



**REGULAR COMMISSION MEETING MINUTES
NOVEMBER 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 October 6, 2025, Regular Commission Meeting minutes. Commissioner Mefford made a motion and Commissioner Bine seconded the motion.

Motion approved 5-0

Mayor Solomon asked for approval of October 20, 2025, Caucus Meeting minutes.

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

Motion approved 5-0

MAYOR/COMMISSIONER COMMENTS

Mayor Solomon addressed a discussion from the October 6, 2025, commission meeting about the proposal of 882 apartments units to be built on the Northwest side of the Ballyshannon Subdivision. At that meeting he suggested that if anyone had a concern, they should attend a Boone County Fiscal Court meeting. After speaking with Boone County Judge Executive Gary Moore, he wanted to clarify that if anyone had a complaint about the project, they should contact the Boone County Planning Commission (BCPC) when it is on their agenda.

GUESTS

Kentucky State Representative

Kentucky State Representative, Marianne Proctor addressed the Commission to give a preview of her legislative agenda. One item is an anti-groomer bill that is proposed to protect children from individuals who are trying to groom them into sexual acts.

She mentioned that last year the anti-squatters bill was passed but it did not provide the protection of fraudulent leases. The proposed bill will give protection to homeowners to maintain their property against squatters without going having to go through lengthy court procedures.

Representative Proctor is continuing to work on repealing Certificate of Need. She mentioned that the State of Kentucky has the most restrictions in the country. She stated that limiting healthcare does not make it more affordable and accessible. Having more providers will also give more opportunities for employees. She stated that there are many things that you cannot do in Kentucky without a Government permission slip. Her goal is to help eliminate that to give residents of Kentucky better healthcare options and to drive competition.

Mayor Solomon stated that the Union is the only city in Northern Kentucky that has all three medical services- Cincinnati Children's, St. Elizabeth, who both have current facilities and Christ Hospital who owns land and plans to build a facility in the future. He mentioned that the city wants to make sure that all these entities are treated fairly and equally. The best way to do that is for the city to support the Certificate of Need repeal to bring more competition to make it fair to each of these entities who put their trust by coming to the City of Union.

Commissioner Tuyn feels that some level of oversight and coordination is important with the delivery of healthcare services. She is in favor of a reform of Certificate of Need versus a complete repeal.

Commissioner Bine mentioned he would like to make a motion for the Commission to draft a resolution to support Representative Proctor and House Bill 354, and House Bill 355.

Commissioner Eldridge seconded the motion. Commissioner Tuyn voted no.

Motion approved 4-1

Commissioner Tuyn asked if there were any updates on Make America Healthy again.

Representative Proctor mentioned that the task force will be meeting in December of this year to discuss information that has been received from different organizations. Recommendations from the task force will be made at that meeting. The focus will be on school lunches. She mentioned that the Federal Government has already implemented a lot of things that the task force has been concerned with.

Commissioner Bine mentioned he feels that the anti-grooming legislation that Representative Proctor is going to introduce is necessary because it will help law enforcement and prosecutors. He stated that we need to keep our community safe from predators.

Commissioner Bine made a motion that the Commission draft a resolution in support of Representative Proctor's effort to bring forward an anti-grooming bill.

Commissioner Eldridge seconded the motion. Commissioner Tuyn voted aye, Commissioner Eldridge voted aye, Commissioner Bine voted aye, Commissioner Mefford voted aye, Mayor Solomon voted aye.

Commonwealth Attorney

Commonwealth Attorney, Lewis Kelly addressed the Commission to share statistics that are affecting the two Counties he serves Boone and Gallatin. He mentioned that as of today there were 787 convictions, 36% of the convictions for this year were for a controlled substance. He mentioned that fentanyl convictions have been reduced in the last two years, but cocaine use has increased. He gave conviction statistics from last year. He mentioned that law enforcement is getting more sophisticated in being able to detect sexual predators but unfortunately the people committing those crimes are learning new methods.

Union Landing Project

Paul Gallenstein, with Charter Commercial LLC addressed the Commission regarding Union Landing a proposed development on Hathaway Road. Mr. Gallenstein attended the August 18, 2025, Caucus meeting to present the project. After feedback from the Commission, he is returning to give updates on the project. He mentioned that apartments were removed from the project, and the number of units were reduced from 382 units to 319. The project was also modified to help with snow removal which was a concern for the City of Union. The developer is no longer seeking an Industrial Revenue Bond (IRB) from the City of Union for the project.

Mr. Gallenstein mentioned that the developers are requesting a map amendment and an annexation into the City of Union.

Mayor Solomon mentioned that the Commission will need to decide whether to approve the Boone County Planning Commission (BCPC) recommendation for denial as they submitted to the City of Union. If the City of Union accepts the denial of the project, it will require the developer to revise and resubmit their proposal back to BCPC.

If the Commission decides not to accept the Boone County's recommendation for denial, then the Commission will need to decide if they want to annex the property into the city and the willingness to take on the project without BCPC.

Mayor Solomon mentioned that Attorney Greg Voss is working with the property owner regarding annexing the property into the city not contingent on the project development.

After the discussion Mayor Solomon asked for a motion to inform the Boone County Fiscal Court of the City of Union's intent to annex the 39.5-acre property as a stand-alone annexation.

Commissioner Mefford made a motion and Commissioner Eldridge seconded the motion. Commissioner Tuyn voted yes, Commissioner Eldridge voted yes, Commissioner Bine voted yes, Commissioner Mefford voted yes, and Mayor Solomon voted yes.

Mayor Solomon asked for a motion to approve a Public Hearing to discuss the project development.

Commissioner Eldridge made a motion and Commissioner Mefford seconded the motion. Commissioner Tuyn voted yes, Commissioner Eldridge voted yes, Commissioner Bine voted yes, Commissioner Mefford voted yes, and Mayor Solomon voted yes.

Attorney Voss explained that the city will work with the BCPC. The city will send letters out to all the neighboring properties, at least a fourteen-day notice must be given, and signs will need to be posted on the property to give notice of the public hearing.

FINANCIAL REPORT

Commissioner Mefford provided an update to the Commission on the month of October financial report which includes the "bills to be paid" and the balance sheet. Everything looks to be in order with the bills to be paid. He mentioned the city has collected over 75% of real property taxes. The interest rate was lowered to 3.78% and the amount earned in the month of October was approximately \$55,000. Commissioner Mefford mentioned as discussed in the last meeting the error made by Rumpke in terms of the number of houses the city was being billed for has since been corrected and the city will receive a credit for the amount overpayment that was made.

City Administrator Amy Safran addressed Commissioner Tuyn's question about the PILOT payments made to the city. She mentioned that the city sends out the bills and collects the payments then disburses the funds to Boone County Fiscal Court, Boone County Schools, Union Fire District, and the trustee of the bonds Huntington Bank.

Commissioner Mefford 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 October. Mayor Solomon made a motion and Commissioner Bine seconded the motion. **Motion approved 5-0**

UNION TOWN SQUARE UPDATES

CAO Safran mentioned that the City Commission had previously approved the poured playground surfacing materials to be natural green and tan colors.

Jack McGlasson with MKSK, presented updated renderings showing two color option combinations. He explained that the colors chosen were Hunter Green, Eggshell, Beige, and Brown, all the color choices have a 50/50 blend with the color Black to help give texture and keep the cost down.

The Commission was asked to decide between two color palette options.

- Option 1 A - Eggshell/Black, Brown/Black, and Hunter Green/Black.
- Option 2 A – Eggshell/Black, Beige/Black, and Hunter Green/Black.

They were also asked to decide on the mix percentage in color blend between two options.

- Option 1 - 50/50 color/black mix.
- Option 2 – 75/25 color/black mix.

CAO Safran asked Mr. McGlasson if the black color would increase the surface temperature. He mentioned that the material is all the same and he was not aware of the temperature difference between colors.

Mayor Solomon asked if Mr. McGlasson could reach out to the manufacturer to verify if there is a temperature difference between surface colors.

CAO Safran explained that the base bid includes the 50/50 color blend option. There is an increase of approximately \$11,000 for the 75/25 color blend option.

After discussion, the Commission agreed to the following color choices

- Commissioner Mefford, color option 1A, and Option 1 50/50 blend.
- Commissioner Bine, color option 1 A, and Option 2 75/25 blend.
- Commissioner Eldridge, color option 1A, and Option 1 50/50 blend.
- Commissioner Tuyn, color option 1A, and Option 1 50/50 blend.
- Mayor Solomon, color option 1A, and Option 1 50/50 blend.

CAO Safran mentioned the Commission needs to decide on a dedication plaque for the inside of the new city building. The Commission was provided with two options.

- Option 1 – A dedication plaque with the year, city logo, Architects, and Contractor.
- Option 2 – A plaque with Union Town Square and the year the building was completed.

Each Commissioner stated which logo choice they preferred.

- Mayor Solomon – Option 2 with only the year.

- Commissioner Eldridge – Option 2 the year and the city logo.
- Commissioner Mefford – Option 1 a dedication plaque to include architects, and contractor.
- Commissioner Bine – Option 1 a dedication plaque to include architects, and contractor.
- Commissioner Tuyn – Option 2 and include the year and city logo.

Mayor Solomon asked for a motion to approve option two. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. Commissioner Tuyn voted yes, Commissioner Eldridge voted yes, Commissioner Bine voted no, Commissioner Mefford voted no, and Mayor Solomon voted yes. **Motion approved 3-2**

PUBLIC WORKS COMMITTEE REPORT

Commissioner Bine introduced Mark Griffith as the new part-time Public Works employee.

Commissioner Bine mentioned that curb and gutter repairs have started on Cherbourg Drive and Wetherington Boulevard. The repairs should be completed in about two weeks, weather dependent.

Public Works Director Paul Kremer mentioned that the current contract for Prime AE is up for renewal. The city has been using their engineering services for the past two years. They will be keeping their rates the same. The Public Works Department is recommending the city renew the contract.

CAO Safran mentioned that there was a resident who requested that the city include leaf collection services that would allow residents to place leaves loosely at curbside. Currently, the city pays for trash and recycling services. Trash pickup includes bagged leaves.

After discussion, the Commission agreed to not add leaf collection services for an additional cost.

ADMINISTRATOR'S REPORT

CAO Safran mentioned that the city received the annual request from Boone County Fiscal Court asking for the Alcohol Beverage Control (ABC) license for the City of Union to be waived for Lassing Point Golf Course. Commissioner Mefford made a motion to waive the fee and Commissioner Bine seconded the motion. **Motion approved 5-0**

CAO Safran mentioned there is a sign permit application for Taco Mama in Union Promenade that requires Mayor Solomon's signature before going to the Boone County Planning Commission (BCPC) for the formal review process.

Mayor Solomon asked for approval to sign the application. Commissioner Mefford made a motion and Commissioner Eldridge seconded the motion. **Motion approved 5-0**

CAO Safran mentioned that the Honor Banners will be taken down in the coming days. Last year Communications Coordinator Jaime Lyons made a social media post informing families of the banner removal and gave an opportunity for them to pick up their family member banners. There was only one banner picked up in response to the post. The city will attempt to locate the families through a social media post again this year. The decision was made by the Commission to allow families until the end of 2025 to pick up their banners before the city disposes of them.

There was a discussion about ordering new banners. The Commission agreed to wait until the new city building and park are completed, and they will revisit banner options.

CAO Safran mentioned the Ohio Kentucky Indiana (OKI) Regional Council Board member term will be ending December 31, 2025. She mentioned that Mayor Solomon has been serving since January 1, 2025. Mayor Solomon would like to give the opportunity to another Commissioner to serve on the board. Commissioner Tuyn agreed to serve on the board starting January 1, 2026.

CAO Safran mentioned that she and Mayor Solomon will be meeting with Michael Simon, Attorney with Kentucky League of Cities on Wednesday November 5, 2025. They will be working on revisions of the employee handbook. Once the draft handbook is complete it will be presented at a Commission meeting for review and discussion before the final approval.

ECONOMIC DEVELOPMENT

Commissioner Tuyn mentioned that the Union Town Plan survey closed on October 22, 2025. There were 479 responses to the survey with great feedback. A summary of the survey and comments from the Economic Development Committee were sent to Boone County Planning Commission Executive Director Kevin Costello and his team.

Commissioner Tuyn mentioned that the survey is an important aspect in updating the Union Town Plan.

Commissioner Tuyn mentioned there is a developer interested in the corner lot of Whispering Trail and US Highway 42. The developer will hold a public meeting on November 12, 2025, at the Union City Building to discuss the proposed development and get feedback from the residents on Whispering Trail.

Commissioner Tuyn mentioned that the city is planning to host a Health Fair on May 16, 2026. They will be partnering with StoryPoint Union. There will be more information provided as the event gets closer.

COMMUNICATIONS COMMITTEE REPORT

Commissioner Eldridge mentioned that the company who installed the tent at Bourbon in the Bluegrass broke a water line at the event site during the installation of the tent. They have reached out to the city asking if they would be willing to share the repair cost of \$1,100. The Commission agreed to share the cost three ways between the tent company, the subcontractor they used to install the tent and the city.

Mayor Solomon made a motion to accept one third of the bill to be paid between Cincinnati Circus, the subcontractor they used and the city. Commissioner Mefford seconded the motion.

Motion approved 5-0

Commissioner Eldridge mentioned that Communications Coordinator Jaime Lyons has been working on Union Celebrates America for 2026. He mentioned that without the assistance from Boone County Fiscal Court the cost is approximately \$35,000.

Communications Coordinator Lyons will be meeting with Boone County Parks on November 4, 2025, to discuss a potential interlocal agreement for the Parks Department to provide a portion of services.

Breakfast with Santa will be on December 6, 2025, from 8:30 AM to 10:30 AM at the Union Fire District. The city has secured sponsorship from St. Elizabeth, Drees Homes, and the Union Masons.

The photo contest winners will be announced on November 14, 2025.

Commissioner Eldridge and Communications Coordinator Lyons have been working on an apparel policy for city staff and Commission. The consideration is to propose \$100 maximum a year per person except for the Public Works Department employees. Commissioner Eldridge and Communications Coordinator Lyons will work with PWD Kremer to determine that amount.

LEGISLATION/ATTORNEY'S REPORT

MUNICIPAL ORDER 2025- 47 A MUNICIPAL ORDER HIRING PRIME AE AS AN INDEPENDENT CONTRACTOR FOR CITY ENGINEERING SERVICES FOR THE CITY OF UNION, KENTUCKY

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

ORDINANCE NO. 2025-13 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY AMENDING ORDINANCE NO. 2015-12 §40.20 (B) (SECOND READING)

Mayor Solomon asked for a motion to approve Ordinance 2025-13. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 5-0**

ORDINANCE NO. 2025-14 AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY OF UNION, KENTUCKY (FIRST READING)

Ordinance 2025-14 was not read, it was tabled until the Caucus meeting on November 17, 2025.

ORDINANCE NO. 2025-15 AN ORDINANCE OF THE CITY OF UNION, KENTUCKY AMENDING ORDINANCE NO. 2014-20 §40.20 (B) (FIRST READING)

VISITORS WISHING TO SPEAK

Karla Stanley, reporter with LinkNKY asked how many acres are included in the property the city has intent to annex. Attorney Greg Voss mentioned it was approximately thirty-nine acres.

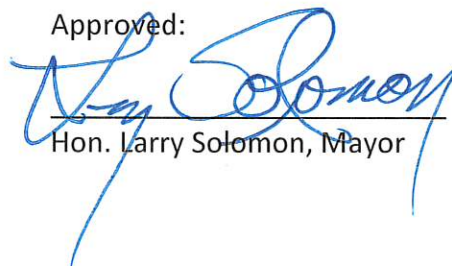
ANNOUNCEMENTS

Mayor Solomon mentioned the Caucus Meeting will be on Monday November 17, 2025, at 6:00 PM. The next Regular Commission Meeting will be held on Monday December 1, 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 Bine made a motion and Commissioner Eldridge seconded that motion. The meeting adjourned at 8:30 PM.
Motion approved 5-0.

Approved:


Hon. Larry Solomon, Mayor

Attest:


Tammy Wilhoite, City Clerk