



**CAUCUS/COMMISSION MEETING
DECEMBER 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 Brian Garner, and Commissioner Doug Bine.

MAYOR COMMENTS

Mayor Solomon gave an update on two of the potential developments that were recently brought to the city. He explained that because of the cost of utility connection with one site, the probability of development is minimal. The second property is zoned for townhomes and the developer is proposing high density apartments which does not match the building plans with Boone County Planning Commission.

Mayor Solomon mentioned the city is working with the Boone County Planning Commission (BCPC) to update the Union Town Plan. Every time a project goes to the BCPC they are viewing the old town plan that was created twenty-five years ago. The BCPC will be reviewing the current Union Town Plan in January 2025. After reviewing they will attend a commission meeting to present their updated recommendations.

T.J. Schutte Commercial Realtor with Keller Williams gave an update of businesses with signed leases in the Union Promenade.

- Lot No. 11 – Fifth Third Bank
- Lot No. 10 – Taco Mama, Teriyaki Madness, Blaze Bourbon Cigar Lounge
- Lot No. 9 – McAlister’s Deli, and Body Alive Fitness
- Lot No. 8 – Chick-Fil-A
- Lot No. 7 – El Asadero Mexican Bar & Grill

- Lot No. 6 – Elite MedSpa, Glamor Nails (open)

There are other businesses with letters of intent to be named when confirmed.

Developer Thomas J. Ackermann explained when the arrangement was made with Cincinnati Children's to secure and purchase their location there was an agreement for a view shed, a reserved area where no building could occur on lot number two and part of lot number one. The view shed left a small space to build on lot number two and allowed all of lot three to be developed.

Initially thinking of use for parking, Mr. Ackermann stated that they are in compliance with the Boone County Planning Commission's required number of parking spaces. Therefore, it opened up the option to develop this space as green space. The developers proposed a coffee shop on lot number two with shared green space to be used by surrounding businesses and remainder of the development. The shared green space would potentially host public gatherings, events, and outdoor seating.

Developer Thomas J. Ackermann requested Commission approval for Mayor Solomon to sign a Site Plan Review application for this use of a shared green space and small coffee shop that would respect the viewshed and allow lot number two to be developed. Application to be submitted to the Boone County Planning Commission.

The full commission agreed to the Mayor's signature on the application for the proposed development of a shared green space and small coffee shop on lot two.

Developer Thomas J. Ackermann discussed a monument sign proposed on Old Union Road at the back entrance of the 19Nineteen Apartments in the Promenade. The sign would be a seven-foot-tall two-sided stone sign, matching the sign at the front of the development. The full commission approved the application for the monument sign be sent to the Boone County Planning Commission.

ADMINISTRATOR'S REPORT

City Administrator Amy Safran mentioned the new online payment portal for property taxes has been active since December 9, 2024, and everything is working properly.

CAO Safran mentioned in 2018 the city passed Municipal Order 2018-06 to hire a part-time maintenance technician Mike Kerns. The city has not utilized the services of Mr. Kerns since 2021. Public Works Director Paul Kremer has taken over most of the responsibilities of the maintenance technician. CAO Safran asked for approval from the commission to terminate the position. Attorney Greg Voss explained the city could keep the position and terminate the employment of Mr. Kerns. The full commission agreed to terminate the employment of the current maintenance technician.

CAO Safran explained the major site plan for Farmview Commons has been submitted to Boone County Planning Commission and has been sent to the City of Union engineer for review. Most of the project is in the City of Florence; one of the out lots will be in the City of Union.

Mayor Solomon mentioned after the construction is completed the City of Union will repave the portion of Farmview Drive that is in the city limits. The developer of Publix will reimburse the city \$20,000 for repaving and striping of that road.

DISCUSSION

Union Town Square Updates

Andy Knight, Principal Landscape Architect with MKSK and Teresa Hargett Brooks, Project Manager with Summit Engineering and Architects discussed phasing options for the park. Mr. Knight mentioned eight options for the commission to consider deferring to later phases for a cost savings.

1. Wet play water loop feature.
2. Fitness/outdoor game area.
3. Open air park shelters.
4. Asphalt perimeter loop trail.
5. Asphalt drive service/maintenance area.
6. Park Maintenance building.
7. Second restroom on west side of park.
8. Garden/picnic grove.

The Commission discussed what items should be built during the first phase of construction of the park and what items could be deferred to other phases to cut down on construction cost.

After discussion, the commission agreed on the following.

- Defer the stainless-steel loop water feature.
- Eliminate the entrance porch swings.
- Defer the fitness center area.
- Defer the open-air park shelters.
- Finish the garden area.
- Finish both restrooms in the park during the first phase.

CAO Safran explained that based on the decisions made by the commission, the project cost estimate will be recalculated before further discussion.

PUBLIC WORKS

Public Works Director Paul Kremer mentioned there will be site clearing of trees on the twenty-two-acre property owned by the city. Marking of trees to be cut down will take place Tuesday

December 18, 2024. The goal is to receive at least two bids for the tree removal. CAO Safran and PWD Kremer will review bids received and make a recommendation at the January 6, 2025, Commission meeting. The bids are expected to be less than \$40,000; if they are not then the city will proceed with a normal bid process.

LEGISLATION/ATTORNEY'S REPORT

Municipal Orders

MUNICIPAL ORDER 2024-29 A MUNICIPAL ORDER APPOINTING STEVE HARPER TO SERVE ON THE BOONE COUNTY PLANNING AND ZONING COMMISSION ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY

Commissioner Doug Bine made a motion and Commissioner Garner seconded that motion.

Motion approved 4-0

Ordinances

ORDINANCE NO. 2024-18 AN ORDINANCE ADOPTING A ZONING TEXT AMENDMENT TO THE BOONE COUNTY ZONING REGULATIONS, SUCH AMENDMENT TO BE MADE TO ZONING REGULATIONS PERTAINING TO CANNABIS BUSINESSES. (Second Reading)

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

Motion approved 4-0

ORDINANCE NO. 2024-19 AN ORDINANCE ADOPTING A ZONING TEXT AMENDMENT TO THE BOONE COUNTY ZONING REGULATIONS, SUCH AMENDMENT TO BE MADE TO ZONING REGULATIONS MODIFYING THE DEFINITIONS OF "ELECTRIC VEHICLE CHARGING STATION, PUBLIC" AND "GASOLINE FILLING STATION". (Second Reading)

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

Motion approved 4-0

ORDINANCE NO. 2024-20 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY, IN BOONE COUNTY, KENTUCKY CREATING CHAPTER 91B OF THE UNION, KENTUCKY CODE OF ORDINANCES UPDATING THE CITY OF UNION SIDEWALK MAINTENANCE POLICY AND PENALTIES FOR THE VIOLATION THEREOF AND REPEALING ORDINANCES 2021-12 AND 2022-04 (Second Reading)

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

Motion approved 4-0

ORDINANCE NO. 2024-21 AN ORDINANCE AMENDING § 32.21 OF THE CITY OF UNION CODE OF ORDINANCES ESTABLISHING A CHANGE IN THE CITY COMMISSION AND CAUCUS MEETINGS DUE TO REQUEST FROM COMMISSIONERS FOR THE CITY OF UNION, KENTUCKY

(Second Reading)

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

Motion approved 4-0

ANNOUNCEMENTS

Mayor Solomon announced there will be a Regular Commission meeting Monday January 6, 2025, at 6:30 PM. Mayor Solomon also stated the next Caucus/Commission meeting will be held on Wednesday January 22, 2024, at 6:30 PM both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

COMMISSIONER COMMENTS

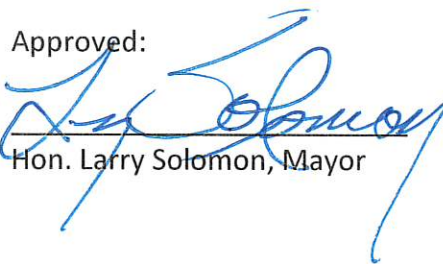
Commissioner Garner asked Mayor Solomon if he had considered what the Commission will look like in January if the court decides to void the November 5, 2024, election for city commissioners. He asked Mayor Solomon if he had made any decisions about who he would appoint as a commissioner if that situation occurs. Mayor Solomon stated he had not made any decisions yet.

Commissioner Garner stated if the scenario arises that the Mayor is the only one seated in January and must make an appointment, he feels like Commissioner Mefford should be appointed first. Attorney Voss explained the process of how the appointments would be made if a judge voids the election.


ADJOURN

Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Garner seconded that motion. The meeting adjourned at 7:47 PM.

Motion approved 4-0

Approved:

Hon. Larry Solomon, Mayor

Attest:


Tammy Wilhoite, City Clerk