



REGULAR COMMISSION MEETING MINUTES

MAY 1, 2023 – 6:00 PM

1843 BRISTOW DRIVE

UNION, KY 41091

CALL TO ORDER

Mayor Solomon called the Regular Commission Meeting to order at 6:00 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 John Mefford, Commissioner Jeremy Ramage, Commissioner Brian Garner and Mayor Larry Solomon. Commissioner Doug Bine was absent.

APPROVAL OF MINUTES

Mayor Solomon asked for approval of April 3, 2023, Regular Commission meeting minutes. Commissioner Garner asked if the minutes could include two statements he made at the April 3, meeting. The first was during his fairness discussion when he stated two separate realtors told him they had two people who would not buy a house in Union because it was not a welcoming community. The second statement was he was not looking for gun control when he was addressing an issue that occurred outside of the city with neighbors shooting firearms, he just asked if using firearms use caution, be courteous especially if children are in the area.

It was noted the additional changes would be made prior to the signing of the minutes. Commissioner Mefford made a motion and Commissioner Ramage seconded that motion.

Motion approved 4-0.

Mayor Solomon asked for approval of April 17, 2023, Caucus Meeting minutes. Commissioner Garner made a motion and Mayor Solomon seconded that motion. **Motion approved 4-0.**

Mayor Solomon asked for approval of April 24, 2023, Special Meeting minutes. Commissioner Garner made a motion and Commissioner Mefford seconded that motion.

Motion approved 4-0.

MAYOR/COMMISSIONER REPORT

Mayor Solomon addressed items about the meetings that have been mentioned recently on the social media. The first item addressed was the difference between public hearings and public meetings. The purpose of a public hearing is to listen to the audience, the purpose of a public meeting is to conduct city business and for the audience to observe. Mayor Solomon also addressed meeting agendas, he mentioned they are posted twenty-four hours in advance of a meeting because things are continually changing and by waiting this will prevent sending out revised agendas not because there is anything to hide. Also, with the agenda the order is not always followed in print format.

FINANCIAL REPORT

Commissioner Jeremy Ramage gave an update on the financials for the month of April. Two higher bills for the month of April were \$20,000 for ADA ramps and waste collection bill \$99,385.65. The rest of the bills looked to be in order. The interest is continuing to increase from 1.26% to 4.5% percent.

Mayor Solomon asked for a motion to approve the financial report and pay the bills for the month of April. Commissioner Garner made a motion and Commissioner Mefford seconded that motion. **Motion approved 4-0**

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Mt. Zion Beautification Project

City Administrator Amy Safran gave an update on the Mt. Zion Beautification Project; the Boone County Urban Forestry Committee is preparing to re-submit plans for the project. Commissioner Bine will be giving an update at the Caucus meeting on May 15. The total cost of the project is \$80,000 with a cost share commitment from the city of \$40,000. Kevin Costello, Boone County Executive Director at the Planning Commission has inquired if the city is committed to their original cost share portion from a year ago. Further discussion will take place at the May 15 Caucus meeting.

COMMUNICATIONS COMMITTEE REPORT

Communications Coordinator Jaime Lyons discussed that there will be a place on the website for all new development listed under the name of the development with a link to make it more accessible for people to find out what is coming to Union.

Union Celebrates America on June 30 is well underway with planning and at 75% capacity with food vendors confirmed as well as Vito's Fireworks and Boone County Parks Department being confirmed. The parade route is also confirmed with twenty-five groups/floats already signed up to participate.

Bourbon in the Bluegrass will be October 7 and planning has also begun with the confirmation of the location confirmed at Farmhaven, two of the three bands confirmed, 50% of the distilleries and 75% of the food vendors.

ADMINISTRATOR REPORT

Occupational Tax/Business License

City Administrator Amy Safran updated on the business license and payroll tax, she reported the business license portal is open and so far, sixty-three businesses have signed up since Friday April 28.

NKY Police Memorial

City Administrator Safran mentioned the city received an invitation for the 2023 Northern Kentucky Police Memorial Service on Wednesday May 17, at 10:00 AM. The location of the event will take place at the Northern Kentucky Police Memorial at the foot of the Suspension Bridge in Covington.

Adopt-A-Unit

City Administrator Safran mentioned there were forty boxes packaged and shipped for the soldiers at the Union Adopt-A-Unit on Wednesday April 26. Kim Voss led this project, and she continues to have ongoing packaging/shipments once a month as long as the soldiers from the 101st airborne unit are deployed.

2022-23 Audit Report

City Administrator Safran mentioned John Chamberlin will be attending the Caucus meeting on May 15 to present the Fiscal Year 2022-23 audit report. CAO Safran gave a copy of the audit to the Commission for them to review. Also mentioned were additional charges of \$4,000 by the auditor due to corrections needed for accounting services. The current accounting contract expires June 30, 2023, if the Commission would want to consider making a change. CAO Safran reached out to other cities to get recommendations of accounting services. The city will need to send a letter to the current accountant by May 31 if the decision is made not to renew the contract or the contract will automatically be renewed. The Commission will review the audit information and discuss the current accountant contract at the May 15 Caucus Meeting.

Commissioner Ramage asked the question if a change was made would there be a need for internal change in software programs. He would just like to verify there would not be an added expense if accounting services were changed. Treasurer Christy Everman was not aware of any changes that would need to be made. City Administrator Amy Safran suggested we get clarification from John Chamberlin when he is at Caucus meeting.

PUBLIC WORKS

2023-23 FY Street Repair

Commissioner Brian Garner mentioned Phase One resurfacing bids were in for 2023-24 Fiscal Year Street Repair Project, contractors bidding were Eaton Asphalt, Riegler Concrete, and Neyra Paving. The recommendation from both Public Works Director Paul Kremer and City Engineer Barry Burke will be to go with Neyra Paving who is also the lowest bid received.

Commissioner Garner also updated Littlest Angels has started and completed work on the drainage issue.

Public Works Director Paul Kremer mentioned that Neyra Paving is being recommended for the full resurfacing bid, they have fifty years' experience in the business. PWD Kremer has reached out to other communities who have used Neyra Paving to get their input.

PWD Paul Kremer has been monitoring the work on a regular basis at Littlest Angels, a final inspection of the work will be completed on Wednesday with City Engineer Barry Burke. Precision Excavating has submitted the invoice; the city will coordinate with the owner of Littlest Angels to get the bill paid.

Pothole repairs are about eighty percent complete.

LEGISLATION/ATTORNEY'S REPORT

Attorney Greg Voss discussed Union Pointe Academy and the recommendations received from Boone County Planning and Zoning from a meeting held on April 5, 2023. During this meeting, a vote was passed 7 to 5 to deny a request by Erpenbeck Consulting regarding and on behalf of Mr. Lightner.

There are three options for the city to take.

1. To do nothing and on July 5, 2023, the vote goes into effect.
2. Decide to have a hearing and determine whether to take a vote to overturn the decision and recommendation of Boone County Planning and Zoning. This would need to be backed up with reasons as to why you want to have the hearing, you cannot take a vote because you feel it was not done correctly.
3. To take a vote and decide that you agree and want to deny.

According to the ninety-day rule for making a decision that would be the date of July 4, and with this being a holiday the city has until July 5, 2023.

Mayor Solomon mentioned the decision was made to have one person from both sides of the issue speak for five minutes on the ruling of the Boone County Planning Commission.

VISITORS/GUESTS WISHING TO SPEAK

Union Resident Jill Charles spoke in opposition of the zone change request, she stated that it has nothing to do with the school. She wanted it to be known that she has grandchildren who attend a parochial school. Reasons for opposition include:

- Union Representative on the Boone County Planning Commission voted against the zone change two times.
- Seven of the twelve committee members voted against the zone change, citing traffic, noise and other negative impacts to the residents already living in the area.

Ms. Charles also stated the financial impact of the school for the City of Union would be minimal. The only additional taxes the city would receive would be occupational taxes from school employees. Ms. Charles stated the revenues that would be generated are insignificant in comparison to how much property taxes would be generated from single family houses on this property. Boone County currently has ten private schools with one more to be in the old Toyota building. She feels these are all in good locations as they are not built directly adjacent to already developed property. Ms. Charles stated the land on Old Union Road is designated low density on the future land use map and that designation represents the best use for the land for the City of Union and achieves the best balance between the rights of the landowner and the rights of the homeowners. If the zone change is discussed by the City of Union Commission Ms. Charles plans to present many reasons why this land is not appropriate for a school.

Wes Lightner spoke in support of the zone change request. He mentioned that for eight years Union Pointe Academy has been in Boone County working with Florence, Union, and families across the area to help them in ways they have not received assistance from other schools. Mr. Lightner mentioned there is a need to be met, they love Boone County Schools, and they work with them at Potter's Ranch, but they know they are overwhelmed. Union Pointe Academy has a dyslexia program that has been operating for the past eight years where students can get help, they are not getting elsewhere. Union Pointe Academy (UPA) is currently operating out of Florence Baptist Church, and although a great location it is extra stress on the UPA team with setting up and tearing down to prepare for church services. Mr. Lightner mentioned Union Pointe Academy has had a significant impact on the community. He stated that they do not want to harm the community and are working to make sure there are no further traffic issues, including having a traffic study conducted recommended by Boone County Planning and Zoning. The traffic study showed no traffic issues would be created and a left turn lane on to the property would be necessary if the number of students did not exceed four hundred, the current number of students enrolled at Union Pointe Academy is sixty-five. Mr. Lightner has spoken to many Union residents including the Westbrook subdivision and along Old Union Road to listen to concerns and will be working to make sure that traffic is not an issue, and that Union Pointe Academy is a good neighbor.

After both sides spoke Mayor Solomon mentioned that the Commission will review the zone change documents from Boone County Planning and Zoning and if the Commission decides to discuss the topic at a future meeting it will be placed on the agenda.

ORDINANCE NO. 2023-07 AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF UNION, KENTUCKY (1st Reading)

ORDINANCE NO. 2023-08 AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023, THROUGH JUNE 30, 2024 BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT FOR THE CITY OF UNION, KENTUCKY (1st Reading)

ORDINANCE NO. 2023-09 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY ESTABLISHING A NON EXCLUSIVE FRANCHISE FOR THE USE OF THE PUBLIC STREETS, ALLEYS AND OTHER PUBLIC GROUNDS OF THE CITY FOR THE TRANSMISSION AND DISTRIBUTION OF EITHER OR BOTH NATURAL GAS AND ELECTRICITY THROUGH AND FOR CONSUMPTION WITHIN THE CITY; AND PROVIDING THE TERMS THEREOF (1st Reading)

ANNOUNCEMENTS

Mayor Solomon announced that the next Caucus Meeting will be on Monday May 15, 2023, at 6:00 PM. Mayor Solomon also stated that the next regular City Commission meeting will be held on June 5, 2023, 6:00 PM at the city building 1843 Bristow Drive Union, KY.

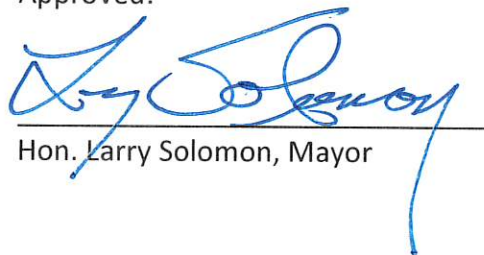
Mayor Solomon asked the Commission if they would want to move the Regular Commission meeting from Monday July 3 to Wednesday July 5 due to the holiday on Tuesday July 4 and people may be out of town. The agreement was made to change the meeting date to Wednesday July 5, this will be a Special Meeting.

ADJOURNMENT

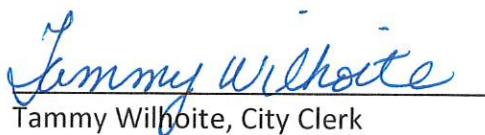
Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Garner seconded that motion.

Motion approved 4-0. The meeting adjourned at 7:01PM.

Approved:


Hon. Larry Solomon, Mayor

Attest:


Tammy Wilhoite, City Clerk