



**REGULAR COMMISSION MEETING MINUTES  
SEPTEMBER 3, 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 John Mefford, Commissioner Doug Bine, Commissioner George Eldridge, and Commissioner Kimberly Tuyn.

**APPROVAL OF MINUTES**

Mayor Solomon asked for approval of August 4, 2025, Regular Commission Meeting minutes.

Commissioner Bine asked for a correction to be made in the mayor's comments section by changing the wording from voting machines to ballot printing machines.

Commissioner Mefford made a motion to approve the minutes with the recommended changes and Commissioner Bine seconded the motion.

**Motion approved 5-0**

Mayor Solomon asked for approval of August 18, 2025, Caucus Meeting minutes. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion.

**Motion approved 5-0**

**Union Promenade Updates**

Mayor Solomon gave an update on lot number two and three of Union Promenade. He explained that lot number two was originally proposed as a park and a coffee shop. The proposed coffee shop waited months before submitting their application to the Boone County Planning Commission (BCPC). The application was denied by BCPC because it was incomplete, and the time frame for when it should have been submitted had already run out.

Lot number three was originally going to be developed by the developer as a multi-tenant building and is now going to be sold to another developer.

Mayor Solomon mentioned the city was informed by the BCPC that a Penn Station will be going into the multi-tenant building on lot number ten.

T.J. Schutte, with Keller Williams Commercial Real Estate, gave an update on the development in the Union Promenade.

- Lot No. 10 – Penn Station, Taco Mamma, Teriyaki Madness, and Blaze Cigar Bourbon Lounge. There is one vacancy in this multi-tenant building.
- Lot No. 7 – El Asadero currently open, Strip Quality Meats, and The Fairway Room Golf and Lounge, should both open in November. There is one vacancy in this multi-tenant building.
- Lot No. 3 – is available.
- Lot No. 2 – is available.

Mr. Schutte mentioned there is a potential contract for a daycare to be built on lot number two.

Mayor Solomon expressed his concern that since the coffee shop will not be coming to the development it leaves an opportunity for another drive-through fast-food restaurant to which he is opposed.

Commissioner Eldridge mentioned there are no high-end restaurants in Union Promenade. There are already too many fast-food restaurants in the development, and he does not feel anymore are needed.

Commissioner Tuyn mentioned another fast-food restaurant is not needed or wanted.

Mr. Schutte explained the overall site plan approved by the Union Commission allowed two drive-through restaurants and two pick-up windows.

Commissioner Bine mentioned he has concerns with the number of sandwich shops and fast-food restaurants being developed in Union Promenade.

#### Union Town Square Update

Attorney Greg Voss explained there was a change order request made by the contractor working on the Union Town Square project in which the contractor came to the city for approval when they should have contacted Summit Architects + Engineers. The recommendation made by Scott Noel, President of Summit Architects + Engineers is to table any action on the change order.

Scott Noel, President/CEO Summit Architects + Engineers explained that the City of Union hired Summit to be the owner's agent, the trusted advisor on the project. He explained Summit will be meeting with the contractor to discuss the line of communication. He explained that if any changes need to be made to the project, they need to be presented to Summit Architects + Engineers first before being presented to the city for approval. Mr. Noel mentioned a new change order with a lower number will be presented to the Commission at the September 16, 2025, Caucus Meeting.

#### **MAYOR/COMMISSIONER COMMENTS**

Mayor Solomon mentioned the next Executive Meeting will be on September 15, 2025.

#### **FINANCIAL REPORT**

Commissioner Mefford provided an update to the Commission on the month of August financial report which includes the "bills to be paid" and the balance sheet. He mentioned that the profit and loss expenses are tracking accordingly for this time of the fiscal year. Larger bills to be paid include street repairs for asphalt repaving on seven city streets. The Heritage Bank interest rate dropped to 4.0% for the month of August. However, the bond proceeds earned \$5,500 since being in the bank for the past four days. Interest earned so far for the 2025/26 fiscal year is approximately \$31,000.

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 August.

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

**Motion approved 5-0**

Commissioner Mefford mentioned that Code Enforcement Officer Bobby McDonald has asked to be paid as a W-2 employee instead of a 1099. The city covers his liability insurance.

Commission Mefford made a motion to transfer Bobby McDonald to being a part-time W-2 employee for the City of Union, and Mayor Solomon seconded the motion.

**Motion approved 5-0**

Commissioner Mefford mentioned the bond proceeds originally received for the Union Town Square project were approximately \$18,500,000. He explained the budget line item shows \$14,200,000 and the reason is because a short-term debt of over \$4,000,000 and issuance fees has been paid.

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

##### Promenade Parking

City Administrator (CAO) Amy Safran explained there was a request to modify off street parking

requirements for eating and drinking establishments in the Union Promenade from one parking space for every two seats to one parking space for every three seats. The recommendation from the Boone County Planning Commission (BCPC) is to approve the request with one condition, no more than three parking spaces per eating and drinking establishment to be designated as a reserved space for a restaurant. The Union Commission was provided with a full resolution packet for review.

City Attorney Greg Voss read the first reading of Ordinance 2025-12.

#### Bank of America

CAO Safran discussed a resolution packet received from BCPC for the Bank of America located on outlot number one at Farmview Commons and US Highway 42. Most of this outlot is in the City of Florence with a small portion located in the City of Union. The City of Florence will also vote on the request. The request is to modify the roof for a partially pitched roof versus a fully pitched roof. The main reason for the change is to hide the Heating and Air System. The request also includes installing recessed exterior lighting underneath the canopy.

City Attorney Greg Voss read the first reading of Ordinance 2025-11.

#### 2025 Tax Rate

CAO Safran explained the city has received the 2025-2026 calculated tax rates from the Northern Kentucky Area Development District (NKADD). The compensating tax rate is 0.201 per \$100 for real property. The real property compensating tax rate + 4% is 0.209 per \$100 for real property. She mentioned that included in the commission packets were tax rates approved by the commission over the past five years.

The compensating tax rate is 0.222 per \$100 for personal property, and 0.230 per \$100 is the compensating tax rate + 4% for personal property.

She explained that if the Commission decides to take any rate over the compensating rate a Public Hearing would be required. The Public Hearing would need to be advertised two times prior to the meeting.

Commissioner Tuyn stated she would like to keep the tax rate at 0.204, the same as last year, and by doing so the increase would be 1.7% above the compensating rate. She also stated she was comfortable with the compensating tax rate of 0.201.

CAO Safran explained that the City Accountant Ben Harrison has recommended the city should always take the compensating rate plus 4% to stay current with increased cost.

Commissioner Eldridge stated he would like to stay away from taking the compensating tax rate plus 4%. He mentioned he would feel more comfortable taking the 1.7% increase keeping the rate at 0.204 the same as last year.

Commissioner Bine stated he would just like to take the compensating tax rate of 0.201.

Commissioner Mefford stated he is in favor of taking the compensating tax rate of 0.201.

Mayor Solomon stated he is in favor of taking the compensating tax rate of 0.201.

Mayor Solomon mentioned that since the Commission agreed to taking the compensating tax rate of 0.201 there will be no need to hold a Public Hearing.

#### City Cell Phones

CAO Safran mentioned that AT&T is in the process of switching over all the city accounts to a more secure platform used by municipalities and government agencies. The city will receive a refund on the cell phone bill once the tax exemption process is completed.

#### **PUBLIC WORKS COMMITTEE REPORT**

Commissioner Bine mentioned the city has received two resumes for the part-time public works position.

The installation of sod is almost complete at Cardinal Park on Mt. Zion Road.

Commissioner Bine mentioned the Public Works Committee is not in favor of making the streets public in the proposed development on Hathaway Road. The reason for the decision is the cost to the city for maintenance. The narrowing of the streets in the development will make it difficult for snow removal and would slow down the process.

Mayor Solomon stated if the streets are designated as city streets it would ensure they would be built correctly. He also mentioned if the city is annexing the proposed property the city will gain revenue from property taxes to offset the cost for maintenance.

Commissioner Mefford suggested that before the city takes ownership of the streets in the development an agreement should be made between the city and the developer stating that the streets are designed and constructed so that there is a place for snow to go when plowed.

Mayor Solomon suggested if the developer wants to make the streets city streets, they will need to redesign the internal section of the development by possibly taking out houses to allow for more room for parking. He suggested the developer make the perimeter section city streets and the internal section private streets.



### Salt Storage

Public Works Director Paul Kremer mentioned the city has received the finalized temporary salt storage agreement with Ground Systems. The location of temporary salt storage would be 1876 Union School Road, a property owned by the City of Union. There will be a cost share between the city and Ground Systems. The project will include paving the driveway into the property and installing a square pad. After the pavement cures, Ground Systems will bring in concrete blocks to install around the pavement. The goal is to have the salt storage in place by November of this year.

### **ECONOMIC DEVELOPMENT**

Commissioner Tuyn mentioned that on August 15, the city had their second business mixer for this year. The plan is to have one more business mixer before the end of 2025.

The next Economic Development Committee meeting will be on September 16, 2025, at 6:00 PM. The Boone County Planning Commission, and their consultant assisting with the Union Town Plan update, will attend the meeting.

### **COMMUNICATIONS COMMITTEE REPORT**

Commissioner Eldridge mentioned Bourbon in the Bluegrass will be on October 4, 2025, from 3:00 PM to 7:00 PM at Farmhaven.

There will be a ribbon cutting on Monday September 8, 2025, at 10:00 AM for McAlister's Deli in the Union Promenade.

The Boone County Senior Picnic will be on Wednesday September 10, 2025. The city of Union sold 120 tickets for the event.

The groundbreaking ceremony for Union Town Square was a remarkable success.

Chick-Fil-A in the Union Promenade is expected to open on September 25, 2025.

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

#### Municipal Orders

**MUNICIPAL ORDER NO. 2025-44 A MUNICIPAL ORDER OF THE CITY OF UNION, KENTUCKY, REAPPOINTING SHAWN BLANKENSHIP TO THE BOARD OF ADJUSTMENT FOR THE CITY OF UNION, KENTUCKY.**

Mayor Solomon asked for a motion to approve Municipal Order 2025-44. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 5-0**

Mayor Solomon issued the Oath of Office to Shawn Blankenship.

**MUNICIPAL ORDER 2025-45 A MUNICIPAL ORDER ACCEPTING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF UNION KENTUCKY AND GROUND SYSTEMS.**

Mayor Solomon asked for a motion to approve Municipal Order 2025-45. Commissioner Bine made a motion and Commissioner Eldridge seconded the motion. **Motion approved 5-0**

**Ordinances**

**ORDINANCE NO. 2025-09 AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF UNION, KENTUCKY (SECOND READING)**

Mayor Solomon asked for a motion to approve Ordinance 2025-09. Commissioner Tuyn made a motion and Commissioner Mefford seconded the motion. **Motion approved 5-0**

**ORDINANCE NO. 2025-10 AN ORDINANCE LEVYING AND FIXING THE TAX RATES OF THE CITY OF UNION, KENTUCKY, FOR THE 2025 CALENDAR YEAR; LEVYING SAID TAX UPON REAL AND TANGIBLE PROPERTY; FIXING THE DATE OF PAYMENT, DISCOUNT PAYMENT, DELINQUENCY, AND INTEREST CHARGES; FIXING THE PURPOSE THEREFORE; AND SETTING FORTH THE PROCEDURE FOR COLLECTION OF TAXES. (FIRST READING)**

**ORDINANCE NO. 2025-11 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF BANK OF AMERICA (APPLICANT) FOR FARMVIEW COMMONS LLC (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) DISTRICT, FOR AN APPROXIMATE 1.0 ACRE AREA LOCATED AT 8748 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US 42 WITH FARMVIEW DRIVE, FLORENCE, KENTUCKY. (FIRST READING)**

**ORDINANCE NO. 2025-12 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF KENTUCKY 42, LLC, PER CITY OF UNION (APPLICANT) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 21.00 ACRE AREA LOCATED ALONG WEST SIDE OF US 42 EXTENDING FROM SWEET HARMONY LANE TO UNION PROMENADE AND BEING THE COMMERCIAL LOTS WITHIN THE UNION PROMENADE DEVELOPMENT, UNION KENTUCKY, CURRENTLY ZONED UNION COMMERCIAL/URBAN RESIDENTIA TWO/PLANNED DEVELOPMENT (UC/UNO/UR-2PD) (FIRST READING)**

**VISITORS WISHING TO SPEAK**

Union resident Shawn Blankenship expressed his frustration with the newly proposed businesses coming to the Union Promenade. He asked the Commission who determined what businesses go into the development.

Mayor Solomon explained in the beginning of the Promenade development the city created a list of what types of businesses could go there. Then the city structured the buildings so they could be restaurants or retail with appropriate parking. Each building is 9,000 to 12,000 square feet. Two drive-through and two pick-up windows were approved. The developer has the right to work within the parameters that were originally approved. Mayor Solomon mentioned all the current businesses in the Promenade fit within the scope of the entertainment district.

CAO Safran mentioned that the developer has provided market studies that are looked at by the National Restaurant Chains in areas like Rookwood Commons, and Kenwood Mall area. The City of Union is growing and is no longer a bedroom community, but we still have a lot of residential. The traffic counts are still below those areas.

#### **ANNOUNCEMENTS**

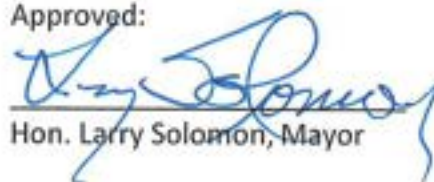
Mayor Solomon mentioned the Caucus Meeting will be on Monday September 15, 2025, at 6:00 PM. The next Regular Commission Meeting will be held on Monday October 6, 2025, at 6:00 PM. Both meetings will be at the Union City Building 1843 Bristow Drive Union, Kentucky.

#### **ADJOURNMENT**

Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Tuyn seconded that motion. The meeting adjourned at 7:55 PM.

**Motion approved 5-0.**

Approved:

  
Hon. Larry Solomon, Mayor

Attest:

  
Tammy Wilhoite, City Clerk