

CALL TO ORDER

Mayor Solomon called the Regular Commission Meeting to order at 6:30 PM.

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.

APPROVAL OF MINUTES

Mayor Solomon asked for approval of August 1, 2022 Regular Commission meeting minutes. Commissioner Dulaney question the word “interned” in the minutes, and the proper usage in the sentence. It was noted to remove the word and replace with “interred”.

Commissioner Dulaney made a motion and Commissioner Garner seconded that motion.

Motion approved 5-0.

Mayor Solomon asked for approval of August 15, 2022 Caucus-Commission meeting minutes. Commissioner Dulaney made a motion and Commissioner Ramage seconded that motion.

Motion approved 5-0.

VISITORS/GUESTS WISHING TO SPEAK

Mayor Solomon introduced Chip Graeter, Owner/Chief of retail Operations at Graeter’s Manufacturing Co., Justin Jones the Project Manager at KZF Design and Mallory Hall, KZF Design Team. Mayor Solomon explained the reason for the three to be in attendance was to discuss the new Graeter’s Development Project coming to the City of Union.

Justin Jones gave a presentation of the new Graeter’s Retail Store Union Project Phase I. Mr. Jones explained the new concept is a meeting place for families. The retail space will consist of a play area, two party rooms for rental and the typical Graeter’s bakery, ice cream service and dining set up. Phase II of the project is proposed for a Dewey’s Pizza and Braxton Brewery. Graeter’s plan to be operating their Union store by summer 2023. Dewey’s Pizza and Braxton Brewery opening dates have not been officially announced.

The mural style sign being proposed on the building was not approved by Boone County Planning and Zoning. However, the City of Union can override the decision of Boone County Planning and Zoning and approve the mural style sign. All of the Commissioners and the Mayor agreed to approve the proposed mural signage. A Special Meeting is scheduled for Monday September 12, at 6:30 PM for a second reading of Ordinance 2022-18.

MAYOR/COMMISSIONER REPORT

Annexation

Mayor Solomon announced the annexation of 81.293 acre parcel of property that was recently purchased by Arlinghaus I, LLC. This property is located on Hathaway Road abutting up to Westbrook Estates. Mayor Solomon explained that this is a good thing for the City of Union. Arlinghaus I, LLC plans to build a subdivision of approximately 150 homes.

FINANCIAL REPORT

Commissioner Jeremy Ramage presented the August's city financial billings. Commissioner Ramage mentioned that the interest rates continue to increase.

Commissioner Dulaney asked about the charge of \$935.28 from A&A Landscaping for Gunpowder Greens. City Administrator David Plummer explained that this expense was for the mowing on Gunpowder North as part of an effort to keep the Mt. Zion Road Corridor cut. Commissioner Mefford made a motion and Commissioner Dulaney seconded the motion.

Motion approved 5-0.

COMMUNICATIONS COMMITTEE REPORT

Commissioner Mefford discussed and gave details on several upcoming events:

- Zachary Salmon Soldier Run September 25, 9:00 AM
- Bourbon in the Bluegrass October 22, 3:00 PM to 7:00 PM
- Photo Contest August 1 through October 31
- Breakfast with Santa December 10, 8:30 AM to 10:30 AM

Residents can find more information on these events by going to the city website www.cityofunionky.org.

Commissioner Mefford mentioned the city had several ads throughout the August edition of Neighbors of Union publication. He also mentioned that Ryle High School will be having their Homecoming Parade on Friday September 16, at 6:00 PM.

Communications Director/ Asst. CAO Amy Safran informed the Commission that the Boone County Senior Picnic tickets are now sold out. The city will have a table set up at the picnic to provide information of up upcoming events and new development taking place within the city.

ADMINISTRATOR REPORT

Union Rice Cemetery

City Administrator Plummer gave an update on the water issues at Union Rice Cemetery. He explained how the water coming from the cemetery are affecting the home located at 1599 Indian Hill Drive. He had recently met with two separate contractors to discuss how to address the water issues and to receive quotes on the property. The contractors advised that in order to capture some of the water coming from the cemetery a drain system may need to be installed. The drain would go underneath the fence which will not be a problem other than the graves in the area will no longer be able to be sold. This action would affect thirty-two empty

graves along the fence line on the West Side of the cemetery. He then mentioned the graves sites had been staked off by Eddie Johnson, Sexton/Cemetery Manager, if anyone would like to go to the cemetery to see exactly where the work will be taking place.

Administrator Plummer announced that the monument at Union Rice Cemetery and landscaping was completed. The monument sign had been moved out to the flower bed area in front of the fence.

Administrator Plummer also announced that 1876 Union School Road is in the process of being demolished. This is the house that is part of the 22 acres of property recently purchased by the City of Union. The Union Fire District used the home for training purposes for the past few weeks. The Contractor Hosea Project Movers is scheduled to demo the house over the next few days. The final cost for the demolition came in at \$6,374.00.

The last item Administrator Plummer announced was that the City of Walton has hired a new Code Enforcement Officer to replace Mr. Dick Weber who had recently retired. The new Code Enforcement Officer is Bobby McDonald, a former City of Walton Council Member.

Communications Director/Asst. CAO Amy Safran discussed security cameras for the city building. The recent estimate that was received by the company Intelligence 360 for four security cameras in and around the city building was \$1,689.56. The city will also need to get a separate monitoring box for the cameras that will be purchased from NKOL. Mayor Solomon asked for a motion to purchase cameras for the city building up to the amount of \$2,000.00. Commissioner Garner made a motion and Commissioner Mefford seconded that motion.

Motion approved 5-0

PUBLIC WORKS

Commissioner Garner gave updates on the 2022/2023 Street Repair Program:

- Burleigh Lane street resurfacing is almost complete.
- The report conducted on Whispering Trail by Stantec is completed. This report will be given to Sanitation District One for review.
- Mr. William Long on Brilliance Avenue signed a Memorandum of Understanding to grant access to his property for the construction of the remainder of the roadway between Bristow Drive and Brilliance Avenue.
- The 2022/2024 Snow and Ice Contract, and the 2023/2024 Mowing, Trimming, Landscaping and General Landscaping Contract ready to go out to bid.

ECONOMIC DEVELOPMENT

Commissioner Dulaney discussed the information from the S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) analysis worksheet that was given to all of the Economic Development Committee Members at the August 16 meeting. Commissioner Dulaney has taken the information from the worksheets and combined this information together to create a common theme. Mayor Solomon asked that the Commissioners be provided this Analysis prior to the September 19, Caucus Meeting. At the next Caucus meeting, the consultant, MKSK, will take the Commissioners through their program to obtain their thoughts on the new Town

Center. Mayor Solomon said this SWOT analysis would be good information for the Commissioners to review prior to this upcoming meeting.

Members of the Economic Development Committee will be attending the next Caucus Meeting to participate along with the Commissioners. Their attendance will replace this month's EDC Meeting. Additionally, Commissioner Dulaney also mentioned the ribbon cutting ceremony for I-Imagine Photography on September 8, at 5:00 PM at Union Presbyterian Church.

LEGISLATION

MUNICIPAL ORDER NO. 2022-19 A MUNICIPAL ORDER ACCEPTING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF UNION, KENTUCKY AND WILLIAM LONG AND AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM

Commissioner Garner made a motion and Commissioner Ramage seconded that motion.
Motion approved 5-0.

ORDINANCE NO. 2022-16 AN ORDINANCE AMENDING ORDINANCE 2022-09, SECTION 5, OF THE CITY OF UNION, KENTUCKY IMPOSING REGULATIONS AND FEES ON THOSE ENGAGED IN FRANCHISES, TRADES, OCCUPATIONS, PROFESSIONS AND OTHER BUSINESSES IN THE CITY.

Commissioner Ramage made a motion and Commissioner Mefford seconded that motion. Mayor Solomon voted aye, Commissioner Mefford voted aye, Commissioner Garner voted aye, Commissioner Ramage voted aye and Commissioner Dulaney voted aye. **Motion approved 5-0**

ORDINANCE NO. 2022-17 AN ORDINANCE LEVYING AND FIXING THE TAX RATES OF THE CITY OF UNION, KENTUCKY, FOR THE 2022 CALENDAR YEAR; LEVYING SAID TAX UPON REAL AND TANGIBLE PROPERTY; FIXING THE DATE OF PAYMENT, DISCOUNT PAYMENT, DELINQUENCY AND INTEREST CHARGES; FIXING THE PURPOSE THEREFORE; AND SETTING FORTH THE PROCEDURE FOR COLLECTION OF TAXES. (1st Reading)

ORDINANCE NO. 2022-18 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF KZF DESIGN PER JUSTIN JONES (APPLICANT) FOR GRAETERS PROPERTIES LIMITED (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) DISTRICT FOR AN APPROXIMATE 1.8 ACRE AREA LOCATED ALONG THE SOUTH AND EAST SIDES OF U.S. 42, BETWEEN BRAXTON DRIVE AND OLD UNION ROAD, APPROXIMATELY 600 FEET SOUTHEAST OF BRAXTON DRIVE, AND BEING PART OF THE PROPERTY AT 8905 U.S. 42, UNION, KENTUCKY. (1st Reading)

ORDINANCE NO. 2022-19 AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY OF UNION, KENTUCKY (1st Reading)

ANNOUNCEMENTS

Mayor Solomon announced that the City Commission will hold the next Caucus Meeting on Monday September 19, 2022 at 6:30 PM. He also stated that the next Regular Commission Meeting will be held on Monday October 3, 2022 at 6:30 PM. Both meetings will be held at the Union City Building, 1843 Bristow Drive, Union, KY 41091.

ADJOURNMENT

Mayor Solomon asked for a motion to adjourn. Commissioner Dulaney motioned and that motion was seconded by Commissioner Ramage. **Motion approved 5-0.** Meeting adjourned at 7:35 PM.

Approved:



Hon. Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk