



**CAUCUS/COMMISSION MEETING
SEPTEMBER 16, 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. Mayor Larry Solomon, Commissioner John Mefford, Commissioner Jeremy Ramage, Commissioner Brian Garner, and Commissioner Doug Bine.

DISCUSSION

Union Promenade

T.J. Schutte, Realtor with Keller Williams gave updates on the Promenade Development. The sixty-two-acre development is the largest in the City of Union history. There are twelve apartments finished and leased. Phase one of Cincinnati Children's Hospital is a 30,000 square foot single floor building on six-acres. Phase two will be a 20,000 square foot building. Drees Homes is building patio homes on twenty-acres in three phases. The following businesses are confirmed commercial lots.

- Lot 1- United Dairy Farmers
- Lots 2 and 3 – available for purchase.
- Lots 4 and 5 – multi-tenant including Schlotzsky's, Tropical Smoothie Café, Cinnabon, Club Palates, liquor store.
- Lot 6 – multi tenant including Glamour Nails, Elite Medspa.
- Lot 7 – multi tenant including El Asadero Mexican Bar & Grill
- Lot 8 – Chick-Fil-A.
- Lot 9 – multi-tenant including McAlister's Deli.
- Lot 10 – multi-tenant including Blaze Cigar and Bourbon Lounge.
- Lot 11 Fifth Third Bank.

Union Town Square

City Administrator Amy Safran discussed options for the park and city building being developed by the City of Union. The purpose for discussion was to receive feedback from the Commission for materials to be used in the new city building and park. Items discussed include the dais desk for the Commission room and how it should be positioned. After discussion it was decided a U-shaped desk would be the best choice with some adjustments to increase spacing for seating.

Another item discussed was space in the office area that is intended for future staff growth. The current design has a dividing wall to create two spaces as an option. After discussion it was decided to keep the area open without a dividing wall.

Materials to be used in the Commission room discussed included flooring, walls, lighting, and ceilings. After discussion it was determined not to include a Nelson Clock on the floor in the entryway of the building.

There was a discussion of installing bullet resistant glass around the clerk's desk. Public Works Director Kremer mentioned they will consult with Summit Architects + Engineers to get the cost of the glass and find out if the structure will be able to hold the weight of the glass.

City Administrator Safran mentioned Summit Architects + Engineers is asking for approval of the schematic of the general layout for the city building. The full Commission agreed with the schematic design.

Discussion of the park included.

- Entryway canopy that includes porch swings.
- Waterplay area.
- Pond with observation decks.
- Stage Area and event lawn.
- Playground areas.
- Garden area.
- Picnic areas.
- Restrooms.

Commissioner Mefford mentioned he would like to see shade added to the entryway canopy. He would like to make sure the porch swings attached to the canopy have enough room between them so that people can move easily.

Commissioner Garner has concerns that the waterplay area needs to be larger. The proposed size is forty-five feet in diameter with twelve to fifteen jets. The waterplay area will have an added water feature suggested by the Commission at the last meeting.

Mayor Solomon mentioned children will take turns playing at the waterplay area and a larger area would be added cost.

The center stage has a similar canopy as the entryway that includes shade. Mayor Solomon suggested the same style of canopy be installed at the entryway of the park. Summit Architects + Engineers is proposing a six-to-seven-foot slope from the stage to the event lawn. The goal is to grade the property so that water will drain properly but not create too much of a slope that it will interfere with sport activity. Commissioner Ramage, and Commissioner Bine suggested raising the stage so there will still be drainage without creating too much of a slope, keeping the event space multi-functional.

The Commission agreed to have shaded individual picnic table areas for families to gather.

After discussion City Administrator mentioned Summit Architects + Engineers is asking for approval of the general schematic design and direction of the park layout. The full Commission agreed with the schematic design.

Commissioner Ramage asked if Summit Architects + Engineers could provide a layered schematic showing the different phases of the park.

Union Town Square - Brilliance Avenue

CAO Safran discussed a proposal to connect Brilliance Avenue from US Highway 42 to Old Union Road. Several reasons to consider the connection include event traffic flow, emergency situations, and Affinity Apartments resident access. Public Works Director Paul Kremer mentioned the estimated cost is just under \$500,000. Municipal Road Aid funds, and general budget public works funds would be used to connect the road.

Mayor Solomon mentioned from a safety standpoint is very important because it will reduce traffic, especially from the apartments, at the US42 intersection; it will give residents another option. Another thing to consider is residents moving into the patio homes and apartments in the Promenade. Old Union Road will become problematic over the next five years because more people will be trying to use it. The Brilliance Avenue connection would also give better access for moving people in and out of the new park during events. Mayor Solomon offered his support to move forward with the road connection.

Commissioner Ramage likes the idea of connecting the road for the revitalization of Old Union Road and the Old Union Business District. He does have concerns of it becoming a drag strip between Old Union Road and US Highway 42 and being a safety issue for people walking and riding bikes. He suggests if the road is extended it is gated unless there is an event.

Commissioner Mefford mentioned even though safety is of great importance, connecting the road will help with traffic as Westbrook continues to develop. The connection will give easier access for residents on the west side of the city. He recommends a traffic calming measure to help slow down traffic.

Public Works Director Kremer discussed traffic calming measures to consider, one would be installing islands in the middle and narrowing the road. Other options would be to install stop signs, or speed humps.

Commissioner Garner inquired about a stop light at the intersection of Brilliance Avenue and US Highway 42. Installing a stop light is currently the responsibility of Grammas Development. If they decide not to move forward with their development, he feels the responsibility would fall to the city if Brilliance Avenue were extended from US Highway 42 to Old Union Road. He also has concerns about the extra cost extending the road adding to the project.

Mayor Solomon mentioned the traffic light is the responsibility of the last developer, if Grammas Development does not develop on their property, the city will have to have a traffic study to justify a traffic light.

Commissioner Bine does not feel an accurate traffic count could be conducted until the road is built and people start using it. He stated connecting the road would be better for traffic flow rather than a one way in and out.

CAO Safran mentioned while discussing extending Brilliance Avenue it is apparent that access and safety are a concern; it will also help direct more traffic to the Old Union business district.

Public Works Director Kremer mentioned there will be more research conducted and continued discussion at the next Commission meeting.

Public Works Update

Public Works Director mentioned Brilliance Avenue was reopened Monday September 16, after being closed to removed stamped pavement at the intersection of Brilliance Avenue and Melody Drive.

The sidewalk at Sweet Harmony in front of Union Fire District should be completed by the end of next week.

Annexations

Attorney Voss mentioned Arlinghaus purchased approximately sixty-six acres of property with the largest portion already being in the city. There was a previous discussion to annex the remaining two unincorporated portions into the city. There are no immediate plans to develop

the property. If in the future, there are plans to develop the property there will be a discussion with the city Commission.

LEGISLATION/ATTORNEY'S REPORT

Attorney Donnie Warner read and explained Municipal Order 2024-22. The City of Union is the property owner of Union Promenade and leases to the tenants. Union Promenade Club Apartments, LLC has a lender wanting to make a loan to build the apartments and pay for the cost. The lender has requested the city sign a recognition agreement stating if the tenant gets into trouble under the lease, the lender will be notified so they will be given an opportunity to step in and remedy the issue.

Municipal Orders

MUNICIPAL ORDER NO. 2024-22 AN ORDER OF THE CITY COMMISSION OF THE CITY OF UNION, KENTUCKY, AUTHORIZING THE EXECUTION AND DELIVERY OF A RECOGNITION AND ESTOPPEL AGREEMENT TO EFFECTUATE THE EXTENSION OF A COMMERCIAL LOAN BY WESTERN-SOUTHERN LIFE ASSURANCE COMPANY TO UNION PROMENADE CLUB APARTMENTS, LLC.

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

Ordinances

ORDINANCE NO. 2024-14 AN ORDINANCE LEVYING AND FIXING THE TAX RATES OF THE CITY OF UNION, KENTUCKY, FOR THE 2024 CALENDAR YEAR; LEVYING SAID TAX UPON REAL AND TANGIBLE PROPERTY; FIXING THE DATE OF PAYMENT, DISCOUNT PAYMENT, DELINQUENCY, AND INTEREST CHARGES; FIXING THE PURPOSE THEREFORE; AND SETTING FORTH THE PROCEDURE FOR COLLECTION OF TAXES. (Second Reading)

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

ORDINANCE NO. 2024-15 AN ORDINANCE RELATING TO THE USE OF GOLF CARTS ON CERTAIN DESIGNATED CITY STREETS AND ROADWAYS LOCATED IN THE CITY OF UNION, KENTUCKY. (Second Reading)

Commissioner Bine is not in favor of allowing golf carts usage within the city limits. He does not think golf carts are needed in the City of Union and they could create a problem that does not currently exist. He feels efforts to manage the use of golf carts would be difficult.

Commissioner Mefford mentioned golf carts are already in use in the city and by passing an ordinance would put regulations in place to make usage safer. The regulations being proposed would mirror Boone County regulations.

Commissioner Ramage mentioned the more the city can do to enforce golf cart usage will help to make their usage safer.

Mayor Solomon mentioned the ordinance sets parameters for the usage of golf carts. The regulations in the ordinance are consistent with Boone County which will make it easier to enforce.

Commissioner Mefford made a motion and Commissioner Ramage seconded that motion. Commissioner Bine voted no, Commissioner Ramage voted aye, Commissioner Garner voted aye, Commissioner Mefford voted aye, and Mayor Solomon voted aye.

Motion approved 4-1

ANNOUNCEMENTS

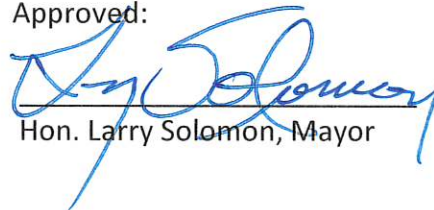
Mayor Solomon announced there will be a Regular Commission meeting Monday October 7, 2024, at 6:00 PM. Mayor Solomon also stated the next Caucus/Commission meeting will be held on Monday October 21, 2024, 6:00 PM both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

ADJOURN

Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Garner seconded that motion. The meeting adjourned at 8:28 PM.


Motion approved 5-0

Approved:



Hon. Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk