

## WELCOME

## CALL TO ORDER

The meeting was called to order at 6:30PM on December 6, 2021 by Mayor Larry Solomon.

## PLEDGE OF ALLEGIANCE

Mayor Solomon led all attendees in the Pledge of Allegiance.

## ROLL CALL

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

## APPROVAL OF MINUTES

Mayor Solomon asked for approval of the November 1, 2021 meeting minutes. Commissioner Mefford made a motion and Commissioner Ramage seconded the motion. **Motion approved 5-0.**

Mayor Solomon then asked for approval of the November 3, 2021 meeting minutes. Commissioner Garner made a motion and Commissioner Mefford seconded the motion. **Motion approved 5-0.**

## VISITORS/GUESTS

Commissioner Mefford stated that the City of Union hosted a photo contest in an effort to capture quality pictures of the city which ended on October 31, 2021. Approximately 15 or so photos were received and shared with the City Commission who then for voted for their 3 favorites. Commissioner Mefford held up framed, enlarged photos of the 3 winners which will be hung in the City Building. 1<sup>st</sup> Place was Michelle Svec with her photo named "Glorious Sunrise". Michelle received a \$100 gift card of her choice to Farmstand Market & Café. 2<sup>nd</sup> Place was Terri Poe with photo named "History Lost". Terri received a \$50 gift card to Skyline Chili. And 3<sup>rd</sup> Place was Parker Wyatt with photo named "Path to Union", who received a \$25 gift card to Valle Escondido. Parker and his parents were present at the meeting. Parker received personal recognition from the Commission.

Mayor Solomon introduced Boone Union Lodge #304 Free & Accepted Masons members, Ralph Kelly and Mike Jones, who were present at the meeting. He gave recognition to Lodge members for decorating the graves of Veterans at Union Rice Cemetery for the last two years. Mayor Solomon then presented a proclamation, signed by the Union City Commission, honoring Boone Union Lodge #304 Free & Accepted Masons for their service.

## MAYOR'S REPORT

Steve Harper, with the Boone County Planning Commission, reported that there was a recent public hearing. Proposed development of twenty-two homes on Hathaway Road by JJ Miller will be voted on by the Boone

County Planning Commission in January 2022. In addition, the Richfield Farms, Longbranch development of over five hundred homes will be voted on by Boone County Planning Commission in January 2022 as well.

Mayor Solomon communicated that the Executive Team will focus on the Union Town Center development plan and determine how the whole project looks and feels while tying it with City values, as well as other property development. The Executive Team will work on the development plan, property acquisition, and project layout. Mayor Solomon asked Commissioner Ramage to work on the new Town Center project look, that will spill over to a new look for the city that includes new logo and signage. Mayor Solomon asked Commissioner Ramage to come up with a proposal for a new Town Center project look and new city look with the following objectives...

- To have the new Town Center project and new city look and logo match city values.
  - Establish communication objectives and plan to insure they communicate intended objectives.
- To have all city signage to correspond to the new look and logo.

Town Center development and new project/city look work should take place over the next several months, i.e., completed by April/May 2022.

#### **FY 2020-21 FINANCIAL REPORT**

Commissioner Ramage provided an update to the Commission on November's financial report which included "the bills to be paid" and the balance sheet. He stated that things were on track concerning the budget. The City's real property tax collection is currently at 93%. The Commission requested increased communication around the Homestead Exemption to help residents who may not be aware of their eligibility. Information about the Homestead Exemption will be on the City website, as well as included in the 2022 tax bills. Commissioner Ramage then requested approval of the monthly bills. Commissioner Mefford made a motion and Commissioner Ramage seconded the motion. **Motion approved 5-0.**

#### **ECONOMIC DEVELOPMENT COMMITTEE REPORT**

Commissioner Dulaney stated that conversations with developers continue to discuss other areas and that attention has turned to the Union Town Center and Executive sessions to discuss land acquisition.

#### **COMMUNICATIONS COMMITTEE REPORT**

Commissioner Mefford reported that a ribbon cutting took place at Strong's Brick Oven Pizzeria on November 16, 2021 and was attended by Mayor Solomon, City staff, Economic Development members, and NKY Chamber of Commerce members. The City Commission also attended a soft opening of Strong's Pizza.

The City Commission and staff will gather in celebration of Christmas on Friday, December 10, 2021 from 4:30PM-5:30PM at Union 42 Bourbon & Brew. Pizza from Strong's Brick Oven Pizzeria will be provided. Everyone is on their own for beverages/alcohol.

Breakfast with Santa will take place on Saturday, December 11, 2021 from 8:30AM-10:30AM at the Union Fire Station. Registration has met capacity of 400 attendees. Sponsors are T-Mobile and Union Presbyterian Church. Visits with Santa, coloring activities, face painters, donuts, coffee, and hot cocoa will be provided. The Union Children's Choir will be singing a few songs. And donations, in-kind and monetary, will be accepted in support of the Boone County Animal Shelter.

Confirmed event dates for 2022 include the Easter Egg Hunt at Union Presbyterian Church on Saturday, April 16, 2022; Union Celebrates America on Friday, June 24, 2022 at Ryle High School; and the Zachary Salmon Soldier Run on Sunday, September 25, 2022 at Boone County Arboretum. The band DV8 and eight food trucks have also been confirmed for Union Celebrates America 2022.

#### **ADMINISTRATOR'S REPORT**

Administrator Plummer reported that the final round of Small Business Grants is complete. There were nine applicants who, with approval, will each receive a check in the amount of \$5,000 (ARPA funds) to be mailed out this week: The Farmstand Market and Cafe, Microwizard, High Gloss Salon, Littlest Angels, Smart Dog School, Lefty's Barbershop, Union 42 Bourbon and Brew, Beef O'Brady's, and ASMI.

Commissioner Dulaney made a motion and Commissioner Mefford seconded the motion.

**Motion approved 5-0.**

Administrator Plummer stated that in working with KLC, it was confirmed that Union City Treasurer, Christy Everman, qualifies to receive American Rescue Plan Act (ARPA) funds through the Premium Pay provision. Treasurer Everman is an essential and non-exempt worker who cannot do her job from home. In accordance with the City of Union pay schedules and previous pay history, the proposed Municipal Order would approve compensation for Christy Everman be supplemented an additional \$10 per hour for each hour worked from January 1, 2021 to November 30, 2021 for a total of \$9,927.50.

#### **PUBLIC WORKS COMMITTEE REPORT**

Commissioner Garner reported that the speed studies on both Lassing Green and Burleigh Lane were completed and that the data did not support traffic calming measures. The city street sweeping has been completed and responses have been positive. The city street signs will be placed on hold until 2022.

Commissioner Garner also communicated that the Public Works Committee has been discussing the city's current sidewalk policy. This policy places the responsibility of sidewalk repairs on homeowners, HOAs, and COAs. A recent inspection, as required by the current city policy, identified 117 hazardous sidewalks, 53 omitted slabs, and approximately 250 ADA curb ramp gaps by City Engineer Barry Burke. Engineer Burke provided details of his findings. The Public Works Committee proposed that these repairs be included into the city's 2022 Street Repair Program bids. And if possible, as a one-time opportunity, the city would cover the cost of these repairs ensuring that sidewalks are brought up to code prior to handing over the responsibility to HOAs, COAs, and private homeowners. Commissioner Dulaney responded that the intention of the policy was not to examine every sidewalk individually, but to include general observations of potential hazards during the annual street repair program. The section mentioning sidewalk inspections in Ordinance 2021-12 will be amended. Further discussion followed.

Engineer Burke communicated that the Sanitation Division of Water's annual Storm Water Pollution Prevention Plan training was completed virtually. Information was discussed with the Public Works Committee and documentation has been finished and submitted.

## LEGISLATION/ATTORNEY'S REPORT

**MUNICIPAL ORDER 2021-25** - AN ORDER OF THE CITY COMMISSION OF THE CITY OF UNION, KENTUCKY ("CITY"), ENCOURAGING AND INDUCING 9541 US 42 LLC, ITS AFFILIATES, SUCCESSORS AND/OR ASSIGNS (THE "COMPANY"), TO PROCEED WITH THE ACQUISITION, DEVELOPMENT, CONSTRUCTION, AND OPERATION OF A MIXED-USE DEVELOPMENT PROJECT COMPRISING AN "INDUSTRIAL BUILDING" WITHIN THE MEANING OF KRS 103.200, *ET SEQ.* BY AGREEING TO UNDERTAKE THE ISSUANCE OF INDUSTRIAL BUILDING REVENUE BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$190,000,000, SUBJECT TO ADJUSTMENT, ISSUED IN UP TO THREE SERIES CONSISTING OF AN "A" SERIES IN A MAXIMUM AGGREGATE AMOUNT OF UP TO \$170,000,00 ("A BONDS"), A "B" SERIES AND A "C" SERIES IN A MAXIMUM AGGREGATE AMOUNT OF UP TO \$20,000,000 (THE "SPECIAL OBLIGATION BONDS"); AGREEING TO A MEMORANDUM OF AGREEMENT ("MOA"), A PAYMENT IN LIEU OF TAXES AGREEMENT BETWEEN THE COMPANY AND THE CITY ("PILOT AGREEMENT"), AND A DEVELOPMENT AGREEMENT SUBJECT TO CONTINGENCIES SET FORTH IN THE MOA; AND AGREEING TO TAKE SUCH OTHER ACTION AS NECESSARY OR REQUIRED TO AUTHORIZE THE ISSUANCE OF THE BONDS. Commissioner Dulaney made a motion and Commissioner Ramage seconded the motion. **Motion approved 4-1.** (Mayor Solomon voted aye, Commissioner Dulaney voted aye, Commissioner Ramage voted aye, Commissioner Garner voted aye, and Commissioner Mefford voted nay.)

**MUNICIPAL ORDER 2021-26** – A MUNICIPAL ORDER OF THE CITY OF UNION, KENTUCKY, APPROVING PAYMENT OF A YEAR-END WAGE ADJUSTMENT PAYABLE TO CHRISTINA EVERMAN FROM JANUARY THROUGH NOVEMBER OF 2021. Commissioner Dulaney made a motion and Commissioner Mefford seconded the motion. **Motion approved 5-0.**

**ORDINANCE 2021-19** - AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF VIOX AND VIOX FOR VILLAS OF FOWLER'S CREEK LLC FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A SUBURBAN RESIDENTIAL TWO/UNION TOWN OVERLAY (SR-2/UTO) ZONE FOR A 17.743 ACRE SITE LOCATED AT 9172 ROYAL OAK LANE, UNION, KENTUCKY (VILLAS OF FOWLER'S CREEK CONDOMINIUMS) TO ALLOW A RIGHT TURN, EXIT ONLY GATE AT ROYAL OAK LANE/OLD UNION ROAD INTERSECTION (1<sup>st</sup> Reading)

**ORDINANCE 2021-20** - AN ORDINANCE CREATING A NEW CHAPTER 131 OF THE CITY OF UNION, KENTUCKY CODE OF ORDINANCES TO PROHIBIT CERTAIN DISCRIMINATORY PRACTICES WITHIN THE CITY. (1st Reading) Mayor Solomon requested that this legislation be cost neutral to the city as a consideration. Specifically, the parties equally (or otherwise negotiated) pay the cost of City Administrator's and Arbitrator's time in reaching a resolution. In this way, the City is providing a service without costs to the taxpayer.

## ANNOUNCEMENTS

Mayor Solomon announced that the City Commission will hold a Regular Meeting on Monday January 3<sup>rd</sup>, 2022 at 6:30 PM at the Union City Building, 1843 Bristow Dr., Union, KY 41091. In addition, the upcoming Breakfast with Santa will take place on Saturday December 11<sup>th</sup> from 8:30 to 10:30 AM at the Union Fire Protection District Fire Station.

## EXECUTIVE SESSION

Mayor Solomon called executive session to be held in accordance with KRS 61.810, Section G. Commissioner Ramage made a motion and Commissioner Dulaney seconded the motion at 8:06PM. **Motion approved 5-0.**

Mayor Solomon announced that no action was taken, nor will be taken this evening.




Commissioner Ramage made a motion to exit executive session and Commissioner Mefford seconded the motion at 8:46PM. **Motion approved 5-0.**

#### **ADJOURNMENT**

A motion to adjourn was made by Commissioner Mefford and seconded by Commissioner Ramage at 8:47PM. **Motion approved 5-0.**

**Approved:**

  
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Larry Solomon, Mayor

**Attest:**

  
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Tammy Wilhoite, City Clerk