

CITY OF UNION
Business Meeting
March 4, 2019

Regular Business

The meeting was called to order at 6:30 PM on March 4, 2019 by Mayor Larry Solomon.

Pledge of Allegiance

Mayor Solomon led all attendees in the pledge to the flag.

Roll Call

A quorum was present: Mayor Larry Solomon, Commissioner Bryan Miller, Commissioner John Mefford, Commissioner Eric Dulaney and Commissioner Jeremy Ramage.

Also present:

City Attorney-Greg Voss, Esq.

City Administrator-David Plummer

City Communications and Operations Director-Melissa Stark Hinkle

City Clerk Donna Wahoff

Approval of Minutes

Mayor Solomon asked for approval of the February 4 meeting minutes. Commissioner Miller requested a correction to the typo on the vote for approval of the bid process for city building renovations from 4-0 to 5-0. Commissioner Mefford asked if the Kentucky Transportation Cabinet had any update about the timing of the light near the Kroger location. The KTYC has advised no changes will be made to the light at this time, based on their traffic study data. Commissioner Mefford moved to approve the February 4, 2019 business meeting minutes with the correction noted above. Commissioner Miller seconded that motion. **Motion approved 5-0.**

Financial Reports

Commissioner Miller gave an overview of the monthly budget. Miller noted that the city is on over on-line item 503, due to the expense approved last month for the geotechnical survey on the Clarkston and Gunpowder bridges. However, the city is underbudget in many other categories, so it will be expense neutral in the whole of the budget year. He also commented that the city had earned \$3,130.46 in interest for this month.

The Commission reviewed the Budget/Spend Comparison report from through February 28, 2019; and also reviewed bills for payment through February 28. Commissioner Dulaney moved to approve the City's monthly financial statement in total. Commissioner Ramage seconded. **Motion approved 5-0.**

Citizen Comments

Mr. Chris Dargee of 1838 Whispering Trail came forward with an issue regarding yard sinkholes and a pipe drainage issue. This issue has been ongoing for many years, and it is possible that a pipe installed by the

developer back when the subdivision was built has begun to fail or is in failure. Administrator Plummer explained that SD1 has a cost-sharing program available to residents to help address and repair these types of issues, but that the city must apply on behalf of the homeowner for participation in the program. He noted that he would be happy to assist with the application process with approval from the commission. Commissioner Mefford motioned to allow Administrator Plummer to apply for this program on behalf of Mr. Dargee. Commissioner Dulaney seconded this motion. **Motion approved, 5-0.**

Mr. Ken Cox of 1858 Whispering Trail came forward with a request to install a speed bump in the area near his home. He indicated that he has called the Sheriffs office frequently to complain about speeders, and that there have been “near-miss” incidents with children crossing the street and individuals speeding down toward US 42. Commissioner Miller and Engineer Burke explained the protocol for proceeding with his request. Mr. Cox must obtain signatures of 75% of the residents in the subdivision to request a speed study and assessment of the area. Given the household count on the street, he would need approximately 39 signatures of homeowners to proceed. Mr. Cox indicated he would come by the city offices and obtain the form.

Mayor Comments

Mayor Solomon announced that the Union Pool will be removed shortly. A bid from Anything for Money has been accepted by the Boone County Fiscal Court for removal of the pool and related equipment. In conversations between the Boone County Parks staff and City staff, it has been indicated that grass will be replanted in that area, with the hope of reviving the movie series as early as this summer at the pool location. Boone Parks is hopeful that grass can be reestablished and allow for the summer movie series to return this year. If not, it is planned to have movies at Boone Woods for 2019, but return to movies during the summer in Union at the pool location once grass has been sufficiently established to create a safe and clean environment for patrons to attend. Equipment has already been moved to the site, and demolition will begin as soon as weather permits.

Solomon also noted that the Kroger Pickup Store is open in the old Kroger location, and deliveries of Pickup orders to Walgreens locations throughout Northern Kentucky are underway at that location. Additional improvements to both the store front and parking areas are planned, but have been delayed by weather. There are still plans to allow for customer pickup of orders in this location, but those have been delayed by technical issues and contractor issues with the site and equipment necessary for these customer pickups.

Solomon updated that the property adjacent to the City Building (the former Noe home), has been sold to Dr. Bryan Turner, who has submitted initial plans for a new dental office at that location. The plans are at the design review phase at the Boone County Planning Commission, and indicate that he would like to have an entrance/exit from Maple Street, the unmarked street that currently serves as the driveway and entrance to the City Building. Attorney Voss advised that this is a legitimate city street, and is on the plat as such. Engineer Burke advised that this city street is not up to subdivision standards as an official street; and while it works for vehicles entering and exiting the City Building, it is not up to standard to handle additional traffic. Discussion followed among the commission...it was concluded, like is done with all new developments, that

the contractor brings the street up to subdivision standards and the City maintains the street after upgrading. Mayor Solomon said he would set up a meeting to discuss this issue with Dr. Turner.

Economic Development

Commissioner Ramage updated the group on behalf of Steve Harper, representative to the Boone County Planning Commission. He advised that 8-10 plots have been filed for development in the Traemore subdivision, and work is well underway on the first two homes in that subdivision. At least one of these homes is expected to be a model home for the remaining lots and serve as a sales office for Drees during development.

Commissioner Ramage reviewed the report from Gresham, Smith and Partners for phase 2 of the study, including reviewing each parcel included in the UTC town overlay area, and identifying the types of businesses and construction that are suited to each individual lot, given topography, access and utility development, along with strengths and weaknesses of each property location. The first step in this process will be scheduling meetings with GSP representatives and the commission, in addition to the EDC and a community representative group(s) to determine the definition, direction and mission of “town center”. This process of scheduling will take place in late March/early April. Discussion of a special meeting of the commission to facilitate this conversation was discussed, and members agreed that a special meeting would be able to be held for this discussion with GSP. Ramage advised that he and the EDC will continue to work through this second phase of reporting with GSP, and hope to have something to present to the group in May or June on phase 2.

City Administrator Report

Administrator Plummer reported on his efforts to secure temporary office space for city staff during the renovation process. He has inquired about space at the old Kroger property, but it will be March 11th before he will receive a final answer from Kroger officials if the space will be available to rent, and what the cost on that space may be. That will not leave much time to arrange a move to a new location before construction is scheduled to begin on April 2. He has received a single bid for a trailer, but is actively seeking additional bids for a construction trailer to locate city offices in during the construction period. He requested the allocation of funds to allow for rental of either office space or an office trailer so construction can proceed on schedule. Commissioner Ramage moved to allow up to \$7,000 for rental of a space and moving expenses. Commissioner Dulaney seconded. **Motion approved 5-0.**

Commissioner Miller requested that the Public Works committee look at some alternative lighting that he had been made aware of. These lights are economically friendly, and generate power through both wind and solar power, but are comparable in price to traditional electrical lights. He proposed that one of these lights might be a good solution for the lighting issues at Rice Pike and Hicks Pike. The City requested KYTC install lighting at both of those intersections in the interest of public safety. KYTC declined the request to install additional lighting, but did indicate that the city or county could install lighting with proper permit requests from KYTC,

since the right-of-way is a public area. Commissioner Miller did receive a quote from Duke Energy to install lights in those areas, at an approximate cost of under \$4,000 per light. Attorney Voss did advise, while the light locations are not in the actual incorporated limit of the City of Union, public funds could be expended on this project in the interest of public safety, as these are public right of ways which serve citizens of the city. Commissioner Dulaney agreed that PWC will take the information and look at the proposals to advise on a best path to move forward with lighting requests. Miller also proposed that the city consider trying one of the alternative lights as lighting for the city building as a test of the new technology.

Public Works

Commissioner Dulaney began his report by noting the upcoming NKY Hates Heroin 5K to be held in June. He requested the city assist in promoting this event as part of ongoing efforts to fight drug addiction in NKY.

Dulaney noted the information in the packets regarding the solid waste bid, as prepared by Administrator Plummer. Dulaney recommends going to a four-year bidding cycle, as opposed to the two-year cycle currently in use by the city. In discussion with the various providers of these types of services, the longer contract time allows them to better provide economies of scale to the city and ensure a longer period of service which generates more savings to the city because of decreased personnel and administrative costs by the provider. Commissioner Miller moved to proceed to bid for Solid Waste services for the city for a four-year contract period with the option of a two-year renewal. Commissioner Mefford seconded. **Motion approved, 5-0.**

Engineer Burke reported on the report from Geotechnology, Inc. (GTI) regarding the recommended repairs to the Clarkston Street and Churchill Drive bridges. GTI reviewed the proposed repairs recommended by GeoStabilization International (GSI) of Lexington, which included a series of specialized repairs to these two structures, which, when completed, could provide up to 75 years of service to the city. Because this is specialized work, and not performed by many, if any, companies in the area at this level of project cost, the city may be able to utilize the Master Service Agreement (MSA) between GSI and KYTC to receive guaranteed pricing on these specialized services at a lower cost than if the city were to go to a public bid process. Burke advised that the city may only receive a single bid on these repairs, due to the highly specialized and technical nature of the repairs needed, and that bid may come in higher than the pre-negotiated MSA costs. Attorney Voss advised that the city may indeed be able to participate in the MSA, but he would need to do further legal research before offering a legal opinion on the MSA agreement.

Burke also advised on the Capital Improvements Plan (CIP) for 2019-2020. He has completed his initial road survey for the year, and has identified a number of areas which will require additional review and an on-site assessment of the areas by Commissioner Dulaney and Administrator Plummer. He hopes to complete this review with Dulaney and Plummer this week and make final recommendations for the 2019-2020 capital investments and improvements to the commission at the next meeting so they can be incorporated into the budgeting process.

Communications/Office Operations Report

Director Hinkle reminded the commission that the Easter Egg Hunt will be on April 20th, with the annual City Fish Fry to be held on Friday, April 19th. This event is at Union Presbyterian Church and is a joint effort between Boy Scout Troops 805 and 702 of Union.

She also reminded the group that Union Celebrates America will be held on June 28th, and that a few changes will be coming to the event, with the addition of a second band, and a move to motorized participants in the parade, eliminating walking entries in an effort to speed up the parade process and make the event run more smoothly and efficiently.

City Attorney Report

Legislation: Ordinances/Municipal Orders/ Resolutions (prepared by Attorney Greg D. Voss)

Resolutions.

RESOLUTION NO. 2019-01 – A RESOLUTION AUTHORIZING THE MAYOR FOR THE CITY OF UNION, KENTUCKY TO EXECUTE THE CONTRACT BETWEEN THE CITY OF UNION, KENTUCKY AND EVERETTE “JUNIOR” PARTIN, JR. Commissioner Miller recommended the contract be extended for a two-year offer, rather than a single year, as to be more consistent with other contractor contracts issued by the City. Commissioner Miller moved to approve with this change, Dulaney Seconded. Motion approved 5-0

RESOLUTION NO. 2019-02 – A RESOLUTION AUTHORIZING THE MAYOR FOR THE CITY OF UNION, KENTUCKY TO ACCEPT THE BID AND EXECUTE THE CONTRACT BETWEEN COMPLETE STRUCTURAL PARTNERS, LLC AND THE CITY OF UNION, KENTUCKY FOR REMODELING SERVICES FOR THE CITY OF UNION, KENTUCKY ADMINISTRATION BUILDING. Commissioner Miller requested clarification of the signature on the performance bond. Mr. Adam Bockhorst, representative from Complete Structural Partners clarified he was the signature that was not typed on the end of the performance bond, and that would be corrected before final contracts were signed. Commissioner Mefford moved to approve, Dulaney Seconded. Motion approved 5-0.

Municipal Orders

MUNICIPAL ORDER NO. 2019-07 – A MUNICIPAL ORDER APPOINTING JOHN COLE TO SERVE ON THE ECONOMIC DEVELOPMENT COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY. Commissioner Ramage moved to approve, Mefford Seconded. Motion approved 5-0.

MUNICIPAL ORDER NO. 2019-08 – A MUNICIPAL ORDER APPOINTING JEFF BOWMAN TO SERVE ON THE ECONOMIC DEVELOPMENT COMMITTEE ON BEHALF OF THE CITIZENS OF THE CITY OF UNION, KENTUCKY. Commissioner Ramage moved to approve, Miller Seconded. Motion approved 5-0.

Ordinances

None

Announcements

The next meeting will be held on Monday, April 1, 2019 at 6:30 PM.

Adjournment

Motion to adjourn was made by Commissioner Mefford and seconded by Commissioner Dulaney. **Motion carried 5-0.** Meeting adjourned at 8:07 p.m.

APPROVED:

ATTEST:

Larry Solomon, Mayor

, City Clerk