



## REGULAR COMMISSION MEETING MINUTES

JULY 1, 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 Jeremy Ramage, Commissioner Doug Bine, Commissioner John Mefford and Mayor Larry Solomon. Commissioner Brian Garner was absent.

### APPROVAL OF MINUTES

Mayor Solomon asked for approval of June 3, 2024, Regular Meeting minutes.

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

**Motion approved 4-0**

Mayor Solomon asked for the Caucus Meeting minutes from June 17, 2024, be amended to include the number (900) behind the spelled-out number nine hundred under the section traffic study. The number reflects the estimated number of cars expected because of a proposed 443 multi-family residential development, primarily high-density apartments, and patio homes situated north of US Highway 42 and Old Union Road. Mayor Solomon asked for approval of June 17, 2024, Caucus Meeting minutes as amended.

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

**Motion approved 4-0**

### GUESTS

#### Golf Carts

Major Bill Mark, Boone County Sheriff Department Field Operations Commander discussed current legislation for the use of golf carts. He explained Boone County passed the county ordinance in 2019 allowing the use of golf carts. He explained the legal process required to operate a golf cart per state statute (KRS 189.286). The statute applies to golf carts only, it does not apply to any other kind of motorized vehicle including All Terrain Vehicles (ATV) or Utility

Task Vehicles (UTV). As defined by statute all permitted golf carts are required to have the same equipment as a motor vehicle except for air bags.

- Golf carts would have to be insured.
- Operators need to have proof of insurance.
- Golf cart drivers are required to be licensed.
- Golf carts can only be operated on roads with posted speed limits of 35 MPH or less.
- Golf carts cannot cross over a state highway of 35 MPH or more.
- Golf carts must pass inspection by the Boone County Sheriff's Department.

To legally allow golf carts on city streets, it will require a three-step process.

- Passing a city ordinance regulating the operation of golf carts.
- Designate all streets where golf cart usage is legal within the city.
- Per KRS 189.286 all golf cart users must apply for a permit that will be issued by the local unit of government. A sticker will need to be affixed to the golf cart.

After discussion the Commission decided to have Attorney Greg Voss prepare legislation to be read at the next Regular Commission meeting.

### Boone County Comprehensive Plan

Jenna LeCount, Director Boone County Planning Commission, reviewed Boone County – Plan 2045 Goals and Objectives. The city received the draft document in June 2024, Boone County Planning Commission (BCPC) is unanimously recommending approval. The BCPC has been working on the documents for over a year. Throughout the process comments received through five public workshops, and online input have been reviewed by the long-range planning committee of the BCPC. Boone County Fiscal Court could make changes; it would take a majority of the court to overturn a recommendation. There are seven goal categories and twelve total goals with objectives attached to each goal. After reviewing the goals and objectives Ms. LeCount explained the next steps.

- All three cities within the county have ninety-days from when the recommendation was sent which will be September 4, 2024, to take action.
- If the Commission chooses not to take action, the BCPC recommendation will go into effect.
- Once through the approval and objectives portion BCPC will move forward with the elements starting with existing conditions.
- There is a plan to have two in person meetings for public input, including virtual engagement opportunity.
- Once all the steps are completed a draft document will go to the BCPC.

Kevin Costello Executive Director BCPC mentioned every five years according to state law the county must update or evaluate the current plan. He stated there has been a lot of change in the last five years. Items that have already been achieved will not be included in the new plan and other items such as The Union Town Plan will be updated in the plan.

### **VISITORS WISHING TO SPEAK**

Union resident Carol Harvey inquired about the usage of golf carts, and if ATV's and motorbikes would be included in an ordinance. The answer from the Commission was no, they will not be included.

She also addressed the current development and if the city is going to keep green space.

Mayor Solomon explained Union Town Square will allow for more green space, it will provide a gathering place for the city allowing for events. The city purchased twenty-two acres where Union Town Square is being developed as a green space initiative with a new city building.

### **FINANCIAL REPORT**

Commissioner Ramage provided an update to the Commission on the month of June financial report which included "the bills to be paid" and the balance sheet. Everything looked to be in order. The payroll tax has created a surplus in the overall budget.

Mayor Solomon stated 100% of the payroll tax will go towards city growth which will fund Union Town Square and city building.

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

Mayor Solomon made a motion and Commissioner Bine seconded that motion.

**Motion approved 4-0.**

### **ECONOMIC DEVELOPMENT COMMITTEE REPORT**

Commissioner Bine encouraged residents to contact the city building, or email one of the Commissioners if they have questions about development within the city. A lot of what is being reported on social media is not factual.

Commissioner Bine gave an update of businesses that are coming to the Promenade.

- El Asandero Mexican Bar & Grill
- Schlotzky's Deli
- Tropical Smoothie
- Chick-fil-A
- Fifth Third Bank
- McAlister's Deli
- Elite Med Spa is now open.

Residents can subscribe to the city email to receive updated information on what is happening in the city, provided by the Communications Coordinator Jaime Lyons.

Commissioner Ramage suggested providing information similar to Boone County Commissioner Chet Hand's link offering information on processes that occur in the county when it comes to approving new development. Making citizens more aware of the process will help eliminate speculations.

### **PUBLIC WORKS COMMITTEE REPORT**

#### Duke Lighting Agreement

Public Works Director (PWD) Paul Kremer discussed Duke lighting agreement for installation of

lights on Brilliance Avenue at Melody Drive . The cost of the project is \$26,922. Mayor Solomon asked for approval to spend up to \$27,000 out of American Rescue Plan Act (ARPA) funds to cover the cost of the lighting project.

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

**Motion approved 4-0**

Brilliance Avenue Extension

PWD Kremer discussed the progress on the construction of Brilliance Avenue. He mentioned the Geotech testing group discovered poor soil in the low ground resulting in a cost increase of \$9,000. The west side retaining wall is complete, construction has started on the east side retaining wall. Concrete curbs and catch basins should be installed in approximately three weeks, paving will begin a few weeks after that. The stamped pavement in Harmony Subdivision will be replaced with asphalt in two locations, just north of Brilliance Avenue Extension, and the intersection of Melody Drive and Sonata Drive. This will create temporary blocked access at the intersection of Melody Drive and Brilliance Avenue.

Commissioner Ramage inquired about the status of the traffic light that will be installed on Brilliance Avenue. Mayor Solomon mentioned Grammas Development is in the remediation phase of their project. Grammas Development has been informed they are responsible for the cost of the traffic light.

**COMMUNICATIONS COMMITTEE REPORT**

Commissioner Mefford mentioned Union Celebrates America was a great success with a great collaboration with Boone County Parks Department. The Third Annual Bourbon in the Bluegrass event will take place in October, more details will be given at the August Commission meeting.

**ADMINISTRATOR’S REPORT**

Union Town Square

City Administrator Amy Safran mentioned Architecture firm Summit Engineering, and MKSK attended Union Celebrates America with a display of the future park and city building in Union Town Square. There was a survey provided for residents to take and give feedback. The link with a QR code is on the city website, and social media until Friday July 5, 2024. The results will be shared at the July Caucus meeting.

Bryan Skinner with RSA Advisors and Attorney Donnie Warner will attend the Caucus meeting July 15, 2024, to discuss financing and look at options for Commission consideration and approval so that the project can move forward.

An Appraisal of the current city building was completed on June 11, 2024. The results will be discussed at a Commission meeting once received.

Recent corrected annexation filings sent to the Secretary of State are showing in progress on the Secretary of State website.

## LEGISLATION/ATTORNEY'S REPORT

### Resolutions

**RESOLUTION NO. 2024-10** A RESOLUTION AUTHORIZING THE MAYOR FOR THE CITY OF UNION, KENTUCKY TO EXECUTE THE AMENDMENT TO THE AGREEMENT BETWEEN KENTUCKY TRANSPORTATION CABINET AND THE CITY OF UNION SWEET HARMONY SC-628-2100001545 SYP ITEM #06-03029.00

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

**Motion approved 4-0**

### Ordinances

**ORDINANCE NO. 2024-12** AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING AND ADOPTING AMENDMENTS TO ZONING REGULATIONS, BOTH TEXT AND ZONING MAP, TO UPDATE THOSE ZONING REGULATIONS FOR TIMELY AND APPROPRIATE IMPLEMENTATION OF THE 2019 BOONE COUNTY COMPREHENSIVE PLAN THAT IS ENTITLED "OUR BOONE COUNTY PLAN - 2045 GOALS AND OBJECTIVES" (First Reading)

## ANNOUNCEMENTS

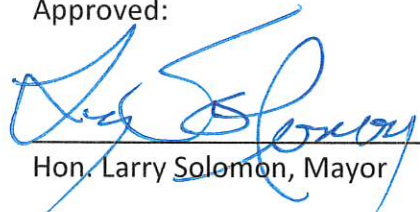
Mayor Solomon announced the Caucus Meeting will be on Monday July 15, 2024. The next Regular Commission Meeting will be held on Monday August 5, 2024. Both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

## ADJOURNMENT

Mayor Solomon asked for a motion to adjourn. Commissioner Ramage made a motion and Commissioner Bine seconded that motion. The meeting adjourned at 7:42PM.


**Motion approved 4-0.**

Approved:



Hon. Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk