



**Florence City Council  
Business Meeting  
Tuesday, June 22, 2021  
6:00 p.m.**

**MINUTES**

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, June 22, 2021, at 6:00 p.m. at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, with Mayor Diane E. Whalen presiding as chair.

**CALL TO ORDER & WELCOME:**

Mayor Diane E. Whalen called the regular meeting to order and declared the regular session open for the presentation of all city business.

**ROLL CALL:**

The roll was called, and the following five (5) members of council were present: Dr. Julie Aubuchon (Vice-Mayor), Mel Carroll, David Osborne, Josh Walton, and Gary Winn. Councilmember J. Kelly Huff was absent.

Staff members present were: Assistant City Attorney, Thomas Nienaber; CFO/HR, Linda Chapman; Chief of Police, Tom Grau; Fire/EMS Chief, Scott Knoll; Public Services Director, Eric Hall; Business & Community Development Director, Joshua Hunt; City Clerk, Melissa Kramer; Videographer, Spencer Foreman; and Police Officer, Mike Stanaland.

The following were also present: Trisha Scheyer, The River City News; Resident of Florence, Jenna Kemper; Resident of Florence, Brian Kinross; Hemal Soni, Farmview Commons; Channel 9 News; and Thomas Judd, observer.

**APPROVAL OF MINUTES:**

Mayor Whalen called for a motion to approve the minutes of the June 8, 2021, special meeting. Councilmember Osborne motioned to approve the minutes with a second from Councilmember Winn. **All councilmembers present voted aye.**

**SECOND READING ORDINANCE O-6-21:**

Mayor Whalen read Ordinance O-6-21. An Ordinance of the City of Florence, Kentucky, amending the Budget for The 2020-2021 Fiscal Year of The City. (Amendment #3) The purposes of this amendment are: (a) to reflect an increase in General Fund Revenues for the Property Taxes, Payroll Taxes, and Grant Receipts due to actual results; (b) to reflect an increase in General Fund Expenditures in the Fire Department line item for unscheduled overtime; (c) to reflect an increase in Municipal Aid Road Fund Expenditures for snow removal costs; (d) to reflect transfers between

the Infrastructure Fund and Aquatic Center Fund for future capital needs; (e) to reflect an increase in Golf Course Fund Revenues for Greens Fees, Driving Range Fees, Golf Carts, Private Lessons, Merchandise Sales, and Beer Sales; (f) to reflect an increase in Golf Fund Expenditures for salaries, bank service charges, miscellaneous expenses due to COVID protocols, Beer COGS, and Pro Shop COGS; (g) to reflect the addition of a System Maintenance Account for both sewer and water in the Water and Sewer Fund; and (h) to reflect an increase in expenses for the Health and Dental Fund due to high claimants.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-6-21. Councilmember Carroll motioned to approve, with a second from Councilmember Aubuchon. **All councilmembers present voted aye.**

### **SECOND READING OF ORDINANCE O-7-21:**

Mayor Whalen read Ordinance O-7-21. An Ordinance of the City of Florence, Kentucky, adopting the official budget for the 2021-2022 fiscal year of the city. This Ordinance adopts the fiscal year 2021-2022 budget of the City, including the General Fund, the Municipal Aid Road Fund, the Infrastructure Fund, the Asset Forfeiture Fund, the Aquatic Center Fund, the Water & Sewer Fund, the World of Golf Fund, and the Health and Dental Fund. Budgeted resources and expenditures are as shown on Exhibit "A".

The full text of Ordinance No. O-7-21, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-7-21. Councilmember Carroll motioned to approve, with a second from Councilmember Winn. **All councilmembers present voted aye.**

### **SECOND READING OF ORDINANCE O-8-21:**

Mayor Whalen read Ordinance O-8-21. An Ordinance relating to personnel; amending Ordinance No. O-8-20 relating to personnel policies, job descriptions, authorized positions, and the pay plan.

This Ordinance makes revisions to City Personnel Policies by adding one Project Administrator position; adding two Field Technician positions; adding three Police Sergeant Positions; adding nine Firefighter EMT and Paramedic positions.

To eliminate Section IV.8 b. Retirement Gift and Party of the personnel policy.

To amend Section VI.1 a. Amount of Paid Leave Credited to reflect the addition of three additional holidays effective January 1, 2022. To amend Section VI.1 b. use of Annual Paid Leave to add the holidays Martin Luther King Day, Good Friday and Day after Thanksgiving effective January 1, 2022.

To amend Section VI.9 Retirement Program to allow for a 4% employer match for the first 4% contribution from an employee into a personal retirement account effective July 1, 2021. The employee must be in the Tier 3 Cash Balance Plan in the Kentucky Retirement System to qualify for both hazardous and non-hazardous employees OR Tier 2 plan for non-hazardous employees.

The Pay Plan is changed by the addition of a 2.0% Cost of Living increase with corresponding changes related thereto.

The full text of Ordinance O-8-21, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-8-21. Councilmember Aubuchon motioned to approve, with a second from Councilmember Walton. **All councilmembers present voted aye.**

#### **SECOND READING OF ORDINANCE O-9-21:**

Mayor Whalen read Ordinance O-9-21. An Ordinance adopting and approving a change in a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) Zone for an approximate 11.82 acre site located on the northeast corner of the U.S. 42/Farmview Drive Intersection and the southeast corner of the Old U.S. 42/Farmview Drive Intersection, Florence and Union, Kentucky, to allow eating and drinking establishments and commercial uses, including drive-through facilities, elderly housing facility, multi-family housing, medical offices and a car wash, and to modify previous conditions of approval concerning architectural design and to permit a 50 foot maximum building height on the entire site. (Farmview Commons, LLC)

The effect of this Ordinance is to allow certain commercial uses in a Commercial Two/Planned Development (C-2/PD) zone and to modify previous conditions of approval concerning architectural design; and to permit a 50 foot maximum building height on the entire site.

The full text of Ordinance O-9-21, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-9-21. Councilmember Osborne motioned to approve, with a second from Councilmember Winn. **All councilmembers present voted aye.**

#### **SECOND READING OF ORDINANCE O-10-21:**

Mayor Whalen read Ordinance O-10-21. An Ordinance adopting and approving a Zoning Map Amendment from Public Facilities/Planned Development/Parkway Corridor Study Overlay (PF/PD/PO) to Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) for the approximate 1.06 acre site located at 8275 Ewing Boulevard, Florence, Kentucky, to allow medical, dental, optical and veterinary clinics and professional office uses that provide medical, dental, optical and veterinary administrative services in an existing building.

This Ordinance adopts and approves a zoning map amendment from Public Facilities/Planned Development/Parkway Corridor Study Overlay (PF/PD/PO) to Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) for the approximate 1.06 acre site located at 8275 Ewing Boulevard, Florence, Kentucky, to allow medical, dental, optical and veterinary clinics and professional office uses that provide medical, dental, optical and veterinary administrative services in an existing building.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-10-21. Councilmember Aubuchon motioned to approve, with a second from Councilmember Winn. **All councilmembers present voted aye.**

### **MAYOR'S REPORT:**

- As of June 11, the City of Florence rental facilities resumed normal operations. For reservation information, call Victoria Wells, Events Consultant at 859-647-5425.
- Mayor Whalen reminded everyone next Tuesday, June 29 is a 5<sup>th</sup> Tuesday. The next regularly scheduled City Council Caucus Meeting will be July 6.
- The Independence Day Celebration will be held on Saturday, July 3, 2021, 10:00 p.m. Fireworks Only. Rain date will be on July 4<sup>th</sup>. The fireworks display will be held at the Florence Public Services Facility on Tanners Lane. Additional information is on the website at [florence-ky.gov](http://florence-ky.gov).
- City offices will be closed Monday, July 5 in observance of Independence Day.
- Mayor Whalen informed everyone the Boone County Public Library will be hosting "Storytime in the Park" at Kentaboo Park, 418 Kentaboo Avenue, Florence. This will be held Thursday evenings in July at 6:30 p.m. Register online at the Boone County Public Library website: [boone.libnet.info/events](http://boone.libnet.info/events)
- The Safe Sitter Program will be held on Wednesday, August 11 at the Florence Nature Park Kalb Gathering House. Visit [Florence-ky.gov](http://Florence-ky.gov) for registration and details.
- Mayor Whalen expressed sympathy to the family of Christine Tucker. Ms. Tucker was an employee with Florence Water and had retired. She was still very active at 93. The funeral and visitation will be held on June 23 at Stith Funeral Home.
- Mayor Whalen informed everyone former City Clerk, Betsy Conrad, is home recuperating. She is hopeful to see Ms. Conrad out and about soon.

### **RECOGNITION:**

Mayor Whalen asked if any of the following desired recognition:

Members of City Council:

None desired recognition.

Department Heads:

Fire/EMS Chief, Scott Knoll:

Chief Knoll did not desire recognition.

Public Services Director, Eric Hall:

Mr. Hall did not desire recognition.

Chief of Police, Tom Grau:

Chief Grau did not desire recognition.

Audience:

City of Florence resident, Jenna Kemper of 2230 Bourbon Street stated the following:

Mrs. Kemper thanked everyone for the emails she received and stated: "It is what it is, but my question now is, are you willing to work with the committee that we have to figure out a way to make the asset, not bulldozed for an amphitheater. Something that can be used year round, but are you willing to listen to the ideas and brainstorm with us so that it doesn't actually sit there and rot. If we get a donor that actually could donate the money, an investor, anything for the community? Or are you just worried about your own budget?"

Mayor Whalen informed Mrs. Kemper the city would be releasing a press release with the potential uses for the facility. As part of the brainstorming, Mayor Whalen stated there will be an online survey in mid-July for the communities input.

Mrs. Kemper inquired as to the delay for the survey and stated mid-July was another month of summer gone. Mrs. Kemper thanked everyone that had responded to her email. Mayor Whalen thanked Mrs. Kemper and stated she appreciated her passion.

City of Florence resident, Brian Kinross of 1736 Savannah Lakes Drive stated the following:

Mr. Kinross inquired whether they pool had been reviewed as a source of revenue versus a lost cause and stated: "Currently, based on your losses and some projections that I do based on what I know about the pool myself, if the pool could run at 50% capacity, which is under the 60% which was used as a reason to keep it closed due to Covid, if it ran at 60%, 52%, you would break even. Has it ever, and that's not counting opportunities for businesses to use the facilities in evenings. Over the years, I have been a member of that pool since 2006 and I've only seen one business hold an event there in the evenings. I mean, charge \$3,000 for that and the cost to cover that is \$600 to cover the guard cost, essentially. It is a great source of revenue, not sure why you are ditching the opportunity to. What I see is the issue, is that the revenue side is not managed, the cost side is managed. You are hiring a management company to manage the costs of the

facility, but no effort at all to generate revenue through that facility through marketing, simple stuff, like advertising on social media, and hiring a manager or making someone to manage the revenue side of the business which would monitor sales and increased participation in the facility. Right now, it is word of mouth and organic in its growth. No business can survive like that. If it was managed like a ballpark or a golf center, it could actually generate revenue. Not sure why you are missing out on that opportunity. I am an aquatic center nut and love, I travel the world and everywhere I go, I try to find, someplace to hang out at a pool. And that's just what I do. That aquatic facility is the best facility from here to Mason. Mason has a great facility, they are expanding and increasing. That really is a nice facility that could be utilized as a source of revenue. It also kind of dove tails dove tails in, the one that Florence is known for, I tell people I live in Florence, and they know, Florence because of the water tower, Florence Y'all. It kind of dovetails really nicely with water tower. Could make a reputation of being a water city. Just want to know why you are not looking at the revenue side of things, versus just the cost side of things. Has it been reviewed, have you examined what could be done if you actually put a little bit of focus. If you took an intern from UC and from one of the local universities studying recreational management, pay them \$15 an hour and have them manage the revenue side of the business. What could you get out of it? I know it's an outside of what you know, but I just want to know why you are not looking at generating revenue out of that facility. Other places thrive on these business and expand. You know the private aquatic centers make money, otherwise they would not be open every year. But they open every year because they must be making money. Businesses don't open to lose money. As a small business owner, I would suggest you guys take a look at managing revenue better on the facilities that you open and that need revenue to operate with. Thank you."

**ADJOURNMENT:**

There being no further business to come before the Council, Mayor Whalen called for a motion to adjourn. Councilmember Winn so moved, with a second from Councilmember Carroll. **Councilmembers present voted aye**, the time being 6:22 p.m.

**ATTEST:**

/s/ Melissa Kramer  
Melissa Kramer, City Clerk

**APPROVED:**

/s/ Diane E. Whalen  
Diane E. Whalen, Mayor

