



REGULAR COMMISSION MEETING MINUTES

MAY 5, 2025 – 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 Doug Bine, Commissioner George Eldridge, and Commissioner Kimberly Tuyn. Commissioner John Mefford was absent.

APPROVAL OF MINUTES

Mayor Solomon asked for approval of April 7, 2025, Regular Commission Meeting minutes. Commissioner Bine made a motion and Commissioner Tuyn seconded that motion.

Motion approved 4-0

Mayor Solomon asked for approval of April 21, 2025, Caucus Meeting minutes.

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

Motion approved 4-0

FINANCIAL REPORT

Treasurer Christy Everman provided an update to the Commission on the month of April financial report which included “the bills to be paid” and the balance sheet. She mentioned everything looked to be in order. The most recent bill from Rumpke Waste and Recycling reflected a credit. The credit was a result of a recent discovery by the city where they were mistakenly charged for multi-family units. Interest earned in the month of April was \$12,500 at a rate of just over 4%. Treasurer Everman mentioned the process for amending the 2024-25 Fiscal Year budget is in process and those numbers will be provided at the next regular meeting.

Mayor Solomon mentioned an adjustment will be made within the budget for line items where there is no money being disbursed so the funds can be used towards overages and other line items.

Commissioner Eldridge inquired about the amount of payroll taxes received for the first quarter of this year.

City Administrator Amy Safran reported the amount received for payroll taxes to date for the first quarter is \$487,378.00. Compared to last year's first quarter the amount is approximately \$5,000 less. Payments continue to come in, so the expectation is for this year's total to meet or exceed last year's first quarter total.

Mayor Solomon asked for a motion to approve the financial report that includes the monthly bills, and the profit and loss versus actual report for the month of April.

Commissioner Tuyn made a motion and Commissioner Eldridge seconded the motion.

Motion approved 4-0

ECONOMIC DEVELOPMENT

Commissioner Tuyn mentioned the Economic Development Committee will be meeting with Bridget Striker, Preservation Planner with Boone County Planning Commission on Wednesday May 7, 2025. The meeting will consist of a walking tour of the Old Union Business District to give the committee members a better perspective of that area. The Economic Development Committee will be hosting their first business mixer for this calendar year on May 13, 2025, at 19 Nineteen Promenade Apartment Clubhouse from 6:00 PM to 7:30 PM.

PUBLIC WORKS COMMITTEE REPORT

Pocket Park One

Commissioner Bine mentioned there was a pre-construction meeting for Pocket Park One (Cardinal Park) to discuss construction and a timeline of when the work will begin. The plan is for construction to begin later this week weather dependent.

Sidewalk Ordinance

At the last Commission meeting there was a discussion to review and possibly revise the current sidewalk ordinance. Commissioner Bine mentioned his question regarding the \$10,000 budgeted by the city for repairs has been answered and he is fine with how the current ordinance reads.

Commissioner Bine mentioned City Administrator Amy Safran will now be the point of contact for Code Enforcement issues.

Public Works Director (PWD) Paul Kremer addressed a question asked at the last meeting regarding a warranty for the plants in Pocket Park One. He explained there will be a one-year warranty from Natorp's Incorporated.

PWD Kremer mentioned there are two full-depth repairs needed, one on Chris Court because the pavement has sunk 4.5 inches and the other one is on Old Union Road North due to excessive potholes.

Mayor Solomon suggested using Municipal Road Aid funds to make the repairs on Chris Court and Old Union Road North. The start of the project will be dependent on the schedule of the contractor.

PWD Kremer explained there are three old utility poles on the Southwest corner of Union Town Square needing to be removed. Duke Energy is ready to remove the power lines and utility poles but first there are trees that will need to be cleared before they can access the poles. The city will hire Land Clearing Services to remove the trees for \$1,200.

MKSK is working on final design for the stage at Union Town Square. PWD Kremer explained to the Commission there needs to be a decision on if a wall should be included to the back of the structure. The Commission agreed to include the wall.

ADMINISTRATOR'S REPORT

Union Promenade Sign Permit Application

City Administrator (CAO) Amy Safran mentioned there was a sign permit application for McAlister's Deli at Union Promenade. The signage includes directional signs, pick up window signs, and door signs. Commission approval is being sought for Mayor Solomon to sign the application prior to being sent to Boone County Planning Commission for their review process.

Mayor Solomon asked for a motion giving him permission to sign the permit application. Commissioner Eldridge made a motion and Commissioner Tuyn seconded that motion.

Motion approved 4-0

CAO Safran gave an update and shared images with the Commission of Ace of Fades and Luxe Suites Salon signs in Union Promenade provided by the developer. The images showed the completed design and illumination piece between the mount and the brick wall.

Special Sign District Zoning Map

CAO Safran explained there was previous discussion by the Commission of painted signs on brick at Union Promenade. Upon review with Michael Schwartz at the Boone County Planning Commission (BCPC) it was discovered painted signs are not prohibited. If the Commission would like to add something prohibiting a certain type of signage there would need to be a zoning map amendment process with BCPC. The cost would be approximately \$3,700 to submit the application to amend the Special Sign District.

The full Commission agreed not to change the Special Sign District Zoning Map.

Wayfinding Sign

CAO Safran gave an update from a discussion at a previous Commission meeting regarding a request for a directional sign from an organization on Union School Road. The Commission discussion led to other options for signage including a wayfinding sign. This would give an opportunity for other businesses on Old Union Road and the Old Business District to participate if they chose to. CAO Safran shared a design rendering from Cincinnati Custom Sign that was based upon a style agreed to by the Commission. The estimated cost for a multi-tenant single pole sign with ten name plates is \$12,317.73. She explained prior to the sign being made the city would need to get a commitment from the businesses in the Old Business District.

The Commission agreed that the Communication Committee will survey the businesses in the Old Business District to see who would be interested in purchasing a name plate on a wayfinding sign.

COMMUNICATIONS COMMITTEE REPORT

Commissioner Eldridge mentioned Union Celebrates America will be June 27, 2025. The theme for this year's event is Heros Throughout Time.

Recycling Survey

Communications Coordinator Jaime Lyons gave details of a recent survey that was conducted after discussion regarding recycling at the last Commission meeting. She explained that the survey showed 72% of Union residents participate in the recycling program, and 28% do not participate. Only 10% of residents stated they never recycle.

Mayor Solomon explained that the City of Union is unique in that they pay for garbage and recycling collection for residents using tax dollars.

LEGISLATION/ATTORNEY'S REPORT

Ordinances

ORDINANCE NO. 2025 – 05 AN ORDINANCE AMENDING ORDINANCE 2023-04 REVISING THE ECONOMIC DEVELOPMENT COMMITTEE FOR THE CITY OF UNION, KENTUCKY.

(SECOND READING) Mayor Solomon asked for a motion to approve Ordinance 2025-05.

Commissioner Tuyn made a motion and Commissioner Eldridge seconded that motion.

Motion approved 4-0

ORDINANCE NO. 2025-06 AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT FOR THE CITY OF UNION, KENTUCKY. (FIRST READING)

Municipal Orders

MUNICIPAL ORDER NO. 2025-27 A MUNICIPAL ORDER APPOINTING WILLIAM SANTIAGO TO SERVE ON THE ECONOMIC DEVELOPMENT COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY. Mayor Solomon asked for a motion to approve Municipal Order 2025-27. Commissioner Bine made a motion and Commissioner Eldridge seconded that motion. **Motion approved 4-0**

MUNICIPAL ORDER NO. 2025-28 A MUNICIPAL ORDER APPOINTING MICHAEL SMITH II TO SERVE ON THE ECONOMIC DEVELOPMENT COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY. Mayor Solomon made a motion to approve Municipal Order 2025-28. Commissioner Eldridge made a motion and Commissioner Bine seconded that motion. **Motion approved 4-0**

MUNICIPAL ORDER NO. 2025-29 A MUNICIPAL ORDER ACCEPTING THE CONTRACT OF RUMPKE OF KENTUCKY, INC. TO PROVIDE SOLID WASTE AND CURBSIDE RECYCLING COLLECTION AND DISPOSAL SERVICES AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT. Mayor Solomon made a motion to approve Municipal Order 2025-29. Commissioner Tuyn made a motion and Commissioner Eldridge seconded that motion. **Motion approved 4-0**

MAYOR/COMMISSIONER COMMENTS

Mayor Solomon mentioned Boone County Schools are still planning to purchase the Old Kroger store, they should be closing at the end of May.

Mayor Solomon mentioned that the restaurant Kitchen 1883 in Union has closed. There is another restaurant that is interested in the location.

Mayor Solomon met with Boone County Clerk Justin Crigler, and Boone County Sheriff Les Hill informing them the city had provided a letter asking them to fix the election process to ensure errors that were made in the last election never happen again. He explained there were a few different options being considered that will be discussed at the next Boone County Board of Elections meeting.

Mayor Solomon mentioned T.J. Schutte will be attending the June Caucus meeting to give an update on the Union Promenade.

Mayor Solomon read an email received from Attorney Jeff Otis addressing a complaint filed by Brian Garner to the Kentucky Attorney Generals Office. Mr. Otis explained in his email, while speaking to Assistant Attorney General Zachary Zimmerer, he was told there was no appeal

filed by Mr. Garner for an illegal Commission appointment. Since there was no file to reference the Assistant Attorney General declined to put anything in writing. (e-mail attached)

Attorney Greg Voss explained that the Attorney General found no merit in the case and did not assign a file for the case.

Commissioner Tuyn asked about the sidewalk maintenance penalty process.

PWD Kremer explained the penalty is a Code Enforcement action, if a sidewalk has deteriorated to a certain degree the city could send the Code Enforcement officer to initiate the process and require the property owner to resolve the issue within a timely manner.

VISITORS WISHING TO SPEAK

Boone County resident Djoukou Lobognon addressed the Commission about immigration marriage fraud. She explained this is a matter that the public needs to be aware of and she is bringing attention to it because it could happen to anyone.

ANNOUNCEMENTS

Mayor Solomon announced the Caucus Meeting will be on Monday May 19, 2025, at 6:00 PM. The next Regular Commission Meeting will be held on Monday June 2, 2025, at 6:00 PM. Both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

ADJOURNMENT

Mayor Solomon asked for a motion to adjourn. Commissioner Bine made a motion and Commissioner Eldridge seconded that motion. The meeting adjourned at 7:04 PM.

Motion approved 4-0.

Approved:



Hon. Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk