



**REGULAR COMMISSION MEETING MINUTES  
DECEMBER 1, 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 George Eldridge, and Commissioner Kimberly Tuyn. Commissioner Doug Bine was absent.

**APPROVAL OF MINUTES**

Mayor Solomon asked for approval of November 3, 2025, Regular Commission Meeting minutes.

Commissioner Tuyn asked for a statement to be included in the minutes reflecting her reason for voting no on the repeal of Certificate of Need. She 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 Eldridge made a motion to approve November 3, 2025, meeting minutes with the stated correction and Commissioner Tuyn seconded the motion.

**Motion approved 4-0**

Mayor Solomon asked for approval of November 17, 2025, Caucus Meeting minutes. Commissioner Tuyn made a motion and Commissioner Mefford seconded the motion.

**Motion approved 4-0**

Mayor Solomon asked for approval of November 18, 2025, Special Meeting minutes. Commissioner Mefford made a motion and Commissioner Eldridge seconded the motion.

**Motion approved 4-0**

## **MAYOR/COMMISSIONER COMMENTS**

Mayor Solomon mentioned that the Executive Committee will meet with two developers on December 2, 2025.

## **FINANCIAL REPORT**

Commissioner Mefford provided an update to the Commission on the month of November financial report which includes the “bills to be paid” and the balance sheet. He mentioned that there were capital payments made during the month of November, there were also a couple of reimbursements made for payroll taxes due to the discovery that the employees do not work within the city limits.

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 November. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

Commissioner Mefford mentioned that the city has been collecting Payments in lieu of Taxes (PILOT) for the Union Promenade development, these payments will be disbursed throughout the fiscal year to Boone County Schools, Union Fire District, and Boone County Fiscal Court. He mentioned that the Engineering Services fees have decreased since the decision was made by the Commission to use external services on an as needed basis. The Boone County Property Valuation Administration (PVA) fees are at 92% of the budget and the liability property insurance is at 81% of the 2025-26 fiscal year budget. The city has collected 92% of the 2025 property tax bills. The interest earned in the month of November was approximately \$52,000.

## **UNION TOWN SQUARE UPDATES**

Public Works Director Paul Kremer mentioned that there will be a work change order requirement to eliminate three parking spaces based upon a parking space to bathroom stall ratio. The far West side of the parking lot will be larger at the round-a-bout. The cost of the change order is \$1,071.34. There were also two extra concrete pads that were required to be installed by exit points at the back side of the city building.

Mayor Solomon asked for approval to pay the required changed order in the amount of \$1,071.34. Commissioner Mefford made a motion, and Mayor Solomon seconded the motion. **Motion approved 4-0**

PWD Kremer mentioned that at the East parking lot of Union Town Square the curb and gutters have been installed, allowing for the asphalt to be poured over the next couple of weeks.

PWD Kremer mentioned that on Brilliance Avenue North the last installation of foundation is ready to be poured.

Commissioner Tuyn asked if it was expected to have spent 85% of engineering fees at this stage of the project.

City Administrator Amy Safran mentioned that a substantial portion of those fees came from design work conducted prior to when the project went out to bid.

Mayor Solomon made mention the entire funding for the project will come from the City of Union payroll taxes.

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

PWD Kremer mentioned that there are two to four inches of snow expected overnight. City streets will have salt spread on them after the snowplows have made their first round.

PWD Kremer mentioned that Jefferson Contracting completed work in preparation for the 2026, city street repair program. They replaced concrete curbs in Plantation Pointe and Hampshire and one street in the Harmony subdivision.

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

CAO Safran mentioned that the Boone County Planning Commission is taking final public comments for the 2045 Comprehensive Plan.

CAO Safran mentioned that the city is working with Code Enforcement Officer Bobby McDonald to resolve a couple of issues.

CAO Safran mentioned that she spoke with Rumpke regarding recent complaints received from residents about early trash collections.

#### **ECONOMIC DEVELOPMENT**

Commissioner Tuyn mentioned that Kroger is having their annual Toys-for-Tots drive on Friday December 5, 2025.

Commissioner Tuyn mentioned that she will be attending the Pure Barre grand opening and ribbon cutting on Saturday December 6, 2025, with Commissioner George Eldridge.

Commissioner Tuyn mentioned there is a place holder on the agenda for February 2, 2026, Commission meeting for Kevin Costello, Director of Boone County Planning Commission to present the draft Union Town Plan.

#### **COMMUNICATIONS COMMITTEE REPORT**

Commissioner Eldridge mentioned that the City of Union photo contest was a remarkable success.

The winners for this year's contest were as follows. A copy of the winning photos is available on the city's website.

- First Place – Tina Grubbs
- Second Place – Nora Turner
- Third Place – Lacie Baskins

Commissioner Eldridge mentioned that the Caudill family who live on Sycamore Drive in Union lost their house to a fire. The city building was a collection site for anyone who wanted to donate, and there was a great response from the community donating clothes and gift cards.

Breakfast with Santa will be on Saturday December 6, 2025, from 8:30 AM to 10:30 PM, at the Union Fire District. The Boone County Animal Shelter will be there collecting donations for the shelter.

Commissioner Eldridge mentioned that there will be a discussion about the apparel process for staff, Mayor, and Commissioners at the Caucus meeting on December 15, 2025.

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

##### **Municipal Orders**

##### **MUNICIPAL ORDER NO. 2025- 48 A MUNICIPAL ORDER APPOINTING JAMES LILES TO SERVE ON THE UNION/WALTON JOINT CODE ENFORCEMENT BOARD**

Mayor Solomon asked for a motion to approve Municipal Order 2025-48. Commissioner Tuyn made a motion and Commissioner Eldridge seconded the motion. **Motion approved 4-0**

##### **MUNICIPAL ORDER NO. 2025- 49 A MUNICIPAL ORDER APPOINTING RICHARD WILKINSON TO SERVE AS AN ALTERNATE MEMBER ON THE UNION/WALTON JOINT CODE ENFORCEMENT BOARD**

Mayor Solomon asked for a motion to approve Municipal Order 2025-49. Commissioner Mefford made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

Mayor Solomon issued the Oath of Office to Mr. Richard Wilkinson.

##### **MUNICIPAL ORDER 2025-50 A MUNICIPAL ORDER HIRING BOBBY MCDONALD AS THE PART-TIME CODE ENFORCEMENT OFFICER FOR THE CITY OF UNION, KENTUCKY**

Mayor Solomon asked for a motion to approve Municipal Order 2025-49. Commissioner Mefford made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

**MUNICIPAL ORDER 2025- 51 A MUNICIPAL ORDER APPOINTING KIMBERLY TUYN,  
COMMISSIONER OF THE CITY OF UNION, KENTUCKY TO SERVE AS A REPRESENTATIVE ON THE  
OHIO-KENTUCKY-INDIANA REGIONAL COUNCIL OF GOVERNMENTS BOARD OF DIRECTORS**

Mayor Solomon asked for a motion to approve Municipal Order 2025-51. Commissioner Eldridge made a motion and Commissioner Mefford seconded the motion.

**Motion approved 4-0**

**MUNICIPAL ORDER NO. 2025-52 A MUNICIPAL ORDER APPOINTING GEORGE ELDRIDGE TO  
HAVE SUPERINTENDENCE OVER THE COMMUNITY ENGAGEMENT/COMMUNICATIONS  
COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY**

Mayor Solomon asked for a motion to approve Municipal Order 2025-52. Commissioner Mefford made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

**MUNICIPAL ORDER 2025-53 A MUNICIPAL ORDER APPOINTING DOUG BINE TO HAVE  
SUPERINTENDENCE OVER THE PUBLIC WORKS DEPARTMENT FOR THE CITY OF UNION,  
KENTUCKY**

Mayor Solomon asked for a motion to approve Municipal Order 2025-53. Commissioner Tuyn made a motion and Commissioner Eldridge seconded the motion. **Motion approved 4-0**

**MUNICIPAL ORDER NO. 2025- 54 A MUNICIPAL ORDER APPOINTING JOHN MEFFORD TO HAVE  
SUPERINTENDENCE OVER THE FISCAL PLANNING AND THE FINANCE DEPARTMENT FOR THE  
CITY OF UNION, KENTUCKY**

Mayor Solomon asked for a motion to approve Municipal Order 2025-54. Commissioner Eldridge made a motion and Commissioner Tuyn seconded the motion. **Motion approved 4-0**

**MUNICIPAL ORDER NO. 2025- 55 A MUNICIPAL ORDER APPOINTING JOHN MEFFORD MAYOR  
PRO TEM FOR THE CITY OF UNION, KENTUCKY**

Mayor Solomon asked for a motion to approve Municipal Order 2025-55. Commissioner Tuyn made a motion and Commissioner Eldridge seconded the motion. **Motion approved 4-0**

**Ordinances**

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

Mayor Solomon asked for a motion to approve Ordinance 2025-14. Commissioner Mefford made a motion and Commissioner Eldridge seconded the motion. **Motion approved 4-0**

**ORDINANCE NO. 2025-16 AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY OF UNION, KENTUCKY (SECOND READING)**

Mayor Solomon asked for a motion to approve Ordinance 2025-16. Commissioner Tuyn made a motion and Commissioner Eldridge seconded the motion. **Motion approved 4-0**

**ORDINANCE NO. 2025- 17 AN ORDINANCE AMENDING § 32.21 OF THE CITY OF UNION CODE OF ORDINANCES ESTABLISHING A CHANGE IN THE MONTHLY CITY COMMISSION AND CAUCUS MEETINGS FOR THE CITY OF UNION, KENTUCKY (FIRST READING)**

**VISITORS WISHING TO SPEAK**

Union resident Karen Franxman addressed the Commission to ask them to carefully consider all development coming to the city. She stated that when a development does not serve the residents of Union then it does not belong. She spoke about a proposed storage unit that a developer wants to put at the corner of Whispering Trail and US Highway 42. She mentioned that the residents of Whispering Trail strongly opposed the project when they attended the town hall meeting.

Mayor Solomon mentioned that the storage unit would require a zone change that would need approval from the Union City Commission. The process is to allow the developer the opportunity to present the development to the Commission which is scheduled for the Regular Commission meeting on January 5, 2026.

Ms. Franxman referenced an unrelated proposed project on the Southeast corner of Whispering Trail and US Highway 42.

Union resident Earl Hall asked if the property on Southeast corner of Whispering Trail and US Highway 42 was zoned for office space and if approval from the Union Commission would be required.

Mayor Solomon responded that the property is zoned for office space and would not need approval by the Union Commission.

Attorney Greg Voss mentioned that if a proposed development is within the permitted use requirements and only needing a variance it will go to the Board of Adjustment for approval.



Union resident Ken Stanball is concerned about the entrance of the proposed storage units. He is also concerned that if permitted then other developers will want to build storage units along US Highway 42 in Union.

Attorney Voss mentioned that every piece of property is viewed individually, and everything is property specific in the city.

#### **ANNOUNCEMENTS**

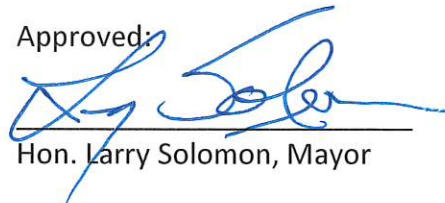
Mayor Solomon mentioned the Caucus Meeting will be on Monday December 15, 2025, at 6:00 PM. The next Regular Commission Meeting will be held on Monday January 5, 2026, at 6:00 PM. Both meetings will be at the Union City Building 1843 Bristow Drive Union, Kentucky.

#### **ADJOURNMENT**

Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Eldridge seconded that motion. The meeting adjourned at 7:09 PM.

**Motion approved 4-0.**

Approved:

  
Hon. Larry Solomon, Mayor

Attest:

  
Tammy Wilhoite, City Clerk