



**CAUCUS/COMMISSION MEETING
APRIL 15, 2024 – 6:00 PM
1843 BRISTOW DRIVE
UNION, KY 41091**

CALL TO ORDER

Mayor Solomon called the 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 Solomon.

MAYOR COMMENTS

News article

Mayor Solomon discussed an issue that arose after a news article was published by LINK NKY mentioning Braxton Brewery and Dewey's Pizza were adding another building to their project. The article stated the added building would take away promised event space between Graeter's and Braxton, Dewey's Pizza location. The article created a lot of activity on social media with residents expressing their disapproval. The additional building will be a florist located on the side of the building next to Dewey's Pizza. There will be no effect on the planned event space.

After discussions with LINK NKY the article has been corrected to include a graphic showing the planned event space.

Communications Coordinator Jaime Lyons is working with the Communications Committee to set up a platform to better communicate with residents so they will be informed with the correct facts what is happening in Union.

Plat Review

Mayor Solomon mentioned there was a plat review submitted for preliminary easements for Drees Homes to build houses in the Promenade development. The developers will continue to

submit plat reviews for the Commission to review prior to the Mayor signing. The Commission agreed to the signing of the preliminary plats.

DISCUSSION

New City Building

Scott Noel, President/CEO of Summit Architects and Engineers presented concept designs for a new city building. The concept designs showed an 8,400 square foot building with a parking lot to accommodate ninety vehicles. The proposed location is a two-acre lot at corner of Brilliance Avenue and US Highway 42. Mr. Noel mentioned if the park and city building were combined into one project, they would work with MKSK. Benefits of combining the projects include cost efficiency, use of the same sub-consultants ensuring consistency throughout the project.

The Commission agreed to combine the park project and city building as one project.

After a discussion of including a multipurpose area, the Commission agreed to include the multipurpose area in the initial design of the project. Discussion will continue at the next Caucus Meeting on May 20, 2024.

Mayor Solomon asked for a motion to hire Summit Architects and Engineers to build the new city building. Mayor Solomon made a motion and Commissioner Bine seconded that motion.

Motion approved 5-0

City Park Update

City Administrator Amy Safran mentioned the Park Advisory Committee was given the task of naming the new park. A list was submitted and narrowed to the top three choices.

- Fowler Creek Park
- City of Union Community Park
- Union Town Square

The Park Advisory Committee voted from the three top choices and selected Fowler Creek Park.

Mayor Solomon mentioned he has received questions from residents of when the long-awaited Town Center will be completed, a project that has been in the making for the past twenty-five years. He stated the answer to that question is the Town Center that provides the promised gathering place will be a park. Town Center Park is a functional name that has been used when referring to the project and he votes to continue using that name.

Commissioner Mefford mentioned he would like to keep Union in the name of the park. He is voting for Union Town Square from the top three choices chosen by the Park Advisory Committee.

Commissioner Garner mentioned from the top three names chosen from the Park Advisory Committee Union Town Square would be the best choice because it gives good representation.

Commissioner Ramage mentioned even though he likes all the top three names chosen by the Park Advisory Committee he is voting for Fowlers Creek Park since this was the name chosen by the committee. He would like to see the name Union in the name but would not like to see the park confused with the Union Park operated by Boone County.

Commissioner Bine mentioned he would like to see the name Union in the naming of the park. Mayor Solomon asked for a motion to name the park Union Town Square. Commissioner Mefford made a motion and Commissioner Garner seconded that motion.

Commissioner Ramage voted nay. **Motion approved 4-1**

Park Signage

City Administrator Safran mentioned there was a request from the Park Advisory Committee to place a sign on the future site of the park to communicate what is coming. Communications Coordinator Jaime Lyons has received quotes to repurpose the old Welcome to Union signs. The sign will read "Future Site of Union Town Square." The full Commission agreed to place a two-sided sign on the twenty-two-acre site.

Financial Update

City Administrator Safran mentioned Attorney Donnie Warner and RSA Advisors will be providing guidance on how to finance the city building/park project. They will need cost estimates, and a timeline for the project prior to moving forward. There will be further discussion at the May 20, 2024 caucus meeting.

Traffic Light

Mayor Solomon discussed a need for a traffic light at the corner of Brilliance Avenue and US Highway 42. A letter was sent to Kentucky Transportation Department (KYTC) in August, 2023 informing of the Commission's support to have a traffic light installed at this location. Mayor Solomon explained three options the city could take to pay for the light.

- City pays the full amount.
- Share cost of light with other developers.
- Light Assessment fees.

Commissioner Garner mentioned his understanding was the light would be paid for by Grammas Development. After the letter was received in August, 2023 from KYTC regarding the installation of the light the city reached out to Brock MacKay with Viox & Viox. Mr. MacKay indicated in an email Grammas Development would have to pay for the traffic signal KYTC will require to be installed prior to the development is open. There will be further discussion at the May 6, 2024 Commission meeting.

Geotech Approval for Park/City Building location

Public Works Director Paul Kremer discussed the proposal from UES (formerly known as Geotechnology, LLC) to perform geotechnical exploration for the new Union City Building and park located at Brilliance Avenue and US Highway 42.

They will drill twelve borings to obtain soil and bedrock samples, conduct laboratory test and perform engineering analyses. Mayor Solomon asked for approval for PWD Kremer to spend \$16,600 to have borings completed. Commissioner Bine made a motion and Commissioner Ramage seconded that motion. **Motion approved 5-0**

PWD Kremer discussed a topographic survey that will need to be performed at the park/city building site. This survey will be conducted by Viox & Viox to determine where all the sewer and electric lines are located for future connections. Mayor Solomon asked for a motion for PWD Kremer to spend \$12,820 to have the survey completed.

Commissioner Mefford made the motion and Commissioner Bine seconded the motion. **Motion approved 5-0**

FY 24/25 Budget Update

City Administrator Safran gave an update to the 2024-25 fiscal year budget. It was requested at the last meeting to increase Public Works budget from \$400,000 to \$500,000, and community events budget from \$30,000 to \$40,000. Attorney Voss will prepare legislation to be read at the commission meeting on May 6, 2024.

Children's Hospital Signage

Mayor Solomon mentioned there will be discussion at the May 6, 2024 Commission meeting regarding the sign change request for Cincinnati Children's. The city has the following options.

- Do nothing and on June 5, it will pass.
- Reject and turn it down.
- Pass as written by ordinance.
- Pass an ordinance with conditions.

LEGISLATION/ATTORNEY'S REPORT

There was no legislation to be read.

ANNOUNCEMENTS


Mayor Solomon announced there will be a Regular Commission meeting Monday May 6, 2024, at 6:00 PM. Mayor Solomon also stated the next Caucus/Commission meeting will be held on Monday May 20, 2024, 6:00 PM both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

ADJOURN

Mayor Solomon asked for a motion to adjourn. Commissioner Ramage made a motion and Commissioner Mefford seconded that motion. The meeting adjourned at 8:00 PM.

Motion approved 5-0

Approved:



Hon. Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk