



**REGULAR COMMISSION MEETING MINUTES  
DECEMBER 2, 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. Mayor Larry Solomon, Commissioner John Mefford, Commissioner Brian Garner, and Commissioner Doug Bine. Commissioner Jeremy Ramage was absent.

**MAYOR/COMMISSIONER COMMENTS**

Mayor Solomon read a resignation letter he received from Commissioner Jeremy Ramage on November 27, 2024. The letter stated regretfully due to recent increased work responsibility Mr. Ramage will be resigning his position as city commissioner immediately and will not be accepting the election to city commission effective January 1, 2025.

**APPROVAL OF MINUTES**

Mayor Solomon asked for approval of November 4, 2024, Regular Commission Meeting minutes. Commissioner Mefford made a motion and Commissioner Garner seconded that motion.

**Motion approved 4-0**

Mayor Solomon asked for approval of the November 18, 2024, Caucus Meeting minutes.

Commissioner Mefford ask for clarification on the wording for the outside of the new city building. Mayor Solomon explained the outside of the building will only have the wording “City of Union.”

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

**Motion approved 4-0**

## **VISITORS WISHING TO SPEAK**

Mayor Solomon asked if there was anyone wishing to speak. No one had any issues to be addressed.

## **GUESTS**

### ARPA Reporting

Ben Harrison, CPA with Harrison CPA & Advisors discussed American Rescue Plan Act (ARPA) funds reporting. He explained when ARPA funds were originally allocated to cities there were many restrictions and tracking required, the law has changed over time. The Department of Treasury came out with new guidelines soon after the funds were allocated that cities who received less than ten million dollars could use the funds as lost revenue due to the pandemic. Therefore, most of the initial restrictions were released and cities could use the funds on almost anything considered general government services, it is just reported to the Department of Revenue as lost revenue. For reporting purposes to the Department of Treasury, and financial statements, the funds have already been spent. From a reporting perspective and the obligation of the city externally the funds have been spent and the final report will be in April 2025 showing the funds have been spent. The money that is in the ARPA bank account can be reimbursed to the general fund account because the general account has already paid all the expenses that have been reported as lost revenue.

City Administrator Amy Safran and Mayor Larry Solomon are recommending the ARPA bank account be closed out and the money be moved to the general bank account.

All the Commissioners agreed to close the ARPA funds bank account and put those funds back into the general fund bank account.

### Union Town Square Phasing Options

CAO Safran explained the deadline for the design phase has passed, responses from the Commission were communicated to Summit Engineers + Architects. Summit is working with MKSK on the updated budget for the park and additional phasing that will align with the budget before they present to the Commission. Summit will attend the caucus meeting on December 16, 2024, to present park phase options.

## **FINANCIAL REPORT**

City Treasurer Christy Everman provided an update to the Commission on the month of November financial report which included “the bills to be paid” and the balance sheet. Everything looked to be in order. Mayor Solomon asked for a motion to approve the profit and loss, including paying the bills for the month of November. Commissioner Mefford made a motion and Commissioner Garner seconded that morion. **Motion approved 4-0**

## **EXECUTIVE COMMITTEE/ECONOMIC DEVELOPMENT COMMITTEE REPORT**

Mayor Solomon mentioned Braxton Brewery and Dewey's Pizza are both now open.

He then mentioned there were a couple of businesses showing interest in locating to the city, but no commitment has been made.

Mayor Solomon mentioned Dale McPherson is planning to move forward with Allora Wedding and Event Center on Hathaway Road. The project has not changed from when it was presented to the Union Commission last year. Mayor Solomon explained there are two options Mr. McPherson could take; one option would be to come back to Commission and present again before going to the Boone County Planning Commission (BCPC) or option two would be if the Commission agrees he can go directly to the BCPC to begin the process for development. The Commission agreed on option two since there are no changes to the proposed development.

## **PUBLIC WORKS COMMITTEE REPORT**

Commissioner Garner explained thirty eight of the sixty-two Light emitting diode (LED) streetlights along the Mt. Zion Corridor, that the city is responsible for, are not illuminating properly. The city is working with an electrical contractor who has discovered the warranty for the lights would apply. The warranty covers the parts only, it does not cover the labor to replace the lights. Commissioner Garner is asking for \$17,000 to cover the labor cost to replace the LED lights. Commissioner Garner made a motion and Mayor Solomon seconded that motion.

**Motion approved 4-0**

Commissioner Garner explained concrete curb and gutter repairs are needed for preparation of 2025 street repairs on Richmond Road South, Cherbourg Drive North, Baxton Drive East, and middle sections of Sweet Harmony. The total cost for repairs is \$35,750.00. The work is expected to be completed late winter early spring weather depending. Commissioner Garner made a motion the approve \$35,750.00 to complete the extra concrete work needed to get ready for the 2025 street repairs. Commissioner Mefford seconded that motion.

**Motion approved 4-0**

Public Works Director Paul Kremer mentioned work has started on Pocket Part number one at the corner of Sycamore Drive and Mt. Zion Road. The current work being conducted is to move dirt to raise the elevation making it level.

There was a fourth change order received for Brilliance Avenue Extension in the amount of \$1,395.00 Upon reviewing the final invoice Lonkard Construction and Viox and Viox discovered one section of pipe they used more of and another section they use less of. There was also one catch basin missing from the invoice.

The Mt. Zion beautification project began last week with the planting of trees, so far approximately twenty-eight trees have been planted. The remaining trees should be planted in the next week.

Public Works Director Kremer mentioned the equipment for snow and ice removal will be stored on the western edge of Brilliance Avenue near Affinity apartments. There is a temporary salt storage behind the old Kroger Store on US Highway 42.

#### **COMMUNICATIONS COMMITTEE REPORT**

Commissioner Mefford mentioned Braxton Brewery and Dewey's Pizza had their ribbon cutting on November 25, 2024, and their grand opening was on November 27, 2024.

Breakfast with Santa will be December 7, 2024, from 8:30 AM to 10:30 AM at the Union Fire District. Sponsors for the event include Dermalounge, St. Elizabeth Hospital, Drees Homes, and the Boone United Lodge number 264 Free and Excepted Masons. Food and drinks will be donated from Kroger, Union Baptist Church, Union Presbyterian Church, and Costco. The Boone County Animal Shelter will be collecting donations for the Animal Shelter.

#### **ADMINISTRATOR'S REPORT**

City Administrator Amy Safran mentioned there was discussion at the last Commission meeting regarding imposing fees for a cannabis business. On November 25, 2024, it was announced the City of Florence will be getting a dispensary, the City of Union will not.

Mayor Solomon stated the benefit of postponing the implementation of fees will help the city observe what will take place with the other cities. It would be in the best interest of the city to wait.

Commissioner Mefford, Commissioner Garner and Commissioner Bine all agreed with Mayor Solomon that the City of Union should wait and see what other cities are doing with their fees.

CAO Safran mentioned the city collected just under \$360,000.00 in revenue from the payroll taxes third quarter. The funds from payroll taxes are designated to city growth.

The annual city audit will take place the week of December 9<sup>th</sup>.

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

##### **MUNICIPAL ORDER 2024-27 A MUNICIPAL ORDER OF THE CITY OF UNION, KENTUCKY AUTHORIZING THE APPOINTMENT AND APPROVING BOBBY MCDONALD AS A NON-LAW ENFORCEMENT CITATION/CODE ENFORCEMENT OFFICER**

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

**Motion approved 4-0**

**MUNICIPAL ORDER NO. 2024-28 A MUNICIPAL ORDER REAPPOINTING BEN DETRAZ TO SERVE ON THE UNION/WALTON JOINT CODE ENFORCEMENT BOARD**

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

**Motion approved 4-0**

City Administrator Amy Safran administered the Oath of Office to both Bobby McDonald and Ben Detraz.

**ORDINANCE NO. 2024-17 AN ORDINANCE OF THE UNION CITY COMMISSION REPEALING IN ITS ENTIRETY ORDINANCE 2024-10 PROHIBITING CANNABIS BUSINESSES OPERATING IN THE CITY OF UNION, KENTUCKY. (Second Reading)**

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

Commissioner Bine voted aye, Commissioner Garner voted aye, Commissioner Mefford voted aye, Mayor Solomon voted aye. **Motion approved 4-0**

**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. (First Reading)**

**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”. (First Reading)**

**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 (First Reading)**

After Attorney Greg Voss read the ordinance Commissioner Mefford asked for clarification of what areas of sidewalk would be covered in the ordinance. Attorney Voss explained the ordinance covers all areas of the sidewalk including the aprons of the driveway.

Public Works Director Kremer explained that sidewalks are still the responsibility of adjacent property owners. The city will now have the authority to assist in certain areas and conditions.

**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**

(First Reading)

**ANNOUNCEMENTS**

Mayor Solomon announced the Caucus Meeting will be on Monday December 16, 2024. The next Regular Commission Meeting will be held on Monday January 6, 2025. Both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

**ADJOURNMENT**

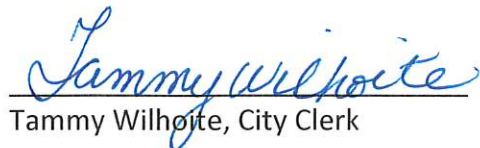
Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Garner seconded that motion. The meeting adjourned at 7:05 PM.

**Motion approved 4-0.**

Approved:

  
Hon. Larry Solomon, Mayor

Attest:

  
Tammy Wilhoite, City Clerk