



REGULAR COMMISSION MEETING MINUTES
AUGUST 4, 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 July 7, 2025, Regular Commission Meeting minutes. Commissioner Bine made a motion and Commissioner Tuyn seconded the motion.

Motion approved 4-0

Mayor Solomon asked for approval of July 9, 2025, Special Meeting minutes.

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

Motion approved 4-0

Mayor Solomon asked for approval of July 21, 2025, Caucus Meeting minutes. Commissioner Eldridge made a motion and Commissioner Bine seconded the motion.

Motion approved 4-0

GUESTS

Proclamation

Mayor Solomon presented a proclamation to Peggy Kennedy with National Society Daughters of the American Revolution. The proclamation declares the week of September 17 through 23, 2025, as Constitution Week in the City of Union, Kentucky.

Bond Rating

Bryan Skinner, Vice President of RSA Advisors discussed the Aa-3 bond rating the City of Union received from Moody's, this implies a strong capacity to meet financial commitments. The City of Union is stable, good stewards of taxpayers' money, considered a wealthier area in Kentucky, and has money to pay for the Union Town Square project using the city growth fund.

Mayor Solomon explained that the city implemented the payroll tax with the intention to fund the Union Town Square project.

Mr. Skinner explained the documents will be finalized this week by Attorney Donnie Warner, of Frost Brown Todd, and the bonds will be sold next week.

MAYOR/COMMISSIONER COMMENTS

Mayor Solomon mentioned Boone County Board of Education is now the owner of the old Kroger building on US Highway 42. The building will be developed as a pre-school that will accommodate four hundred children and fifty employees. The smaller building, formally Kroger Liquor Store, will be developed into an enrollment center starting in the fall of this year.

Mayor Solomon mentioned Braxton Brewing will be hosting an Oktoberfest September 26, 27, and 28, 2025.

Mayor Solomon discussed Board of Election changes to the voting process for the City of Union. He mentioned the city currently has five voting precincts and three of those are designated for city residents only. This will be changed, updating the number of precincts to four that will be for city residents only. Precinct number one will remain a Boone County and City of Union voting district but will now be using ballot printing machines to ensure ballots are issued correctly. The State of Kentucky is in the process of making these changes; once completed Boone County Clerk Justin Crigler will make an announcement.

FINANCIAL REPORT

City Administrator (CAO) Amy Safran provided an update to the Commission on the month of July financial report which included "the bills to be paid" and the balance sheet. The interest rate remains the same as the 2024/2025 fiscal year at 4.08%. CAO Safran explained that annual payments for the city insurance expenses including workers compensation are included in the bills to be paid for July.

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 July.

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

Motion approved 4-0

ECONOMIC DEVELOPMENT

Commissioner Tuyn mentioned the next business mixer will be on August 15, 2025, at 10:00 AM; 19Nineteen Promenade will be hosting the event. She stated the Economic Development Committee (EDC) will be meeting with the Boone County Planning Commission (BCPC) and their consultant on September 16, 2025, at 6:00 PM. The purpose of the meeting will be to discuss updating the current Union Town Plan.

At the last Regular Commission meeting Commissioner Tuyn mentioned there would be a meeting between a developer and the residents of Whispering Trail to discuss the potential development of a storage unit; this meeting has been cancelled by the developers until further notice.

There will be a groundbreaking for Union Town Square on August 19, 2025, at 10:00 AM.

Commissioner Tuyn asked the Commission to consider updating the strategic initiatives for the City of Union. There are ten initiatives mentioned on the city's website with many of those already completed. The Commission agreed to make the updates.

PUBLIC WORKS COMMITTEE REPORT

Commissioner Bine mentioned there was a slight delay with some of the planting at Cardinal Park due to rain. The water meter at the park has been installed. The city will delay the installation of sod at the park until cooler weather in early fall. Tree clearing at Union Town Square started August 4, 2025.

CAO Safran discussed the need for the city to hire a seasonal part-time Public Works Laborer with a maximum of twenty hours a week. The position will focus on general maintenance of the city including the new pocket parks. The employee will be under the direct supervision of the Public Works Director.

Mayor Solomon asked for a motion to hire a seasonal part-time public works laborer. Commissioner Tuyn made a motion and Commissioner Eldridge seconded the motion.

Motion approved 4-0

COMMUNICATIONS COMMITTEE REPORT

Commissioner Eldridge mentioned the Communications Committee had a recent meeting with the Boone County Parks Department to discuss assistance with upcoming events. Because of budget constraints the Parks Department will not be able to give as much assistance to the city as they have in the past. The Parks Department is incredibly supportive of the City of Union and will continue to assist with games, contacts, and any other way they can.

City Clerk Tammy Wilhoite mentioned the city started selling Boone County Senior Picnic tickets Monday August 4 and sold 112 of the 120 received.

Commissioner Eldridge mentioned Communications Coordinator Jaime Lyons received a quote for a tent and chairs to be used at the Union Town Square groundbreaking in the amount of \$900 from Cincinnati Circus Company.

Mayor Solomon asked for a motion to approve the rental of a tent and chairs from Cincinnati Circus Company in the amount of \$900. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

CAO Safran mentioned Communications Coordinator Jaime Lyons put together a survey for the new pocket parks to obtain feedback and help educate the public on the parks.

ADMINISTRATOR'S REPORT

CAO Safran mentioned there were two sign permit applications for Union Promenade. One is for Pure Barre and the second is for Body Alive. Commission approval is being sought for Mayor Solomon to sign the applications prior to them being sent to Boone County Planning Commission for their review process.

Mayor Solomon asked for a motion to give him permission to sign the permit applications. Commissioner Bine made a motion and Commissioner Eldridge seconded the motion.

Motion approved 4-0

CAO Safran mentioned the city needs a new computer server. According to NKOL, the company who manages IT services for the city, the server expired in 2022. The city budgeted for a new server in the 2025/2026 fiscal year budget. The office has been experiencing issues over the past few weeks with connection to the copier and the ability to print.

Mayor Solomon asked for a motion to approve the purchase of a new computer server from NKOL in the amount of \$10,812.00. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

LEGISLATION/ATTORNEY'S REPORT

Resolutions

RESOLUTION NO. 2025-05 A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A LETTER OF ENGAGEMENT WITH BENJAMIN B. HAYDEN OF BRICKER GRAYDON, LLP REGARDING THE UNION TOWN SQUARE CONTRACT.

After discussion of decreasing the hourly rate for paralegal services, the Commission decided to table Resolution No. 2025-05 until the Caucus Meeting on August 18, 2025.

Municipal Orders

MUNICIPAL ORDER 2025-43 A MUNICIPAL ORDER ACCEPTING THE FINAL BID OF MARK SPAULDING CONSTRUCTION COMPANY FOR THE UNION TOWN SQUARE PARK AND CITY BUILDING FOR THE CITY OF UNION, KENTUCKY AND AUTHORIZING THE MAYOR TO ENTER INTO THE CONTRACT WITH MARK SPAULDING CONSTRUCTION COMPANY IN SUPPORT OF SAID BID.

Mayor Solomon asked for a motion to approve Municipal Order 2025-43. Commissioner Bine made a motion and Commissioner Eldridge seconded the motion. **Motion approved 4-0**

Ordinances

ORDINANCE NO. 2025-08 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC PROJECT AND REFUNDING BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF (I) REFUNDING THE CITY'S OUTSTANDING CITY OF UNION, KENTUCKY GENERAL OBLIGATION BOND ANTICIPATION NOTES, SERIES 2022, THE PROCEEDS OF WHICH WERE USED TO ACQUIRE REAL ESTATE FOR THE DEVELOPMENT OF A NEW CITY BUILDING; AND (II) PAYING OR REIMBURSING THE COSTS OF ACQUIRING, CONSTRUCTING AND EQUIPPING A NEW CITY BUILDING AND RELATED APPURTENANCES AND IMPROVEMENTS; APPROVING THE FORM OF THE SERIES 2025 BONDS; AUTHORIZING DESIGNATED OFFICERS TO EXECUTE AND DELIVER THE SERIES 2025 BONDS; PROVIDING FOR THE PAYMENT AND SECURITY OF THE SERIES 2025 BONDS; CREATING A BOND PAYMENT FUND; MAINTAINING A SINKING FUND; AUTHORIZING THE ACCEPTANCE OF THE BID OF THE BOND PURCHASER FOR THE PURCHASE OF THE SERIES 2025 BONDS AND AUTHORIZING THE COMPETITIVE SALE OF THE SERIES 2025 BONDS; AUTHORIZING THE EXECUTION OF CERTIFICATES NECESSARY OR REQUIRED FOR THE ISSUANCE OF THE BONDS; AND REPEALING INCONSISTENT ORDINANCES. (SECOND READING)

Mayor Solomon asked for a motion to approve Ordinance 2025-08. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. Commissioner Tuyn voted aye, Commissioner Eldridge voted aye, Commissioner Bine voted aye, and Mayor Solomon voted aye. **Motion approved 4-0**

VISITORS WISHING TO SPEAK

No one had any issues to address.

ANNOUNCEMENTS

Mayor Solomon mentioned the Caucus Meeting will be on Monday August 18, 2025, at 6:00 PM. The next Regular Commission Meeting will be held on Wednesday September 3, 2025, at 6:00 PM. Both meetings will be at the Union City Building 1843 Bristow Drive Union, Kentucky.

EXECUTIVE SESSION

Mayor Solomon asked for a motion to enter executive session at 6:53 PM citing reason **KRS 61.810 (b)** Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency.

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

Motion approved 4-0

Commissioner Bine made a motion at 7:07 PM to exit executive session and Commissioner Tuyn seconded that motion. **Motion approved 4-0**

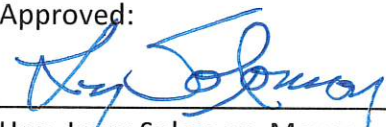
Mayor Solomon stated no action was taken during executive session.

ADJOURNMENT

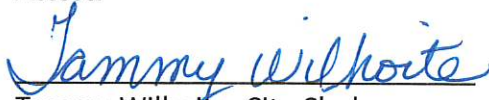
Mayor Solomon asked for a motion to adjourn. Commissioner Eldridge made a motion and Commissioner Bine seconded that motion. The meeting adjourned at 7:27 PM.

Motion approved 4-0.

Approved:


Hon. Larry Solomon, Mayor

Attest:


Tammy Wilhoite, City Clerk