



REGULAR COMMISSION MEETING MINUTES

JANUARY 3, 2024 – 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, Commissioner Doug Bine, and Mayor Larry Solomon.

APPROVAL OF MINUTES

Mayor Solomon asked for approval of December 4, 2023, Regular Meeting minutes.

Mayor Solomon asked for a revision of the minutes to include more information regarding the original Memorandum of Understanding with Boone County Planning Commission.

Commissioner Ramage made a motion to approve the minutes as amended and Commissioner Mefford seconded that motion.

Motion approved 5-0

VISITORS/GUESTS WISHING TO SPEAK

Farmview Drive Project

Jay Bayer Principal with Bayer Becker was in attendance to address the Commission and answer any questions they may have regarding a proposed project by Crosland Southeast Development at the corner of Farmview Drive and US HWY 42. The parcel of property is approximately eighty-five percent in the City of Florence and fifteen percent in the City of Union.

Mayor Solomon inquired about the access road to the proposed project. He mentioned from his understanding Farmview Drive will be used as a main access to the proposed project. He mentioned he would like the developer to include repaving Farmview Drive as part of the project due to projected increase of traffic. Mr. Bayer responded he would relay the request to

the developer Crosland Southeast. Mayor Solomon mentioned his vote would be contingent on the repaving of Farmview Drive.

Commissioner Mefford inquired about the general design of the buffer around the project. Mr. Bayer mentioned the developer will be following Boone County Planning Commission (BCPC) conditions for the City of Union buffer conditions. Mayor Solomon mentioned the Commission will review the project once the full packet is received from BCPC.

United Dairy Farmers/Promenade

Union resident Marvin Hensley thanked the commission for the prompt response to the enforcement of United Dairy Farmers store hours. He also addressed the Promenade Development and how what was originally presented to the Commission appears to be quite different from what is evolving with the project. He stated that the proposed Aldi store is a big departure from what was originally intended.

Mayor Solomon mentioned the packet has not been received from BCPC for the proposed Aldi store, therefore the Commission cannot make any comments. Mayor Solomon recommended once the Commission reviews the packet, the city will hold a public hearing to receive input from the community. The date of the meeting is to be determined and will be scheduled in accordance with state statute.

Fowlers Lane Street Light

Union resident Noreene Morgan addressed the Commission inquiring about a streetlight that was removed on Fowlers Lane when the median was removed to widen the street. She would like to know who is responsible for replacing the light. Commissioner Garner mentioned the Public Works Committee will research this issue.

Troop 805

Cub Scout Pack Troop 805 members Jayden Dooley, TJ Lancaster, and Grant Arndts were in attendance to observe the meeting. The scouts are working towards earning their Community Merit Badge.

MAYOR/COMMISSIONER REPORT

Mayor Solomon mentioned representation for the Boone County Planning Commission will be discussed at the next Mayors/Judge meeting on January 24, 2024. He also mentioned the need for updating the Memorandum of Understanding (MOU) for the Planning Commission will be discussed at the meeting. The original MOU was completed in 1966 and an update was completed in 1976.

Mayor Solomon asked if the January 17, Caucus meeting could be moved to January 22. All the Commission agreed to change the Caucus meeting date.

ADMINISTRATOR REPORT

Union Promenade Townhomes

City Administrator Amy Safran discussed the application for the site plan review for Phase D the townhomes in the Union Promenade. The original plan for the townhomes included three buildings with four units each totaling twelve dwellings. There was a previous zone change presented to the BCPC which would decrease the number of buildings from three to two, this was considered a major change by the BCPC. The current request by the developer is considered a minor change by BCPC to increase the number of units from four to five in each of the three buildings totaling fifteen units.

Developer T.J. Ackermann explained the overall square footage would not change with the units. The original project was approved to have 312 multi family units with the proposed change the number of multi family units will be 297. The townhomes are on the Northern side of the parcel facing the Villas of Fowlers Creek. Noreene Morgan mentioned the plans have been shared with the Board of Villas of Fowlers Creek and they have agreed to the changes. Mayor Solomon asked for a motion to sign the approval for the zone change. Commissioner Mefford made the motion and Commissioner Ramage seconded the motion. **Motion approved 5-0**

Business Licenses

City Administrator Safran mentioned the city has had 165 new and renewed businesses licenses approved for the year 2024. There were 286 business licenses approved for the year 2023.

Goals and Objectives

City Administrator Safran mentioned the BCPC has extended the deadline for the drafted 2024 Goals and Objectives comment submissions. She asked if the Commission would review the draft and discuss with her any comments they may have, and she will relay them to Jenna LaCount at the BCPC.

2024/25 Budget

City Administrator mentioned after the discussion of Strategic Initiatives at the January Caucus meeting, she will reach out to each Commissioner regarding their committees and proposed list of items for the upcoming 2024/25 budget. The full Commission budget workshop is planned for March to discuss the 2024/25 budget.

City Administrator Safran mentioned Mark Ihrig Director of Boone County Emergency Management is retiring at the end of February 2024.

Mayor Solomon mentioned Sean Blake with Sanitation District No. 1 is also retiring.

Park Committee

City Administrator Safran mentioned the park property site meeting was a success, there were three park committee members who participated. There will be a park advisory committee meeting on January 24, 2024, at 6:00 p.m. Public Works Director Paul Kremer will decide if there will be another property site walk weather permitting.

FINANCIAL REPORT

Commissioner Ramage provided an update to the Commission on the month of December financial report which included “the bills to be paid” and the balance sheet. Interest rates remain the same at 5%. Both the bills to be paid and profit and loss look to be on track. Real Property tax collections are at 98%.

Mayor Solomon asked for a motion to approve the financial report, including paying the bills for the month of December.

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

Motion approved 5-0

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Mayor Solomon mentioned United Dairy Farmers (UDF) will have a ribbon cutting on Saturday January 6, 2024, at 10:00 AM.

PUBLIC WORKS COMMITTEE REPORT

Sidewalks

Commissioner Garner mentioned there will be a first reading of an ordinance to consolidate the three existing ordinances that establish speed limits on city streets. The last time the ordinance was updated was in 2007.

Commissioner Garner mentioned there is a sidewalk concern on Braxton Drive with a sewer manhole that belongs to the City of Florence. The raised sewer manhole is creating issues with a resident who uses a wheelchair. The City of Union reached out to the City of Florence to inquire about the repairs but was told the manhole is within compliance of their guidelines and therefore no need for repairs. Commissioner Garner is recommending the use of street/sidewalk construction funds that are already in the current 2023/24 budget to grind down the manhole and keep it compliant with American with Disabilities Act (ADA).

Parcel US HWY 42

Commissioner Garner discussed the piece of property on US HWY 42 owned by Kentucky Transportation Cabinet (KYTC) that abuts up to the twenty-two acres owned by the city. There are two options for the property one would be for the parcel of property to remain owned by KYTC, the city obtains a Memorandum of Agreement so they will be able to take over the landscaping for the property. The other option would be for the city to purchase the property

from KYTC. There is an estimated cost of \$15,000 for engineering fees to conduct a survey and create a new real-estate plat having the property identified as a separate parcel. Commissioner Garner is recommending to move forward with option two.

Mayor Solomon asked for a motion for Public Works Director Paul Kremer to move forward with the approval of engineering services to pursue the purchase of the parcel. Commissioner Bine made a motion and Commissioner Ramage seconded the motion. **Motion approved 5-0**

Public Works Director (PWD) Paul Kremer mentioned he will present the draft for 2024/25 street repair project at the February Commission meeting.

PWD Kremer mentioned the current storage unit in Richwood will be cleaned out and closed and moved to a new storage facility that will result in reducing the payment by half.

COMMUNICATIONS COMMITTEE REPORT

Commissioner Mefford thanked all the staff and sponsors for making Breakfast with Santa a tremendous success.

Commissioner Mefford mentioned on January 19, 2024, Larry A. Ryle High School will be given a banner award recognizing them as a Unified National Champion School. The project encourages inclusion, tries to prevent bullying and other negative treatment. Commissioner Mefford is asking for approval from the Commission to read a proclamation from the City of Union declaring January 19, as National Unified Champion School Day. The full Commission agreed to read the proclamation.

This year's Easter egg hunt will take place on March 23, 2024, at Union Presbyterian Church.

Commissioner Mefford mentioned a new tool is being utilized to help inform the residents of Union and improve communications. The new program is called Constant Contact. Residents will need to register if they want to be included on the database.

LEGISLATION/ATTORNEY'S REPORT

MUNICIPAL ORDER 2024-01 A MUNICIPAL ORDER APPOINTING THE CURRENT MAYOR OF THE CITY OF UNION, KENTUCKY TO SERVE AS A REPRESENTATIVE ON THE OHIO-KENTUCKY-INDIANA REGIONAL COUNCIL OF GOVERNMENTS BOARD OF DIRECTORS

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

Motion approved 5-0

MUNICIPAL ORDER 2024-02 A MUNICIPAL ORDER AUTHORIZING AN INCREASE IN THE COST OF PURCHASING CEMETERY LOTS IN THE UNION RICE CEMETERY

Commissioner Bine made a motion and Commissioner Mefford seconded that motion.
Motion approved 5-0

ORDINANCE NO. 2024-01 AN ORDINANCE SETTING THE SPEED LIMIT ON THE DEDICATED STREETS OF THE CITY OF UNION, KENTUCKY (First Reading)

ANNOUNCEMENTS

Mayor Solomon announced that the Caucus Meeting on January 17, 2024, will be cancelled. There will be a Special Meeting on Monday January 22, 2024, at 6:00 PM.

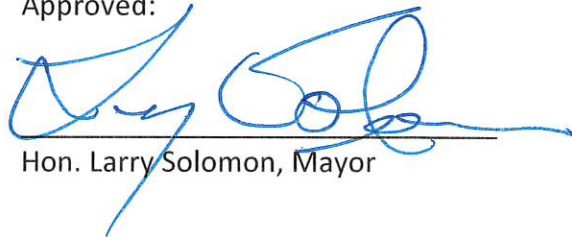
Mayor Solomon also stated that the next Regular City Commission meeting will be held on Monday February 5, 2024, 6:00 PM both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

ADJOURNMENT

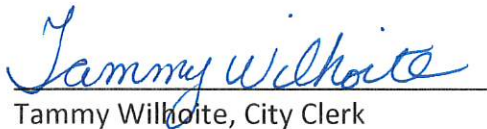
Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Ramage seconded that motion. The meeting adjourned at 6:59 PM.

Motion approved 5-0

Approved:


Hon. Larry Solomon, Mayor

Attest:


Tammy Wilhoite, City Clerk