

CITY OF UNION
Special Business Meeting
January 11, 2021

Regular Business

The meeting was called to order at 6:00 PM on January 11, 2021 by Mayor Larry Solomon via Zoom Teleconference.

Pledge of Allegiance

Mayor Solomon led all attendees in the pledge to the flag.

Roll Call

A quorum was present and a roll call was taken: Commissioner Jeremy Ramage, Commissioner John Mefford, Commissioner Eric Dulaney, Commissioner Brian Garner and Mayor Larry Solomon.

Also present:

City Attorney-Greg Voss, Esq.; City Administrator-David Plummer; City Communications and Operations Director-Melissa Hinkle, City Clerk/Treasurer Christy Everman and City Engineer Barry Burke.

Approval of Minutes

Mayor Solomon asked for approval of the December 7th Meeting Minutes. Commissioner Mefford moved to approve the minutes with this change. Commissioner Dulaney seconded that motion. **Motion approved 5-0**

Financial Reports

Commissioner Ramage presented the monthly financial report and bills to pay. He noted there were no major items of note in the report, other than the snow budget looked very good so far, with only 11% spent to date of that fund. He also noted there was no interest income to report, due to the economy and decline in bank interest at the Federal level. He also updated on the property tax collection, with more than 94% of taxes collected to date, with only a couple of larger bills on the delinquent list, with Fifth Third Bank and Cincinnati Bell both outstanding in tangible taxes. Those delinquencies will be referred to Attorney Voss in March, and second reminders have been sent on delinquent tax accounts.

Commissioner Garner moved to accept the monthly profit and loss statement and the bills to be paid. Commissioner Mefford seconded the motion. **Motion approved, 5-0.**

Mayor Comments

Mayor Solomon reported that a new Mexican restaurant named Valle Escondido will be moving into the old Flipdaddy's location. He has talked with the owners about repaving that portion of the parking lot area to continue to improve the look of the old Kroger location. He noted that there will be a presentation later on for the Grammas property, and that the new commission assignments will be covered in the legislation portion of the agenda.

Visitors and Guests Wishing to Speak

There were no comments from the public at this meeting.

Guest Presentations

Brock MacKay of Viox and Viox, Inc.; Dean Lutton of Restark Architects and Nick Grammas of Grammas Development, Inc. presented information on a proposed mixed-use development located on property near the Harmony Subdivision, just to the North of the City Building. The approximately 6.1-acre lot is proposed to have both residential and commercial development in a three-story building, facing the corner of US42 and “old” Mt. Zion Road. The group has requested a zone-change overlay to the UTC guidelines to allow for more density to the project, and the change has been approved by the Boone County Planning Commission. The City now has 90 days to act on this request for the zoning change. The group has also held public hearings with the Harmony Subdivision to address concerns regarding this development.

Commissioner Dulaney inquired about parking availability at the development. Mr. MacKay said there will be 119 parking spots in the lower lot and 72 in the commercial area of the development. Commissioner Dulaney wanted to know how parking would be enforced, and Mr. MacKay noted this would be addressed in the lease agreements for both commercial and residential leases, to ensure people parked in the proper, designated, locations. Commissioner Mefford inquired as to how tall the buildings are. Mr. Lutton said they are approximately 45 feet tall at the highest points. Commissioner Ramage asked if the signage matches the proposed signage in the UTC Development guidelines. Mr. MacKay noted that the group will work closely with the Boone County Planning Commission to install versions close to the allowed specifications and will work closely with BCPC to adhere to the UTC guidelines for development.

Economic Development/Boone County Planning Update

Mr. Harper updated on the Planning Commission. Mr. Harper noted that the Grammas development had been a very challenging project, but they had made a good utilization of the land and plot and the and working within the UTC guidelines. He had no other updates from BCPC, as they did not meet in December due to the holiday season.

Public Works Report

Commissioner Dulaney noted that the inspection of roads is upcoming to update and begin the process to prepare the bids for the 2021 Street Repairs Program. Engineer Burke noted that he is moving along on preparing the Capital Improvements Plan, and that Friday is set for the drive through to updated and finalize the CIP and make recommendations for repairs.

Commissioner Dulaney noted a story in the River City News where KYTC will be replacing the lights along Interstate 71/75 between Florence and Walton with LED Lights. He updated on the city plan to upgrade city streetlights to LED, and has asked Duke that the 48 “cobra head” lights be the first to replace, as they are the cheapest lights to retrofit. The savings from these lights will help defray the costs for the replacement of the

rest of the lights, and the city will pay off all of the retrofit costs over time, once contracts and pricing has been agreed to with Duke. The PWC will bring legislation forward to the commission for final approval.

Communications/Office Operations Report

Director Hinkle updated on the 2020 Light Up Union Contest, announcing the 12 winners who received gift certificates to local bars and restaurants in the city of Union. The group discussed the success of the initial program, and plans are in place to conduct the contest again in 2021. Commissioner Mefford noted that one of his neighbors won one of the categories, and was already recruiting neighbors to participate this upcoming year.

Director Hinkle also brought forward a request from the NKY Chamber to waive alcohol fees for the 2020-21 year. Governor Beshear waived the ABC renewal fees for all businesses that were mandated to close at some point during the COVID-19 pandemic, as a way to help provide an economic relief for the lost business due to closure. She noted that there were 10 licenses in Union available for this relief, with only the Kroger Grocery, Kroger Liquor, Union Fuel Mart and Lassing Green Golf Course, not eligible for waivers. Of note: Lassing Green Golf Course already receives a waiver of fees, as they are a government entity run by Boone County.

Commissioner Garner asked why the Union Fuel Mart was not considered for a waiver, as a small business. Director Hinkle noted that they had never been required to close during the pandemic, as they were deemed an essential business because of food and fuel sales. Director Hinkle also noted that business had increased in alcohol sales for both the Kroger Grocery and Liquor stores, and that there was not the “lost revenue” factor for UFM. Additionally, the waiver signed by the Governor noted that qualifying businesses were mandated to close, and these businesses would not receive waivers from Kentucky ABC. Additionally, the Governor allowed for renewal extension to March 31, which should negate any financial hardships to these three businesses. Commissioner Dulaney moved to waive the City ABC fees as proposed to adhere to the guidelines of the Governor’s executive order. Commissioner Mefford seconded. **Motion approved, 5-0.**

City Administrator Report

Administrator Plummer updated on the Coronavirus Relief Fund, noting that the City of Union received \$426,000 in CARES act funding, with the first allotment drawn down between the purchase of PPE, the Small Business Grant programs, the purchase of technology upgrades and the distribution of the remainder of the first allotment to the schools. \$85,346 was given in direct aid to small businesses through the Small Business Grants program, helping the local business community directly. The city was eligible for an additional \$135,000 in allotment, but with the holidays, that was difficult to expend on approved expenses, and the remainder of funds were expended on technical purchases on December 29, and the balance of unspent funds returned to the state as required by the federal legislation.

Administrator Plummer noted that the city used these funds to purchase iPads for city administration and staff, and that each member will need to sign a user agreement to obtain the iPad for city use. The second group of iPads are scheduled for delivery the last week of January.

Administrator Plummer also updated on the Kentucky Covid Vaccination Schedule, noting that Phase 1A is underway with long-term care facilities and health care professionals receiving vaccines. As of 1/11/2021, 123,114 people have been vaccinated for the first dose in the state of Kentucky. Phase 1B will be residents older than 70, and K-12 educators and staff. Kroger and Walmart will be helping to provide these vaccination services. Phase 1C will include members of the population considered “at risk”, and it will move down the phases, with children under 16 the last to be vaccinated. He noted that the Northern Kentucky Health Department hopes to do the first round of vaccines for school personnel by February 1.

City Attorney Report

Legislation: Ordinances/Municipal Orders/ Resolutions (prepared by Attorney Greg D. Voss)

Resolutions.

RESOLUTION 2021-01—A RESOLUTION ACCEPTING THE RE-APPOINTMENT OF MARCUS CAREY, ROBERT F. GREENE, DARRYL CUMMINS, ROBERT SANDERS, TOM QUIRK, BRYCE C. RHOADES AND JACK WESTWOOD AS MEMBERS OF THE NORTHERN KENTUCKY REGIONAL ETHICS AUTHORITY ENFORCEMENT COMMITTEE FOR A TWO-YEAR TERM, COMMENCING FEBRUARY 1, 2021 AND EXPIRING ON JANUARY 31, 2023. Motion to approve was made by Commissioner Mefford and seconded by Commissioner Garner. **Motion approved 5-0.**

Municipal Orders

MUNICIPAL ORDER 2021-01—A MUNICIPAL ORDER APPOINTING JEREMY RAMAGE MAYOR PRO TEM FOR THE CITY OF UNION, KENTUCKY. Motion to approve was made by Commissioner Garner and seconded by Commissioner Mefford. **Motion approved 5-0.**

MUNICIPAL ORDER 2021--A MUNICIPAL ORDER APPOINTING JEREMY RAMAGE TO HAVE SUPERINTENDENCE OVER THE FISCAL PLANNING AND THE FINANCE DEPARTMENT FOR THE CITY OF UNION, KENTUCKY. Motion to approve was made by Commissioner Dulaney and seconded by Commissioner Mefford. **Motion approved 5-0.**

MUNICIPAL ORDER 2021-03--A MUNICIPAL ORDER APPOINTING JOHN MEFFORD TO HAVE SUPERINTENDENCE OVER THE COMMUNITY ENGAGEMENT/COMMUNICATIONS COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY. Motion to approve was made by Commissioner Ramage and seconded by Commissioner Garner. **Motion approved 5-0.**

MUNICIPAL ORDER 2021-04--A MUNICIPAL ORDER APPOINTING ERIC DULANEY TO HAVE SUPERINTENDENCE OVER THE ECONOMIC DEVELOPMENT COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY. Motion to approve was made by Commissioner Ramage and seconded by Commissioner Mefford. **Motion approved 5-0.**

MUNICIPAL ORDER 2021-05--A MUNICIPAL ORDER APPOINTING BRIAN GARNER TO HAVE SUPERINTENDENCE OVER THE PUBLIC WORKS DEPARTMENT FOR THE CITY OF UNION, KENTUCKY. Motion to approve was made by Commissioner Ramage and seconded by Commissioner Dulaney. **Motion approved 5-0.**

MUNICIPAL ORDER 2021-06--A MUNICIPAL ORDER APPOINTING BRIAN GARNER TO SERVE AS A REPRESENTATIVE ON THE OHIO-KENTUCKY-IN DIANA REGIONAL COUNCIL OF GOVERNMENTS BOARD OF DIRECTORS. Motion to approve was made by Commissioner Ramage and seconded by Commissioner Mefford. **Motion approved 5-0.**

Ordinances

ORDINANCE 2020-04--AN ORDINANCE OF THE CITY OF UNION, KY AMENDING CHAPTER 72A REGARDING THE REGULATION OF PARKING ON THE CITY'S PUBLIC STREETS WITHIN THE CITY OF UNION, KENTUCKY. Motion to approve was made by Commissioner Dulaney and seconded by Commissioner Mefford. **Motion approved 5-0.**

ORDINANCE 2021-01--AN ORDINANCE ESTABLISHING THE DAY AND TIME OF THE MONTHLY CITY COMMISSIONERS MEETING FOR THE CITY OF UNION, KENTUCKY. *First Reading*

ORDINANCE 2021-02--AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF NICK GRAMMAS, GRAMMAS INVESTMENTS APPLICATION FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT TO THE BOONE COUNTY ZONING MAP BEING A ZONE CHANGE FROM UNION TOWN CENTER {UTC} ZONE TO UNION TOWN CENTER/URBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT {UTC/UR- 2/PD) FOR AN APPROXIMATE 6.113 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE U.S. 42/BRILLIANCE AVENUE INTERSECTION, UNION, KENTUCKY. *First Reading*

ORDINANCE 2021-03--AN ORDINANCE AMENDING CHAPTER 31 OF THE CITY OF UNION CODE OF ORDINANCES. *First Reading*

ORDINANCE 2021-04--AN ORDINANCE AMENDING CHAPTER 32 OF THE CITY OF UNION CODE OF ORDINANCES. *First Reading*

Announcements

Noreene Morgan asked if there was any update on Grandview Tavern coming to Union. Mayor Solomon noted that the repairs to the floor of their potential location in the old Kroger area had taken too long, and they had let their option for a contract expire. Mayor Solomon further noted that, according to Midland Reality (who handles Kroger out-lot properties), Bourbon House Pizza is planning to move into that area, along with a deli-style restaurant, and a dental office.

Executive Session

none

Adjournment

Motion to adjourn was made by Commissioner Ramage and seconded by Commissioner Mefford. **Motion approved 5-0.** Meeting adjourned at 7:52 PM.

APPROVED:

ATTEST:

Larry Solomon, Mayor

Christy Everman, City Clerk