



## **CAUCUS/COMMISSION MEETING**

**JUNE 16, 2025 – 6:00 PM**

**1843 BRISTOW DRIVE**

**UNION, KY 41091**

### **CALL TO ORDER**

Mayor Solomon called the Caucus 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 George Eldridge, Commissioner Doug Bine, and Commissioner Kim Tuyn.

Mayor Solomon reminded those in attendance that public comment is not permitted at Caucus Meetings. The public is welcome to attend and observe the Commission discussion. Public Comments will be permitted at Regular Commission meetings, the next meeting is July 7, at 6:00 PM.

### **DISCUSSION**

#### Union Promenade Update

T.J. Schutte, Commercial Senior Director with Keller Williams, gave an update on the Union Promenade development. He started by thanking the City of Union Executive Committee for their assistance with the Boone County Planning Commission (BCPC) and the parking issues in the Promenade.

Mayor Solomon explained that a couple of new tenants were put on hold by the BCPC because of parking issues. The current parking agreement allows for one parking space for every two restaurant seats. After the Union Commission reviewed the information provided by BCPC it was determined there would need to be a conversion to one parking space for every three restaurant seats allowing for enough parking spaces. The BCPC has agreed parking could be changed to one parking space for every three seats. The process to make the change will take two to three months, in the meantime Cincinnati Children's has agreed to share their parking spaces after the hours of 6:00 PM. After the paperwork for the parking change is completed, the issue will come back to the Union Commission for a vote.

T.J. Schutte gave a review of the sixty-two-acre development. He explained that the residential portion of the project consists of 298 apartments built in phases, phase one is completely rented, phase two is 80% rented, and phase three is approximately 50% rented. Drees Homes is building forty-four patio homes; they are selling as quickly as they are constructed. Cincinnati Children's medical facility on a six-acre parcel is now open.

There are eleven commercial lots consisting of the following.

- Lot no. 11. Fifth Third Bank is under construction.
- Lot no. 10, a multi-tenant building – Taco Mama, Teriyaki Madness, and Blaze Cigar Lounge are under construction.
- Lot no. 9, McAlister's, and Body Alive are under construction.
- Lot no. 8, Chick-fil-A is under construction.
- Lot no. 7, El Asadero Mexican Bar and Grill will be opening soon, Fairways Bar & Grill, The Strip Quality Meats are under construction.
- Lot no 6, The Works Pizza, and By Golly's Bar & Grill, are under construction, Elite Medspa, and Glamour Nails are open.
- Lot no. 4 & 5, Tropical Smoothie Café, Ace of Fades are open, Wing Stop will be opening July 21, 2025, and Club Pilates, Schlotzsky's, HOTWORX, and Luxe Suites are under construction.
- Lot no. 2 & 3 are still available.
- Lot no. 1, United Dairy Farmers is open.

Most of the businesses will be open by the end of 2025. The remaining businesses should be open by the end of 2026.

Commissioner Tuyn mentioned the City of Union will be hosting a business mixer at 19Nineteen Apartments on August 15, 2025, at 10:00 AM.

### **MAYOR'S COMMENTS**

#### **Allora Wedding Event Center Project**

Mayor Solomon mentioned the Commission will need to decide how they would like to proceed with discussion of the Allora Wedding Event Center.

Commissioner Eldridge stated he liked the idea of having a Town Hall discussion.

Commissioner Mefford stated he would like to spend more time reviewing the project plan, and he would like to hear from the residents of Union concerning the project. He does not see the need to designate a time for a Public Hearing, residents who would like to give input either for or against the project can do so at the next Regular Commission Meeting.

Commissioner Tuyn would like to have a dedicated Public Hearing. She feels it is important for the public to receive high level overview of the project to clear up any misinformation, and help people better understand the project.

Commissioner Bine would like to hear from the residents of Union, and residents living near the proposed project. He does not feel the city needs a special designated meeting; the discussion could take place at a Regular Commission Meeting.

Commissioner Tuyn suggested when the city discusses the project the meeting should be at the Union Fire House to allow for more space for those wanting to attend.

Attorney Voss mentioned there would be no additional evidentiary. The Commission will need to make their decision based on the information they have already received from the BCPC.

#### Masonic Lodge Cornerstone laying Request

Mayor Solomon mentioned there was a discussion at the May 19, 2025, Caucus meeting regarding a cornerstone laying and ceremony request from Boone United Lodge 264. The Commission agreed to allow the Boone United Lodge to place a plaque to include the date only without Masonic symbols on the building once completed. Mayor Solomon and Commissioner Tuyn met with two members of the Boone United Lodge, and during the meeting discovered there was a misunderstanding of what would be on the plaque. Mayor Solomon mentioned that the recommendation is to postpone the decision of allowing the plaque until after the building is complete or denying it all together.

Commissioner Mefford stated his reason for initially approving the plaque was to return a favor to the Masonic Lodge based on them being a good partner with the City of Union. Upon learning there could potentially be conflicts with organizations and religions that he was not aware of he decided to reconsider his decision. He feels the Commission should not have the dedication.

Mayor Solomon, being a member of the Masonic Lodge, left the room during the remaining discussion. Mayor Pro Tem Mefford presided over the meeting.

Commissioner Tuyn stated she stands with her original approval to allow a ceremony if the Commission approves all aspects of the ceremony, including whether it will be a plaque or cornerstone, and what will be on it, the script used for the ceremony, and the attire worn by the lodge members. Based on her own research she does not feel the Masonic Lodge is a religious organization under the Internal Revenue Service (IRS), they file as a brotherhood. She would like the Commission to be comfortable with their decision if they decide to move forward. If they decide not to move forward, she is fine with that decision.

Commissioner Eldridge likes the fact that the Masons have been highly active with the city and would like to do something for them in return. He feels allowing a plaque with Roman Numerals without symbols would be appropriate. There is nothing religious about the dedication ceremony. He stands by his original decision to allow a plaque and ceremony.

The Commission agreed the city would not incur any expenses for the cornerstone or plaque.

After discussion Commissioner Eldridge made a motion to review all parameters of the ceremony including the script, dress attire worn by Masons, there will be no cost to the city for the cornerstone or plaque. Mayor Pro Tem Mefford seconded the motion. Commissioner Tuyn voted yes, Commissioner Eldridge voted yes, Commissioner Bine voted no, and Commissioner Mefford voted yes. Mayor Solomon abstained from his vote by leaving the room during the vote. **Motion approved 3-1**

City Administrator Amy Safran will communicate with Boone Lodge member Ralph Kelly to inform him that the Commission approves the cornerstone as a plaque on the finished building. The Commission will need to approve what will be on the plaque, ceremony, script, and dress attire.

Mayor Solomon returned to the room and resumed his role as presiding officer over the meeting.

Commissioner Bine asked if the city should implement a policy that addressed requests like the cornerstone and ritual or if they wanted to manage them on a case-by-case basis.

Mayor Solomon suggested that when there is a blanket policy you deal with exceptions. When there is no type of policy you open the door to everyone. He suggests that if the city implements a policy, it should be specific.

Commissioner Bine feels the city needs a policy that shows they do not favor any particular group.

Commissioner Tuyn does not feel a policy is necessary since the city does not receive requests very often.

Commissioner Bine agreed he will collaborate with staff to put together guidelines for Commission review.

#### Assistant City Clerk Position

CAO Safran mentioned the city has received seven applications for the part-time position of Assistant City Clerk. She is recommending Tony Serra for the position. Mr. Serra is the most qualified applicant who has a lot of skills the city is seeking. The city is looking to fill the position with someone willing to train and grow with the plan for the position to become full-time in the future.

#### City Cell Phones

CAO Safran mentioned she researched cell phone plans from AT & T, Verizon, and T-Mobile. She received information back from AT&T and Verizon. She made a recommendation to purchase 16E iPhones and plans from AT&T. Their price was lower, and they have a local store in Florence that the city could easily access. The city will be the account manager and could retrieve call logs when needed.

After discussion, the Commission agreed to purchase phones and a plan from AT&T.

#### Reimbursement Discussion

Mayor Solomon discussed the elimination of the annual stipend received by Commissioner members for their internet and phones services. Currently the Mayor and each Commissioner receive \$100 a month stipend for those services. Starting July 1, 2025, Commission members will be receiving city issued phones, eliminating the need for the \$100 reimbursement. The Mayor and Commissioners discussed allowing for a \$50 a month reimbursement to cover the cost of their internet usage. Both the Mayor and each Commissioner will be responsible for submitting a receipt each month to the City Treasurer if they choose to receive reimbursement.

#### Union School Road

Public Works Director Paul Kremer discussed a project to repair drainage issues on Union School Road. The plan is to hire Lonkard Construction to remove approximately one hundred feet of the old culvert pipe and replace it with new pipe. The project will cost \$8,000 and should take one to two days to complete. The plan is to have the project completed by June 2025.

Mayor Solomon asked for a motion to approve \$8,000 for the culvert replacement project on Union School Road. Commissioner Bine made a motion to approve, and Mayor Solomon seconded the motion. **Motion approved 5-0**

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

#### Municipal Orders

#### **MUNICIPAL ORDER NO. 2025-33 A MUNICIPAL ORDER OF THE UNION CITY COMMISSION REPEALING IN ITS ENTIRETY MUNICIPAL ORDER 2024-10 FOR A YEARLY STIPEND TO OFFSET CITY COMMISSIONERS AND MAYOR'S ELECTRONIC EXPENSES**

Mayor Solomon asked for a motion to approve Municipal Order 2025-33. Commissioner Mefford made a motion and Commissioner Bine seconded the motion. **Motion approved 5-0**

#### **MUNICIPAL ORDER 2025- 34 A MUNICIPAL ORDER HIRING TONY SERRA AS THE PART-TIME ASSISTANT CITY CLERK FOR THE CITY OF UNION, KENTUCKY**

Mayor Solomon asked for a motion to approve Municipal Order 2025-34. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 5-0**

#### **MUNICIPAL ORDER NO. 2025-35 A MUNICIPAL ORDER AUTHORIZING THE EXPENDITURE BY THE CITY OF UNION FOR A MONTHLY STIPEND TO OFFSET CITY COMMISSIONERS AND MAYOR'S INTERNET EXPENSES**



Mayor Solomon asked for a motion to approve Municipal Order 2025-35. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 5-0**

#### Ordinances

**ORDINANCE NO. 2025-07 AN ORDINANCE ADOPTING AN AMENDED ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT FOR THE CITY OF UNION, KENTUCKY (SECOND READING)**

Mayor Solomon asked for a motion to approve Ordinance 2025-07. Commissioner Bine made a motion and Commissioner Eldridge seconded the motion. **Motion approved 5-0**

#### **ANNOUNCEMENTS**

Mayor Solomon announced there will be a Special Meeting on July 9, 2025 to discuss the proposed Allora project. The city will verify if the Union Firehouse is available to hold the meeting.


Mayor Solomon announced that Union Celebrates America will take place on Friday June 27, 2025, the parade will start at 6:00 PM, and the event will follow.

Mayor Solomon announced there will be a Regular Commission meeting Monday July 7, 2025, at 6:00 PM. Mayor Solomon also stated the next Caucus/Commission meeting will be held on Monday July 21, 2025, at 6:00 PM; both meetings will be at the city building 1843 Bristow Drive Union, Kentucky.

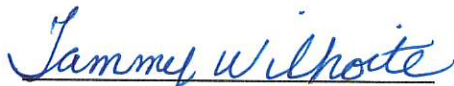
#### **ADJOURN**

Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion, and Commissioner Tuyn seconded that motion. The meeting adjourned at 7:26 PM.  
**Motion approved 5-0**

Approved:

  
Hon. Larry Solomon, Mayor

Attest:

  
Tammy Wilhoite, City Clerk