

WELCOME

CALL TO ORDER

The meeting was called to order at 6:30 PM on July 18, 2022 by Mayor 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 Eric Dulaney, Commissioner Jeremy Ramage, Commissioner John Mefford, Commissioner Brian Garner, and Mayor Larry Solomon.

GUEST WISHING TO SPEAK

John Chamberlin CPA, MBA, with Chamberlin Owen Certified Public Accountants presented the Audit Report for the year ended June 30, 2021.

Mr. Chamberlin explained the Auditor reported an Unmodified Opinion, which the highest opinion given. This means the financial statements were presented fairly with no modifications made. He went on to explain the prepared report, then gave detailed information on the following:

- Internal Controls
- Compliance
- Assets, Liabilities, and Net Position Comparison
- Assets / Cash Comparison
- City Wide Debt Analysis
- Revenues vs. Expenditures (All Sources)
- Expenditures by Department – All Governmental Funds
- General Government Expenditures – Yearly Comparison
- Public Works and Waste Expenditures – Yearly Comparison

Mr. Chamberlain indicated that the city is in a good position with cash assets. A city the size of Union should have three months of cash on hand, when in-fact the City of Union currently has ten months of cash on hand.

Commissioner Mefford posed the question to City Administrator Plummer about an increase of 38% in expenditures for Public Works for the year-end June 30, 2021. He responded that he recalled the city increasing funding that year by approximately \$80,000 over the budgeted amount for additional repaving projects. He went on to say this could have been the year the city was spending Municipal Road Aid Funding. Municipal Road Aid Fund has been building up for a few years to allow the city will utilize these funds when needed for necessary projects. Mayor Solomon thanked Mr. Chamberlin for the great work done on the audit and for giving the presentation.

CAUCUS DISCUSSION

MKSK

Commissioners were submitted a proposal from MKSK for Visioning and Concept Design for Union Town Center. Continuing from last month's meeting, Administrator Plummer explained that the next phase of the Town Center will be to gather information from the Commissioners to include everyone in a discussion in a way on how to move forward with the project. Mayor Solomon asked for a motion to move forward with the proposal of MKSK. Commissioner Mefford made a motion and Commissioner Ramage seconded. **Motion approved 5-0**

Union Town Center Website

Communications Director/CAO Amy Safran discussed the current domain name for Union Town Center. She explained that the city recently heard from Kevin Costello (Boone County Planning Commission) concerning the two current domain names for Union Town Center coming due for renewal, i.e., "uniontowncenterky.org" and "uniontowncenterky.com". Until now, Boone County has maintained both domain names at a cost of \$41 per year. Boone County is now no longer interested in managing these domain names. They have offered to transfer them to the City of Union at no cost. (The dot-com site is not used but does redirect users to the dot-org site in case users entered the wrong information while conducting a search).

Commissioner Mefford expressed his opinion that since this is the largest projects the city will be undertaking and he feels we should keep the domain name. He went on to say that purchasing the domain name will keep the city protected from anyone else who would want to purchase it in the future. The city will be able to manage the content and update as warranted.

City Entry Signs

Communications Director/Asst. CAO Safran let everyone know that all large and small City of Union signs are installed throughout the city. Mayor Solomon asked if anyone had received any comments regarding the signs; he mentioned that he had received several comments from people who were pleased with the signs.

Promenade Credit

The Promenade Development has public infrastructure costs of approximately \$20,000,000, and the current PILOT agreements with the City and participating jurisdictions will support up to \$10,500,000. All of which can only be spent on Public Infrastructure, however, this leaves a gap in funding for the developer. Recent conversations have shared that the County and Developer may establish a Development Area over the Union Promenade which will offer an additional assessment on wages, up to 1.2%, which can be collected, and utilized to fill the gap in expenses.

When City Ordinance 2022-09 was passed in May of this year, the city did not provide any consideration for this possibility. Now that we know it a strong possibility, Administrative Plummer suggests the city consider implementing a credit to balance out the overall employee tax burden. The proposal would allow employers working in the Promenade to leverage up to a 1.2% credit on eligible payroll which they are required to report quarterly. This would balance out the special assessment imposed by the potential County Development Area, keeping the effective net tax rate of employees competitive with the rest of Union and neighboring cities.

Administrator Plummer further expressed the importance for the City of Union to stay competitive and not to be a barrier for talent and high-quality employees who would be working jobs at the Promenade.

Commissioner Mefford expressed he would not want to lose talent of an employee to the neighboring City of Florence over 1.2% of their pay. The first reading of this legislation will be at the next Commission meeting.

Gateway Monument

Commissioner Dulaney gave a presentation of Gateway Sign concepts prepared by Viox & Viox Civil Engineering Firm. The concept designs were presented on June 19, at the Economic Development Committee (EDC) Meeting. EDC members were asked to submit their three top choices to Communications Director Amy Safran and City Administrator David Plummer. The information from EDC members was shared and will be sent out to all of the Commissioners.

Commissioner Dulaney wanted to get feedback from the other Commissioners and Mayor to assist in selections of sign so the city can move forward in making a decision. Commissioner Dulaney explained that the messaging, fonts, and stone work displayed on the concepts could be changed. It was also explained that lighting and landscape could be added to any of the Gateway signs. Administrator Plummer suggested and all agreed that the presentation could be sent out to all of the Commissioners to allow them to have more time to review and submit suggestions and prepare for discussion at the next (August 1) Commission meeting.

ANNOUNCEMENTS

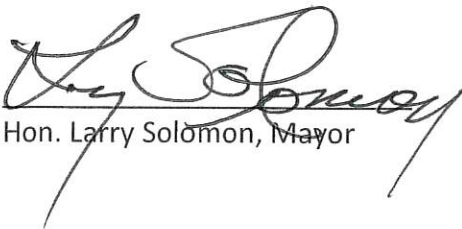
- Next Regular City Commission Meeting: Monday August 1, 2022 at 6:30 PM.
- Next Caucus/Commission Meeting: Monday August 15, 2022 at 6:30 PM.
- Commission Meeting Place: 1843 Bristow Drive, Union, KY 41091


ADJOURNMENT

Commissioner Garner motioned to adjourn. Commissioner Ramage seconded that motion. **Motion approved 5-0.** Meeting was adjourned at 7:15 PM.

Approved:

Attest:


Hon. Larry Solomon, Mayor


Tammy Wilhoite, City Clerk