

CITY OF UNION
Economic Development Committee
August 17, 2017

Members in attendance:

Jeremy Ramage, Commissioner
Larry Solomon, Mayor
Kevin Costello, BCPC
Randy Barlow
Jeff Bowman
Jamie Nieves
David Plummer, City Administrator
Melissa Hinkle, Communications Coordinator

Meeting was called to order at 6:08 p.m. by Commissioner Jeremy Ramage.

Update on Union Activity: Ramage reported that Kroger will open on September 14 with a grand opening event. He also reported of some complaints regarding the lighting at the rear of the store. Costello reported that the lights had been checked by the Planning Commission and were in spec with the approved plans. Ramage noted that it was probably an adjustment in having an area be traditionally dark with no lighting and now there is additional lighting. The city will continue to monitor to see if complaints continue or if the problem resolves.

St. Timothy's School: Ramage reported the construction is complete and the school will open shortly for the 2017-18 year. Costello reported that a sidewalk project is on the county priority list for the area between St. Timothy's and War Admiral Drive to the East, with a crossing at War Admiral Drive. This project will go out to bid in spring of 2018.

Drees Development: The proposed Drees development behind St. Timothy's off of Frogtown Road has been approved by the BCPC and will go before the Boone County Fiscal Court on August 22 for a first reading. The plan was approved by committee at BCPC by a 10-2 vote. Costello noted that there were still concerns about traffic, but that those were still being negotiated, and that a potential solution may still come through this negotiation. A question was raised about the home on Frogtown Road that was up on piers from a basement excavation. Costello advised the County was aware of complaints about safety of this property and was pursuing options for remediation and solution to this issue in the interest of public safety.

Mount Zion Road/KY 536: Costello reported that there have been several delays in the utility relocation process along the road construction area. In particular, Duke Energy has been delayed and Judge Executive Gary Moore had called Duke personally to speed up the work process. Duke has been working on Saturday and Sunday in order

to speed up the needed relocations, and Costello anticipated they would soon be back on schedule. In the meantime, residents in the area would have to be inconvenienced by the weekend construction, which is critical to keeping the Mt. Zion project on schedule for completion in late 2018.

Storypoint: Commissioner Ramage reviewed the conditions imposed by the BCPC on the plans for the Storypoint Development. The developers are working on a Memorandum of Understanding with Kroger, Inc. for construction of a gate between the two properties to be used for emergency access by EMS/Fire, etc. to the facility. Ramage also reported that Storypoint will be taking over the maintenance of the retention pond area located between their property and the Arbor Springs development. This will include improved landscaping and the installation of an aerator for the pond which will help eliminate complaints by Arbor Springs residents of mosquito and other insect infestations near the pond. It will also discourage geese from nesting in the area. Ramage also clarified that the "old farm fence" will be removed by Storypoint and that they will assume all maintenance between their property and the 10-foot "buffer zone" for adjacent residents, eliminating the issue of nuisance weeds and growth between the two, as has happened at the Kroger property.

Farmstand Market Cafe: Ramage reported that the restaurant has opened to very good reviews. Several EDC members noted that they have eaten there and the food is excellent.

Guest Developer: Tony Berling, developer of the Triple Crown property, was slated to come to the meeting but could not come due to a schedule conflict. Ramage reported that he will be rescheduled to another date.

Mayor Solomon updated that the City staff is now at full-staffing, and that with a new CAO (David Plummer) on board, his priority is to grow the city and aid in the acquisition of new areas to the City of Union.

Commissioner Ramage noted that several members were unable to meet in September, and proposed an October meeting date for the next meeting. Wednesday, October 18 at 6 p.m. was set for the next meeting date.

The Meeting was formally adjourned at 7:00 by Commissioner Ramage