



## CAUCUS/COMMISSION MEETING

MAY 20, 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.

### DISCUSSION

#### Vaping Issue

Attorney Greg Voss read Ordinance 2024-09. Mayor Solomon asked for comments from the Commission.

Commissioner Garner mentioned the proposed vape store would be in clear view from Larry A. Ryle High School cafeteria. Boone County has restrictions on other businesses that have a negative affect on the community, such as sexual oriented businesses. He feels the vape retail store could be in another area other than the proposed proximity to schools. He is in support of the ordinance regulating smoking/vape retail stores in the City of Union.

Commissioner Mefford mentioned the effects of vaping on youth will not be known for generations. Being a teacher at Larry A. Ryle High School he has seen several issues within the school due to vaping. He does not feel that anything good can come from having a vape retail store across from a high school.

Commissioner Bine does not think having a vape retail store across the road from the high school would be a good idea.

Commissioner Ramage mentioned it is not an ideal location to have a vape retail store across from a school. He does feel the responsibility should not fall directly on the store to monitor. Commissioner Ramage commented he would like to see the ordinance modified to remove

Recreational (Use) Outdoor and to include public and/or private park in Section II.

Mayor Solomon mentioned he had a conversation with the principal at Larry A. Ryle High School and was told by him that the vape store would be an issue with the school. Mayor Solomon stated the original development plan was not going to have a vape retail store, but the plan has since changed.

Attorney Voss will make modifications to remove Recreational (Use) Outdoor from the one thousand feet restrictions and include public and/or private park prior to the second reading on May 21, 2024, Special Meeting.

#### Union Promenade Update

City Administrator Amy Safran explained the city has received a site plan application for lot nine in the Promenade. McAlister's Deli is the planned anchor store for this multi-tenant building. Mayor Solomon asked for a motion from the Commission to sign the site plan application for lot number nine. Commissioner Mefford made a motion and Commissioner Ramage seconded that motion. **Motion approved 5-0**

#### Chick-Fil-A

Attorney Donnie Warner explained Chick-Fil-A purchased their lot from the current developer, they are requesting the city and Huntington Bank as trustee execute an agreement. The agreement will show Chick-Fil-A has rights as a tenant under the lease, if there is a default they would have and opportunity to remedy that. If there was an issue with the city or the trustee, or whoever stepped in the place of the city, or the trustee they would recognize Chick-Fil-A as the owner of the lot. Closing on the property is expected to take place within the next sixty days. The Commission agreed to have Attorney Donnie Warner prepare an agreement for Mayor Solomon to sign.

#### Union Town Square Update

City Administrator Amy Safran discussed the concept design plans for Union Town Square. There were two plans prepared and submitted to the Commission for review, one included a multi-purpose building. The amenities for the park space were decided by information received from a survey that was provided to the public, information received from the Park Advisory Committee and working with MKSK. Items included an event space, stage/pavilion, playground area, wet play area, picnic area, fitness area and walking paths. The plans also include preserving a substantial portion of the natural trees and wooded area. The next step will be to have the concept design on display for public review and comments during Union Celebrates America at the City of Union tent. Summit Engineering will be present to assist with compiling the feedback.

#### Union Town Square Financing

City Administrator mentioned there needs to be a discussion for the option to include a multi-purpose building at Union Town Square.

Commissioner Mefford expressed there is a need for a wedding venue in our area. He would prefer to build the multi-purpose building during the initial construction.

Commissioner Ramage mentioned once the intent of a multi-purpose building is established then it can be determined how it would fit into the plan. He explained usage needs should be clearly defined prior to determining if a multi-purpose room should be built as a separate building.

Commissioner Bine mentioned a second building is an extra cost, and staff would need to be increased to maintain a multi-purpose building.

Mayor Solomon stated the decision will need to be made to decide if a multi-purpose room is built now or in the future. There needs to be a clear definition made as to what a multi-purpose building would be used for prior to building. The new city building design has extra space that could serve as a community room in the near term. As the city grows and extra staff are added they could move into that space and a separate multi-purpose building could be built at that time.

Commissioner Garner expressed he is impressed with the look of the project. He has a concern with the total cost of the project. He does not feel that a multi-purpose building is needed.

Mayor Solomon commented Union is a growing city, meeting the needs and services of the residents and these are the things that they want, and this plan provides that opportunity.

Bryan Skinner Vice President of RSA Advisors detailed financing options for the Union Town Square Project for the Commission to consider.

Attorney Donnie Warner explained reimbursement revenue bonds. After discussion the Commission decided to table Resolution 2024-03 to allow more time for review.

#### Municipal Road Aid Funds

Public Works Director Paul Kremer explained the need to use Municipal Road Aid (MRA) funds towards the \$200,000 contract awarded to Reigler Blacktop repaving project. The request is to use \$150,000 of MRA funds allowing budgeted funds to be used on other projects. Mayor Solomon asked for a motion to allow the use of \$150,000 of MRA funds. Commissioner Garner made a motion and Commissioner Ramage seconded that motion. **Motion approved 5-0**

#### Braxton/Dewey's Update

Mayor Solomon mentioned there is a request for a zone change in the Dewey's Pizza/Braxton Brewery development on US Highway 42 to include a florist next to Dewey's Pizza. Boone County Planning Commission has already given approval for the zone change. The developer is now needing approval from the city of Union.

### Medical Cannabis

Attorney Greg Voss mentioned he is working on legislation to ban medical cannabis sales in the City of Union. There is a deadline to pass legislation prior to July 1, 2024, because that is when the state will begin issuing licenses. The ordinance will only address medical cannabis sales and no other pharmaceutical sales. If the city does not pass an ordinance prohibiting medical cannabis sales, then it will be allowed.

After discussion, the Commission decided to pass a resolution to place medical cannabis sales within the City of Union on the ballot in November 2024 for the residents to decide on whether to allow or ban sales.

Mayor Solomon made a motion to pass a resolution to include the issue of medical cannabis sales within the City of Union on the November 2024 ballot to allow the residents to decide on whether to allow or ban sales. Commissioner Bine seconded that motion. Commissioner Bine voted aye, Commissioner Ramage voted aye, Commissioner Garner voted aye, Commissioner Mefford voted aye, and Mayor Solomon voted aye.

### **LEGISLATION/ATTORNEY'S REPORT**

**RESOLUTION 2024-03 RESOLUTION STATING THE REASONABLE EXPECTATION OF THE CITY OF UNION, KENTUCKY TO REIMBURSE FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT BONDS** After Attorney Donnie Warner read the resolution and discussed by the Commission it was decided to table for a later Commission meeting to allow for more time for review.

**MUNICIPAL ORDER NO. 2024-14 A MUNICIPAL ORDER OFFICIALY APPROVING AND ADOPTING THE BOONE COUNTY EMERGENCY OPERATIONS PLAN** Commissioner Mefford made a motion and Commissioner Ramage seconded that motion. **Motion approved 5-0**

**ORDINANCE NO. 2024-05 AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT FOR THE CITY OF UNION, KENTUCKY** Commissioner Garner made a motion and Commissioner Mefford seconded that motion. Commissioner Bine voted aye, Commissioner Ramage voted aye, Commissioner Garner voted aye, Commissioner Mefford voted, aye, and Mayor Solomon voted aye. **Motion approved 5-0**

**ORDINANCE NO. 2024-06 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF 9541 US 42 LLC PER THOMAS J. ACKERMANN (APPLICANT) FOR CITY OF UNION, PER MAYOR LARRY SOLOMON AND CHILDREN'S HOSPITAL MEDICAL CENTER PER MAURA MORAN-BERRY (OWNERS) FOR A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT FOR AN APPROXIMATE 68 ACRE SITE LOCATED BETWEEN US 42 AND OLD UNION ROAD AND NORTH OF SWEET HARMONY LANE, UNION, KENTUCKY, BEING KNOWN AS THE UNION PROMENADE DEVELOPMENT. THE REQUEST IS FOR A SPECIAL SIGN DISTRICT IN A UNION COMMERCIAL/UNION NEIGHBORHOOD OFFICE/URBAN RESIDENTIAL**

**TWO/PLANNED DEVELOPMENT (UC/UNO/UR-2/PD) DISTRICT TO ALLOW ALTERNATIVE SIGNAGE** Commissioner Bine made a motion and Commissioner Ramage seconded that motion. Commissioner Bine voted aye, Commissioner Ramage voted aye, Commissioner Garner voted aye, Commissioner Mefford voted, aye, and Mayor Solomon voted aye. **Motion approved 5-0**

**ORDINANCE NO. 2024-07 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING, WITH CONDITIONS, THE REQUEST OF KENTUCKY 42, LLC, PER PHILLIP DREES (APPLICANT/OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 2.88 ACRE AREA LOCATED ALONG THE SOUTHEAST SIDE OF US 42, BETWEEN BRAXTON DRIVE AND OLD UNION ROAD, APPROXIMATELY FOUR HUNDRED (400) FEET SOUTHWEST OF BRAXTON DRIVE, AND HAVING A PARCEL IDENTIFICATION NUMBER (PIDN) OF 063.00-29-003.04 UNION, KENTUCKY WHICH IS CURRENTLY ZONED COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) (First Reading)**

**ORDINANCE NO. 2024-08 AN ORDINANCE TO PROVIDE FOR THE ORDERLY SUCCESSION OF OFFICE OF MAYOR IN THE EVENT OF THE ABSENCE OR DISABILITY OF THE MAYOR (First Reading)**

**ORDINANCE NO. 2024-09 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY REGULATING SMOKING RETAIL STORES IN THE CITY OF UNION, KENTUCKY (First Reading)**

#### **ANNOUNCEMENTS**

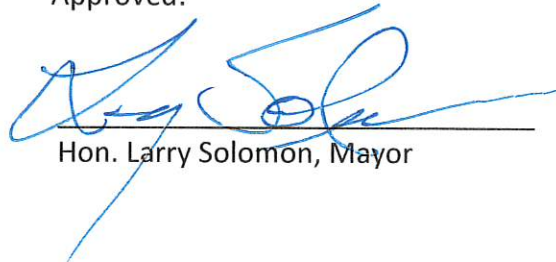
Mayor Solomon announced there will be a Regular Commission meeting Monday June 3, 2024, at 6:00 PM. Mayor Solomon also stated the next Caucus/Commission meeting will be held on Monday June 17, 2024, 6:00 PM both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

#### **ADJOURN**

Mayor Solomon asked for a motion to adjourn. Commissioner Garner made a motion and Commissioner Ramage seconded that motion. The meeting adjourned at 7:48 PM.


**Motion approved 5-0**

Approved:



Hon. Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk