



CAUCUS/COMMISSION MEETING

JULY 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 Larry Solomon.

DISCUSSION

Union Town Square Financing

Mayor Solomon mentioned the purpose for the meeting was to determine and receive an agreement on financing options for Union Town Square. He stated revenue from the occupational taxes will be used to pay for Union Town Square project.

Bryan Skinner with RSA Advisors presented two financing options for the Commission to consider.

Option A

- Finance \$12, 440,544 for the project.
- Convert 2022 Notes (\$4,183,325 at 4.554%) to Long Term Bonds.
- Contribute \$1,400,000 in cash from Growth Fund.

Option B

- Finance \$12, 440,544 for the project.
- Leave 2022 outstanding and payoff by 6/1/2027.
- Utilize Growth Fund to pay off Series 2022 notes.
- Level Debt service after 6/1/27 note payoff.

There are two proposed options within Options A and B that include both a twenty-year and twenty-five-year term.

Any offset of revenue compared to the cost to finance the project would be used for maintenance of the park and city building.

The Commission recommended paying off the twenty-two-acre property separately from the new long-term debt service to finance the development of the park and city building. After discussion of financing options, the Commission decided on Option B with a twenty-year term.

Mayor Solomon made a motion to approve Option B with a twenty-year term, 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

Social Media Policy

City Administrator Amy Safran discussed a proposed social media policy for the City of Union. The city currently has in place a policy that is specific to social media public comments. The city does not have an approved policy for internal social media posts. Last year there was a social media post request that had been brought before the Commission and approved. There was a recent request to post the same social media post as last year. There was question of whether to bring the request before the Commission again this year prior to posting.

Attorney Voss mentioned no individual Commissioner can speak on the behalf of the rest of the Commission. If there is a post made that speaks for the Commission, it needs to first be brought in front of the full Commission for majority approval.

Commissioner Bine suggested having a two-year calendar of events created by the Communications Committee for the Commission to approve. After discussion it was decided to create a social media calendar of events/holidays for posting. Attorney Voss will prepare legislation for the next meeting.

Brilliance Avenue Extension

Public Works Director Paul Kremer mentioned there is a change order in the amount of \$8,868.00 for excavation and removal of deficient soil at the construction site of Brilliance Avenue Extension. Mayor Solomon asked for a motion to approve the additional cost of \$8,868.00 to cover the additional charges.

Commissioner Ramage made a motion and Mayor Solomon seconded that motion. **Motion approved 5-0**

Maintenance Agreement with KYTC

Public Works Director Kremer discussed a proposed agreement between the City of Union and Kentucky Transportation Cabinet (KYTC) to include mowing of two separate parcels by the city. One parcel is a triangle at the corner of US Highway 42 and Union School Road. The other parcel is the hillside at the intersection of Mt. Zion Road and Union Bluffs Drive. The city received permission to plant trees/shrubs in these areas, to complete the permit process, they will need to execute the maintenance agreement. The estimated charges the city will incur for mowing the additional properties is \$500 a year.

Union Town Square Survey Results

City Administrator Amy Safran discussed survey results received for Union Town Square proposed park. Approximately nine hundred (900) responses were received. The results showed a great excitement for the proposed park. Walking trails, play areas, and wet play areas were among the top experiences favored by residents. Other items people would like to see in the park included:

- Pavilion/shelter/picnic area
- Event lawn
- Front porch swings
- Fitness area

Over fifty percent of people responded the park would be a place they would visit weekly. Residents considered the park a destination factor, and would make a special trip to visit.

Next steps include Architecture firm Summit Engineering putting together estimated maintenance costs for the park and prioritizing features in the design development phase. The results of the survey will be shared with the Park Advisory Committee.

Grammas Center

Mayor Solomon mentioned Nick Grammas and Tony Cook will be attending the Caucus meeting August 19, 2024 to provide an update on Grammas Center development located at US Highway 42 and Brilliance Avenue.

Kroger Detention Pond

Mayor Solomon mentioned a complaint that was received concerning the detention pond near Graeter's on US Highway 42. The detention pond was purchased by Graeter's and donated back to Kroger for maintenance. Mayor Solomon has reached out to Kroger to address the issue.

LEGISLATION/ATTORNEY'S REPORT

RESOLUTION NO. 2024-11 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF UNION, KENTUCKY STATING THE REASONABLE EXPECTATION OF THE CITY OF UNION, KENTUCKY TO REIMBURSE FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT BONDS

Commissioner Garner made a motion and Commissioner Ramage seconded that motion. **Motion approved 5-0**

Municipal Orders

MUNICIPAL ORDER NO. 2024-17 A MUNICIPAL ORDER AUTHORIZING THE MAYOR TO EXECUTE A MAINTENANCE AGREEMENT WITH THE TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS AND THE CITY OF UNION, KENTUCKY

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

Ordinances

ORDINANCE NO. 2024-13 AN ORDINANCE ADOPTING AND APPROVING OF THE GOALS AND OBJECTIVES FOR THE OUR BOONE COUNTY – PLAN 2045 COMPREHENSIVE PLAN AS PART OF THE REVIEW OF THE CURRENT BOONE COUNTY COMPREHENSIVE PLAN APPLICABLE TO THE CITY OF UNION (First Reading)

ANNOUNCEMENTS

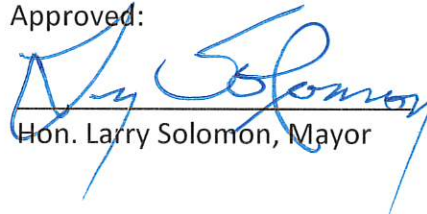
Mayor Solomon announced there will be a Regular Commission meeting Monday August 5, 2024, at 6:00 PM. Mayor Solomon also stated the next Caucus/Commission meeting will be held on Monday August 19, 2024, 6:00 PM both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

ADJOURN

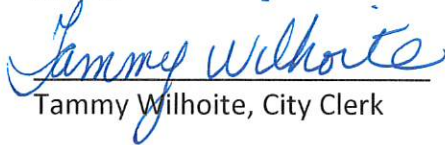
Mayor Solomon asked for a motion to adjourn. Commissioner Bine made a motion and Commissioner Ramage seconded that motion. The meeting adjourned at 7:43 PM.

Motion approved 5-0

Approved:


Hon. Larry Solomon, Mayor

Attest:


Tammy Wilhoite, City Clerk