Fund Leadership:
President and Chief Executive Officer Jeanne Schroer and Chief Operating Officer Joe Klare

Jeanne Schroer, President and Chief Executive Officer of the Catalytic Fund of Northern Kentucky, provided an overview of the organization's mission, financing model, and community impact. She reported that since 2013, the Catalytic Fund has supported more than 115 projects valued at over $600 million, generating more than $1 billion in total investment, with more than $50 million in capital invested and no losses across 88 funded transactions. She explained that the organization uses grants, loans, and equity to support redevelopment, housing, and commercial projects that may not otherwise secure traditional financing. She emphasized that the organization operates without taxpayer support for its operating expenses and highlighted successful affordable housing projects in Bellevue and Dayton. She also discussed expanding investments throughout all three Northern Kentucky counties through the Northern Kentucky Housing Fund.

Joe Klare, Chief Operating Officer, presented the proposed Northern Kentucky Housing Fund, a revolving loan program designed to increase the supply of market-rate, affordable, and workforce housing throughout Northern Kentucky. He discussed the region's housing shortage and its impact on workforce and economic development, explaining that the Fund would provide low-interest financing to help make housing projects financially feasible. The Fund has a long-term fundraising goal of $25 million, with an initial fundraising target of $5 million. Mr. Klare outlined the proposed financing structure, repayment model, and risk protections, emphasizing that projects would be selected based on community needs and support rather than dictated by the Fund.

Judge/Executive Steve Pendery commended the Catalytic Fund's accomplishments, particularly its success in redeveloping blighted properties and supporting responsible growth throughout Northern Kentucky.

Commissioner Geoff Besecker asked about the Fund's housing project mix. Mr. Klare explained that demand is primarily for multifamily housing but that the Fund also supports single-family homes, townhomes, and infill development based on community plans and local needs. He emphasized that the Fund supports, rather than dictates, development and will not finance projects that lack community support.

Judge/Executive Steve Pendery recommended addressing Resolution R-64-26 while the Catalytic Fund representatives were present to answer questions.

Donnie Warner of FBT Gibbons was also present to answer questions and provide additional information if requested.

Resolution R-64-26
County Administrator Matt Elberfeld read the title summary for Resolution R-64-26, “A Resolution of the Fiscal Court of Campbell County, Kentucky (the “County”) Making Findings of Public Purpose and Approving and Authorizing a Loan in the Principal Amount of $2,000,000 to Catalytic Development Funding Corp. of Northern Kentucky, a Kentucky Not-for-Profit Corporation d/b/a the NKY Housing Fund

(the "Company"), Pursuant to KRS 67.083, for the Purpose of Facilitating the Construction, Rehabilitation, and Preservation of Housing and Promoting the Economic Development of the County; Appropriating Currently Available Funds Therefore; and Approving, Authorizing, and Directing the Execution and Delivery of (A) a Funding Agreement Between the County and the Company, (B) a Promissory Note from the Company to the County, and (C) Any and All Other Related Documents Necessary Thereto."

Mr. Elberfeld explained that slightly more than half of the loan would come from proceeds retained from the County's prior sale of Lakeside Terrace, with the remaining amount coming from the General Fund. He emphasized that the funding would be a loan, not a grant, with a 15-year term and 1% interest paid to the County. The Catalytic Fund would use the loan proceeds to provide lower-interest financing for housing projects, with the goal of increasing housing availability while keeping properties on the tax rolls. He also outlined financial safeguards, including loan-loss protections and requirements to maintain the Catalytic Fund's net asset ratio to protect the County's investment.

Commissioner Geoff Besecker asked whether the loan proceeds would be invested exclusively in Campbell County projects, and Mr. Elberfeld confirmed that all funds would be invested in Campbell County.

Commissioner Tom Lampe expressed support for the initiative, emphasizing the importance of addressing regional housing needs and commending the Catalytic Fund's continued commitment to Campbell County.

Motion was made to adopt Resolution R-64-26 by Commissioner Brian Painter and seconded by Commissioner Tom Lampe. All voted "Aye" and the motion passed.

New Business

County Administrator Matt Elberfeld presented new business.

Resolution R-62-26

County Administrator Matt Elberfeld read the title summary for Resolution R-62-26, "A Resolution of the Campbell County Fiscal Court authorizing the County Judge/Executive to Execute an Order of Affiliation with the Campbell County LandSAR Team for 2027."

Motion was made to adopt Resolution R-62-26 by Commissioner Geoff Besecker and seconded by Judge/Executive Steve Pendery. All voted "Aye" and the motion passed.

Resolution R-63-26

County Administrator Matt Elberfeld read the title summary for Resolution R-63-26, "Resolution approving funding for the BE NKY Growth Partnership."

Motion was made to adopt Resolution R-63-26 by Judge/Executive Steve Pendery and seconded by Commissioner Geoff Besecker.

Commissioner Brian Painter noted that the actions taken would help individuals improve their job skills, secure employment, and obtain housing. He expressed appreciation for these efforts and their positive impact on the community.

All voted "Aye" and the motion passed.

Personnel

Executive Order
County Administrator Matt Elberfeld presented a motion to advance Police Officer Tanner Nelson to Police Officer 2 in accordance with the current FOP Working Agreement effective, September 15, 2026.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Tom Lampe. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to advance Police Officer Samuel Broomall to Police Officer 5 in accordance with the current FOP Working Agreement effective, October 6, 2026.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Tom Lampe. All voted "Aye" and the motion passed.

Commissioner Geoff Besecker commended both officers for their professionalism, noting his experience riding along with each of them on multiple occasions. He praised their conduct, interactions with the community, and dedication to their duties.

Executive Order
County Administrator Matt Elberfeld presented a motion to accept the resignation of Sally Bauer, Administrative Assistant – Planning & Zoning, effective, October 23, 2026.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to authorize staff to advertise, interview, and make a hiring recommendation to fill the full-time Administrative Assistant – Planning & Zoning vacancy created by the resignation of Sally Bauer.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Board Appointments

Executive Order
County Administrator Matt Elberfeld presented a motion to appoint Thomas Guidugli Jr., Mayor of the City of Newport, Kentucky, to serve as the Campbell County's mayoral representative on the BE NKY Board of Directors for a two-year term effective, September 1, 2026 through August 31, 2028.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Tom Lampe. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to appoint Brian Meyer to the Campbell County Fire Protection District Number 6 Board of Trustees as an elected firefighter trustee effective, November 4, 2026.

Mr. Elberfeld explained that Brian Meyer will fill the remainder of the unexpired term of Eric Vogel, who is no longer eligible to serve as a firefighter trustee because KRS 75.031(1)(a)(4) now requires that an elected firefighter member must either be a full-time paid employee of the district or personally reside in the district.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to appoint Chris Wimmers to the Campbell County Fire Protection District Number 6 Board of Trustees as an elected firefighter trustee effective, November 4, 2026.

Mr. Elberfeld explained that Chris Wimmers will fill the remainder of the unexpired term of Steve Minshall, who is no longer eligible to serve as a firefighter trustee becuase KRS 75.031(1)(a)(4) now requires that an elected firefighter member must either be a full-time paid employee of the district or personally reside in the district.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Geoff Besecker. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to appoint Robert Fender to the Campbell County Fire Protection District Number 6 Board of Trustees as a Judge/Executive trustee effective, November 4, 2026.

Mr. Elberfeld explained that Robert Fender will fill the remainder of the unexpired term of Dale Edmondson, who is no longer eligible to serve as a Judge/Executive appointed trustee because KRS 75.031(1)(a)(4) now requires that a Judge/Executive appointment must personally reside in the district.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Commissioner Brian Painter acknowledged that Robert Fender was sitting in the audience, and Judge/ Executive Steve Pendery thanked Mr. Fender for being at the meeting.

Executive Order
County Administrator Matt Elberfeld presented a motion to reappoint Steve Halpin to the Campbell Fire/Rescue Board of Directors as a Judge/Executive appointee for a three-year term effective, July 1, 2026 through June 30, 2029.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Geoff Besecker. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to reappoint Megan Clere Abrams to the Northern Kentucky Solid Waste Management Area Governing Body effective, November 4, 2026.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to reappoint Laura Lewis, Cindy Minter, and Henry Pogue to the Campbell County 911 Service Fee Appeals Board for a one-year term effective, December 1, 2026 through November 30, 2027.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Executive Order
County Administrator Matt Elberfeld presented a motion to reappoint Robert Horine to the Sanitation District No. 1 Board of Directors for a four-year term effective, January 1, 2027 through December 31, 2030.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Tom Lampe. All voted "Aye" and the motion passed.

County Attorney's Report

County Attorney Steve Franzen expressed appreciation for Donnie Warner of FBT Gibbons for his assistance and expertise with specialized and complex legal matters, noting that retaining specialized support on an occasional basis is more practical than maintaining that expertise in-house. He also thanked the Fiscal Court for its understanding and support in utilizing outside assistance when necessary.

County Commissioners' Report

Commissioner Geoff Besecker thanked County Clerk Jim Luersen, his office, and election workers for their efforts in conducting the recent election, noting the high voter turnout. He also recognized Parks & Recreation Director Larry Harrod, Facilities & Fleet Director Mike Braun, Assistant County Administrator Kim Serra, and community partners for their work in making the annual Spooktacular event a success.

Commissioner Besecker provided an update on the lake project, reporting that spoils management in Flatwoods Cove was approximately 50% complete. Crews have been working 10-hour days, six days a week, to remove accumulated silt. He noted that the project is progressing efficiently but will require several more months to complete, weather permitting. He also reported that he and Commissioner Brian Painter visited the spillway project, which involves necessary improvements to reinforce and stabilize the lake's dam.

Commissioner Brian Painter reported that the lake project appeared to be on schedule, with work anticipated to continue through December or January. He noted the significant investment being made in the park and its long-term recreational benefits for county residents, including improved boat access to the area through the new Causeway Bridge. Commissioner Painter also thanked County Attorney Steve Franzen for his continued efforts in training poll workers and expressed appreciation to all poll workers for their time and dedication to the election process.

County Attorney Steve Franzen said that he appreciates the dedication and continued service of the county's poll workers, stating that they are among the best people in the county, and thanked them for their commitment year after year.

County Judge/Executive's Report

Judge/Executive Steve Pendery thanked all candidates who participated in the election, acknowledging the time and effort involved, regardless of the outcome. He noted that the competitive election process strengthens government and congratulated all candidates on completing another election cycle.

Finance Director/Treasurer's Report

Finance Director/Treasurer Laura Lewis presented the Finance Director/Treasurer's Report.

Motion

Finance Director/Treasurer Laura Lewis presented a motion to authorize the Campbell County Police Department (CCPD) to apply for equipment through the Office of the Attorney General's Body Armor Program and to authorize the Judge/Executive to execute any required award documents.

Ms. Lewis explained that if awarded, the equipment will be provided to the CCPD at 100% funding through a noncash transaction. The request will include ballistic helmets and protective armor plates for the County's 41 sworn officers.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Geoff Besecker. All voted “Aye” and the motion passed.

Motion
Finance Director/Treasurer Laura Lewis presented a motion to authorize the Judge/Executive to execute AIA Document A-133, Guaranteed Maximum Price (GMP) Amendment 1.3, for the Campbell County Public Safety Building.

Ms. Lewis explained that Amendment 1.3 establishes a Guaranteed Maximum Price of $38,180,172 for the complete building construction, including previously completed design and preconstruction activities, Construction Manager at Risk (CMAR) fees, and contingencies.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Geoff Besecker.

Commissioner Brian Painter commended the document, noting the substantial time and effort required to review the estimates and engineering information.

County Attorney Steve Franzen acknowledged the work involved and recognized Assistant County Attorney Michelle Eviston for her extensive efforts in compiling and reviewing the supporting documentation.

All voted “Aye” and the motion passed.

Motion
Finance Director/Treasurer Laura Lewis presented a motion to authorize the Judge/Executive to execute two not-to-exceed design contracts with Brandstetter Carroll for the Campbell County Detention Center kitchen renovation and roof repair projects.

Ms. Lewis explained that the design services will include preparation of professional drawings and specifications to support the bidding process for both projects, which the Fiscal Court approved for bidding in September 2026. Jailer Jim Daley and Mr. Ryan Grosser have reviewed the proposed contracts and agreed to proceed with Brandstetter Carroll.

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioners Tom Lampe and Geoff Besecker. All voted “Aye” and the motion passed.

Budget Transfers
Finance Director/Treasurer Laura Lewis presented a motion to approve Budget Transfers dated:

- October 31, 2026

Motion was made by Commissioner Geoff Besecker and seconded by Commissioner Brian Painter. All voted “Aye” and the motion passed.

Interfund Transfers
Finance Director/Treasurer Laura Lewis presented a motion to approve Interfund Transfers dated:

- October 31, 2026

Motion was made by Judge/Executive Steve Pendery and seconded by Commissioner Brian Painter. All voted "Aye" and the motion passed.

Claims & Claims Paid per Standing Order
Finance Director/Treasurer Laura Lewis presented a motion to approve Claims & Claims Paid per Standing Order for the following dates:

- October 14, 2026
- October 21, 2026
- October 28, 2026
- November 1, 2026 (Employee Benefits)
- November 4, 2026

County Attorney Steve Franzen commented that the claims had been reviewed, and everything appeared appropriate.

Motion was made by Commissioner Brian Painter and seconded by Commissioner Geoff Besecker.

Commissioner Tom Lampe expressed support for payment of the claims but recused himself from consideration of claims related to employee benefits due to his employer's relationship with the companies involved.

All voted "Aye" and the motion passed.

Adjournment

There being no further business to come before the Fiscal Court, a motion to adjourn the meeting was made by Commissioner Geoff Besecker and seconded by Judge/Executive Steve Pendery. All voted "Aye" and the motion passed. The meeting adjourned at 10:08 AM.

Attachments

- R-62-26: Authorize execution of an Order of Affiliation with the Campbell County LandSAR Team for 2027
- R-63-26: Approve funding for the BE NKY Growth Partnership
- R-64-26: Make findings of public purpose and approve and authorize a loan to the Catalytic Development Fund for the Northern Kentucky Housing Fund
- Budget Transfers: October 31, 2026
- Interfund Transfers: October 31, 2026
- Claims & Claims Paid per Standing Order:
  - October 14, 2026
  - October 21, 2026
  - October 28, 2026
  - November 1, 2026 (Employee Benefits)
  - November 4, 2026

Approved:

STEVE PENDERY
Judge/Executive

Attest:

JANIE PATTERSON
Fiscal Court Clerk

Date Approved: November 18, 2026