

**CITY OF UNION
Business Meeting
June 5, 2017**

Regular Business

The meeting was called to order at 7:00 PM on May 1, 2017 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 Eric Dulaney, Commissioner Bryan Miller, Commissioner John Mefford and Commissioner Jeremy Ramage.

Also present:

City Attorney-Greg Voss, Esq.

City Engineer-Barry Burke, PE, PLS

City Communications Coordinator/Interim City Clerk-Treasurer-Melissa Stark Hinkle

City Staff Donna Wahoff and Christy Everman

Approval of Minutes

Commissioner Mefford moved to approve the May minutes, and Commissioner Miller seconded that motion.

Motion approved 4-0.

Financial Report

The Commission reviewed the Balance Statement from April 28, 2017 to May 31, 2017; the Budget/Spend Comparison report from April 28, 2017 to May 31, 2017; and also reviewed bills for payment through May 31, 2017. Mayor Solomon noted that in the new fiscal year, there will be no line item reports for Adopt A Unit or Perfect North ticket sales.

Commissioner Dulaney moved to approve the City's monthly financial statement in total. Commissioner Ramage seconded Commissioner Dulaney's motion. **Motion approved 4-0.**

Special Meeting Discussion

Because of the number of issues to present in June, Mayor Solomon recommended the approval of a special meeting date to keep the June meeting to a reasonable length of time. After a brief discussion of open dates and availability of commission members, June 8th at 1 p.m. was selected as a potential meeting time.

Commissioner Mefford moved to call a special meeting of the Commissioners of the City of Union on Wednesday, June 8 at 1 p.m. at the Union City Building. Commissioner Miller seconded. **Motion approved, 4-0.**

Mayoral Report

Mayor Solomon gave a report on the KY 536(Mt. Zion) Road Construction Project. Utility relocation is underway. Duke Energy should start their relocations between US42 and Gunpowder in the next month. Advancements in the road construction project are dependent on these relocations. Waterlines are also being relocated by Harper contracting, and progress will begin soon on earthwork operations between Pembroke and Route 42. A full staff is assigned to the project and on site inspecting all facets of construction from erosion control to utility work to earthwork. In addition, in a separate project, resurfacing work has begun between Gunpowder Road and Route 25, which should be completed in one to two weeks.

The Transportation Cabinet also approved the Union Celebrates America celebration, with the request that additional security be employed for the culvert area on Old Union Road near the Hathaway Road intersection, due to the deep excavation being done in that area presenting a potential hazard. Director Hinkle will contact the Boone County Sheriff's Office to arrange for some type of security for that area out of an abundance of caution.

Solomon also announced...

- The resignation of Ken Heil from the Union Code Enforcement Board. Heil, a former Commissioner, has relocated to the Dallas metropolitan area for his employment, and is no longer able to serve.
- The reappointment of Terry Kidwell to the Boone County Board of Adjustments (voting approval is listed below in legislation); and,
- The addition of Donna Wahoff and Christy Everman as permanent members of city staff. Both will be working part-time in the city offices. A new organizational chart will be published on the city website after the new fiscal year and additional information will be provided on social media regarding these new staff members so citizens can get to know them better.

Public Comment

Greg Rouse of 9045 Braxton Drive came forward with an issue regarding the dividing fence between the new Kroger Marketplace and the homes along Braxton Drive, including his residence. There is a 6 to 10 foot gap between the existing farm fence and the white vinyl fence behind the Kroger location. He asked for the old fence to be removed. He was joined in comment by fellow residents and neighbors Keith and Tara Ruschel of 9049 Braxton, who also brought forth concerns about poison ivy and sumac, along with a lot of debris and refuse between the two fences, creating a very unsightly view and a health hazard for those, like Mr. Ruschel, who are very allergic to the ivy and sumac plants. Commissioner Ramage addressed the comments on behalf of the Commission. Ramage has met with representatives of both the Boone County Planning Commission and Kroger in discussion as to what to do with the old farm fence left in place and the easement of 10 feet that was designated as "do not disturb" on the approved plans from BCPC. Ramage reported that after the store landscaping is complete, the residents of Braxton will be presented options by Kroger. Those options include leaving the situation as is; removing the farm fence and working with the residents to have them maintain the 10 foot easement area as part of their property, or moving the fence behind the store to encompass the 10 foot easement. Kroger will send letters sometime in mid-July to those residents affected

inviting them to a series of one or two meetings to discuss the available options and come to a consensus as to what is a good permanent solution. Mr. Rouse asked why the fence wasn't moved after it was destroyed by a storm in April. Ramage explained that because of the insurance for Kroger, it had to be replaced as and where it was when it was damaged by the spring storm. He encouraged all residents affected to be on the lookout for these notification letters and make every effort to attend one of the meetings with Kroger to reach a resolution for this matter.

Noreen Morgan of 9205 Bur Oak Drive brought forth a complaint of grass on a hill owned by Arlinghaus properties that has not been mowed. This property has an agricultural designation, but Attorney Greg Voss offered to call the property manager, Mr. Schroeder, to see if this area could be mowed in a more-timely manner.

Committee Reports

- **Planning and Zoning:** Jamie Nieves reported on a proposed Drees development, located just outside of the city limits of Union behind the St. Timothy's Church property. 172 homes are planned, and an initial meeting brought up concerns about a single exit, entrance point on Frogtown Road, and concerns of residents in the Cool Springs and Triple Crown subdivisions regarding additional traffic congestion in the Frogtown Road/US42 intersection. There is a July 5 meeting planned to continue to review the plans, and Drees is working to address the concerns of the Boone County Planning Commission and area residents.
- **Economic Development Committee (EDC):** Commissioner Ramage updated on Kroger, with interior work continuing to progress, including refrigeration, painting and flooring installations. He also reported that work on the new St. Timothy's school is nearly complete, and they are accepting enrollment for the fall of 2017. He also noted the previously discussed Drees development addressed by Nieves in the earlier report, and updated the commission on the initial work on the Boone County Comprehensive Plan. The initial feedback has been positive regarding the plan changes, and that BCPC will bring further updates back to the city as they move along in the update timetable.

Ramage also reviewed the Economic Development Committee work regarding the Union Town Plan. The location of several "blue-line" streams in the area of potential development are causing concern for potential developers and contractors. To work in blue-line stream areas requires approval from the US Army Corps of Engineers, and often requires a lengthy and expensive permitting process. The EDC is reviewing information from BCPC and consultants to determine what impact, if any, these streams may have in potential development areas, and are reviewing each property to determine which may hold best potential for timely development. The EDC will continue this process and report back with recommendations as the process to recruit a developer for the Union Town Center continues.

Ramage also updated on a resident meeting with the Storypoint Development developers on June 7. Residents also met with Storypoint members at the City Building on May 30, and that meeting was well attended according to city staff who were responsible for opening and closing the building for the meeting.

2017-18 Budget Discussion.

Mayor Solomon presented an overview of the budget. He complimented city staff, in particular Administrative Assistant Christy Everman, for her work on preparing the budget planning documentation. Of note in the budget is a line item of support for the Adopt A Unit. The City has historically supported the unit with staff participation, but an item where by the city will provide up to \$2,500 in annual support, but no city staff support with accounting and banking management. The City will also not provide storage space for their additional equipment, asking the non-profit to assume management and security for those items. Commissioner Mefford also requested that Director Hinkle and Commissioner Ramage arrange with the staff at NKADD to come before the commission with a presentation of the services they provide so the commission better understands what the benefit of city participation in the group. The budget will have a first reading in the legislative portion of the meeting.

Community Center Building.

Commissioner Ramage brought forth information of two parties potentially interested in acquiring the Union Community Building, located at 10087 Old Union Road. Ramage presented a prepared proposal indicating the information regarding the current loan on the property held by the city, and the deficiencies in the property that must be addressed before it could be used for any public purpose, including the addition of an elevator and other items to comply with current building codes. He also presented that the city could build a new, more modern building which would meet current code and provide an area for city events, a rental space for private events and adequate office space for the city staff for about \$40 per square foot of construction costs, for a better long-term return on city financial investment. Ramage requested authorization to pursue what options for sale of the property existed. Commissioner Miller requested that at least three appraisals be obtained to determine a true-fair market value for the property before the commission moved forward with sale discussions. Commissioner Ramage moved to obtain three appraisals of the Community Building from qualified appraisers. Commissioner Dulaney seconded. **Motion approved 4-0.**

Mayor Solomon updated the commission on the Boone County Solid Waste plans to relocate the recycling bins to the Union area. Staff members at BCSW decided to install the bins on property located adjacent to the community building, along Old Union Road. This location would create an unsightly area for adjacent Union residents, and Union residents already receive recycling curbside from Rumpke as a city service, with these bins serving residents of unincorporated Boone County. Mayor Solomon reached out to Boone County Judge Executive Gary Moore, requesting this location be reconsidered, and the BCSW has agreed to research other locations on county property. Currently, a location to the rear of the parking lot at the Union Pool is being considered, but has not been finalized. Once a location is announced, BCSW will notify the city and the city will communicate that to area residents so they can utilize the services if they choose to do so.

City Attorney Report

Attorney Voss had no report.

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

Lease Agreement.

Lease Agreement between City of Union, KY and Albert R. and Linda L. Barlow –The purpose of this lease agreement is so residents can sit on Mr. and Mrs. Barlow’s property to watch fireworks the evening of Juner 30, 2017. Commissioner Mefford moved to approve, Dulaney seconded. **Motion approved 4-0.**

Municipal Orders.

MUNICIPAL ORDER No. 2017-17 –A MUNICIPAL ORDER OF THE CITY OF UNION, KENTUCKY REAPPOINTING TERRILL L. KIDWELL TO THE CITY OF UNION BOARD OF ADJUSTMENTS. Commissioner Ramage moved to approve, Mefford seconded. **Motion approved 4-0.**

Mayor Solomon then delivered the oath of office to Terrill L. Kidwell as required by Kentucky Statue.

MUNICIPAL ORDER NO. 2017-18-A MUNICIPAL ORDER APPOINTING MELISSA HINKLE AS COMMUNICATIONS AND OPERATIONS DIRECTOR FOR THE CITY OF UNION, KENTUCKY. Voting tabled until after reading of ordinances section.

MUNICIPAL ORDER No. 2017-19 –A MUNICIPAL ORDER APPOINTING DONNA WAHOFF AS CITY CLERK FOR THE CITY OF UNION, KENTUCKY. Commissioner Dulaney moved to approve, Ramage seconded. **Motion approved 4-0.**

MUNICIPAL ORDER No. 2017-20 –A MUNICIPAL ORDER APPOINTING CHRISTY EVERMAN AS OFFICE ASSISTANT FOR THE CITY OF UNION, KENTUCKY. Commissioner Ramage moved to approve, Dulaney seconded. **Motion approved 4-0.**

Ordinances.

ORDINANCE No. 2017-05 –AN ORDINANCE AUTHORIZING THE CITY OF UNION, KENTUCKY TO JOIN AND PARTICIPATE IN THE UNION/WALTON JOINT CODE ENFORCEMENT BOARD AND AUTHORIZING MAYOR LARRY K. SOLOMON TO EXECUTE ANY DOCUMENTS INCLUDING BUT NOT LIMITED TO THE INTERLOCAL AGREEMENT WITH WALTON, KENTUCKY. Commissioner Ramage moved to approve, Mefford seconded. **Motion carried, 3-1, with Commissioner Miller voting nay.**

ORDINANCE No. 2017-06—AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2017 THROUGH JUNE 30, 2018 BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT FOR THE CITY OF UNION, KENTUCKY. First Reading.

ORDINANCE No. 2017-07—AN ORDINANCE OF THE CITY OF UNION, KENTUCKY FOR THE SALE OF CERTAIN REAL PROPERTY LOCATED AT 10087 OLD UNION ROAD, UNION, KENTUCKY. Ordinance tabled until appraisals are obtained.

ORDINANCE NO. 2017-08—AN ORDINANCE AMENDING ORDINANCE NO. 2017-01 AND CREATING THE FULL-TIME POSITION OF COMMUNICATIONS AND OPERATIONS DIRECTOR FOR THE CITY OF UNION, KENTUCKY SPECIFYING POWERS AND DUTIES OF THE POSITION. First reading.

Municipal Order.

MUNICIPAL ORDER NO. 2017-18-A MUNICIPAL ORDER APPOINTING MELISSA HINKLE AS COMMUNICATIONS AND OPERATIONS DIRECTOR FOR THE CITY OF UNION, KENTUCKY. Commissioner Mefford moved to approve, Commissioner Ramage second. **Motion carried 4-0.**

New Business.

Because of the Fourth of July Holiday, and the closure of city offices on July 3 for the holiday observance an alternate date and time for the July commission meeting was needed. Commissioner Ramage made a motion to move the meeting to Wednesday, July 5 at 7 p.m. Commissioner Mefford second. **Motion approved 4-0.** The meeting was moved to July 5 at 7 PM at the City Building.

Announcements:

The special business meeting of the Commission will be Wednesday, June 8 at 1 PM.
The July meeting of the Commission will be Wednesday, July 5 at 7 PM.

Adjournment

Motion to adjourn was made by Commissioner Dulaney, and seconded by Commissioner Mefford. **Motion approved 4-0.** Meeting adjourned at 9:49 p.m.

APPROVED:

ATTEST:

Larry Solomon, Mayor

Melissa Hinkle, Interim City Clerk/Treasurer