



**Florence City Council
Special Meeting
Tuesday, June 21, 2022
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in special session on Tuesday, June 21, 2022 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 special meeting to order and declared the meeting open for the presentation of items on the special meeting agenda.

ROLL CALL:

The roll was called, and the following six (6) members of council were registered present: Dr. Julie Aubuchon (Vice-Mayor), Mel Carroll, J. Kelly Huff, David Osborne, Patricia Wingo, and Gary Winn.

Staff members present were: Assistant City Attorney, Thomas Nienaber; CFO/HR, Linda Chapman; Fire/EMS Chief, Rodney Wren; Chief of Police, Tom Grau; Public Services Director, Eric Hall; Business & Community Development Director, Joshua J. Hunt; City Clerk, Melissa Kramer; and Police Sergeant, Jon Newton.

The following were also present in the audience: Florence Fire/EMS Department new employees, Firefighter/EMT, Nathan Anderson; Firefighter/EMT, Eric Van Meter; Firefighter/EMT, Kyle Wiggins; Firefighter/Paramedic, Zachary Greene; Firefighter/Paramedic, David Weghorn; Family and Friends of the new Florence Fire/EMS Department employees; Assistant Fire/EMS Chief Chris Miller; Assistant Fire/EMS Chief, John Black; Battalion Chief of Training, Matt Pleiman; CarMax Representatives; Viox & Viox Representatives; Development Manager of CenterPoint Integrated Solutions, Brad Lauth; Resident of Florence, Aaron Gillum; LINK NKY News Reporter, Kaitlin Gebby; Resident of Florence, Brian Kinross; and Resident of Florence, Thomas Judd.

APPROVAL OF MINUTES:

Mayor Whalen called for a motion to approve the minutes of the June 14, 2022, business meeting. Councilmember Winn motioned to approve the minutes with a second from Councilmember Wingo. **All councilmembers present voted aye.**

OATHS OF OFFICE:

Rodney Wren, Fire/EMS Chief, introduced the newest members of the Florence Fire/EMS Department.

Chief Wren introduced Firefighter/EMT Nathan Anderson. Chief Wren stated Nathan comes to us from the Scott County Fire Department. He is a lifelong resident of Scott County where he owned and operated his own construction company for more than twenty years. He received his GED from Scott County High School and has an Associates of Applied Science Degree in Fire Science from Gateway Technical and Community College. He wants to continue his educational goals and attend a paramedic program. He feels his greatest accomplishment is being the father to his two sons, Aiden and Avery, his daughter Rylee, and husband to his wife, Brooke. David has worked full time for the City of Wilder, and the Cincinnati Northern Kentucky International Airport.

Chief Wren introduced Firefighter/EMT Eric Van Meter. Chief Wren stated Eric comes to us from the Ludlow Fire Department, Verona Fire District, and Independence Fire District. He is a lifelong resident of Boone County and a graduate of Conner High School. He began his pursuit of a fire service career during his junior year at Conner High School through Gateway Community College. He is currently a Paramedic Student in the Cincinnati Fire Department's Paramedic Program with an expected graduation date in early November.

Chief Wren introduced Firefighter/EMT Kyle Wiggins. Chief Wren stated Kyle comes to us from the Fort Mitchell Fire Department. Kyle has also worked for the Independence Fire District. He grew up in Florence and currently resides in Erlanger. He received his GED from Boone County High School and is currently a Paramedic Student at Gateway Technical and Community College and is expected to graduate as a paramedic this August. He is most excited about working in a place that he has always considered home.

Chief Wren introduced Firefighter/Paramedic Zachary Greene. Chief Wren stated Zach comes to us from Sunstar Paramedics in Pinellas County Florida. Zach grew up in Walton and is a graduate of Walton Verona High School. He continued his education at the University of Pikeville, where he earned his Bachelor of Science and played baseball. He moved to the west coast after graduating to play semiprofessional baseball. His connections on that venture led his move to Florida. He has always loved Kentucky and wanted to return home.

Chief Wren introduced Firefighter/Paramedic David Weghorn. Chief Wren stated David comes to us from Central Campbell Fire District. David has worked full time for the City of Wilder, the Cincinnati Northern Kentucky International Airport, as well as, part-time for Colerain Fire/EMS and Pendleton County EMS. He is a graduate of Campbell County High School. He became a paramedic in 2008 after attending Cincinnati State's Paramedic Program. David currently resides in Campbell County with his wife and daughter.

Mayor Whalen administered the oaths of office and welcomed them to the City of Florence Fire/EMS Department.

SECOND READING ORDINANCE O-10-22:

Mayor Whalen read Ordinance O-10-22. An Ordinance of the City of Florence, Kentucky, amending the budget for the 2021-2022 Fiscal Year of the City. (Amendment #3) The purposes of this amendment are: (a) to reflect an increase in MARF Fund Expenditures for snow removal costs due to the number of snow and ice events during the past winter; (b) to reflect a budget for the Aquatic Center Fund Revenues; (c) to reflect a budget for the Aquatic Center Fund Expenditures; (d) to reflect an increase in Golf Course Fund Revenues for merchandise, food and beverage, and beer sales; (e) to reflect an increase in Golf Course Fund Expenditures due to rising wage rates and additional personnel, increased golf lessons, and recent renovations; (f) to reflect an increase in Water and Sewer Fund Expenses for estimated water purchases.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-10-22. Councilmember Aubuchon motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

SECOND READING ORDINANCE O-11-22:

Mayor Whalen read Ordinance O-11-22. An Ordinance of the City of Florence, Kentucky, adopting the official budget for the 2022-2023 fiscal year of the city.

This Ordinance adopts the fiscal year 2022-2023 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 O-11-22, 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-11-22. Councilmember Wingo motioned to approve, with a second from Councilmember Aubuchon. **All councilmembers present voted aye.**

SECOND READING ORDINANCE O-12-22:

Mayor Whalen read Ordinance O-12-22. An Ordinance relating to personnel; amending Ordinance No. O-15-21 relating to personnel policies, job descriptions, authorized positions, and the pay plan.

The Pay Plan is changed by a complete analysis of all positions corresponding changes related thereto.

The full text of Ordinance O-12-22, 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-12-22. Councilmember Carroll motioned to approve, with a second from Councilmember Huff. **All councilmembers present voted aye.**

DISCUSSION AND POSSIBLE ACTION – ORDINANCE O-13-22:

Mayor Whalen called upon Joshua J. Hunt, Business & Community Development Director with regard to the next agenda item.

Mr. Hunt stated the city and CarMax have been communicating for approximately ten years regarding a proposed location within the city. Multiple sites have been reviewed and the proposed project location is off of Holiday Drive. The two subject parcels were previously a Ponderosa Restaurant and a hotel. The two existing parcels will be combined into one. The site has been recommended due to the C-3 Commercial Zone. C-3 Commercial Zones include car lots as principally permitted uses. The change is for the proposed fence and an outdoor sales area. Mr. Hunt identified the site in the presentation and introduced Brad Lauth on behalf of CarMax.

Brad Lauth, Development Manager with CenterPoint Integrated Solutions on behalf of CarMax, stated CenterPoint is CarMax's main developer. Mr. Lauth stated CarMax has aspired to join the Florence market for close to ten years. Multiple sites were reviewed in the past and the City of Florence has worked with the CarMax development team on the viability of the subject property.

Mr. Lauth identified the proposed CarMax Facility with sales and service. He stated throughout discussion, the plans were revised to be amenable to all the parties involved. Mr. Lauth identified additional proposed renderings of the project including the existing condition, site location, concept site plan, concept renderings including the building and landscaping. The renderings are site specific to Florence.

Mr. Lauth reviewed the business plan and philosophies of CarMax. Their first store opened in 1993 and CarMax modeled their business after Circuit City. He believes CarMax has a more relaxed atmosphere to used car buying as they have "no-haggle" pricing. Additionally, for the previous eighteen years, CarMax has been identified as one of the "Best 100 Companies to Work For". Currently, CarMax has 221 stores within forty-one states.

During the review process, a Traffic Study was completed. Mr. Lauth identified aerials of the street views including Holiday Place, Steilen Drive, Lacresta, and US 42. Street improvements will occur to permit better flow of traffic in the area and patrons visiting CarMax. Specifically, a third lane will be added to Jameson Lane for truck transport. Additionally, the turning radius on US 42, in conjunction with the Kentucky Transportation Cabinet, will have improvements to repair road conditions. A raised concrete island will also be installed where the sidewalk is flush with the road in front of the gas station off of US 42.

Councilmember Osborne inquired with regard to the increase of traffic in the area. Based on the previously uses at the site, Mr. Lauth did not feel the project would generate additional traffic as opposed to the previous uses.

Councilmember Aubuchon inquired with regard to the hours of operation. Mr. Lauth stated the hours for the Florence location will be set closer to the opening. However, other CarMax locations are open Monday-Saturday, 9:00 a.m. until 9:00 p.m., Service Hours are 7:30 a.m. until 6:00 p.m., and limited Sunday hours.

Councilmember Aubuchon believed the project would be a substantial improvement to the roads in the area. She felt the developer was committed to improve the traffic flow in the area which would benefit all of the properties.

Mr. Hunt stated the capital improvements outside of the site will be significant including additional landscaping and installation of new fencing similar to the fencing near the Florence Y'all's Stadium.

Councilmember Carroll was in favor of the project and felt the project would be a significant improvement.

Mayor Whalen stated the improvements to the area will hopefully alleviate traffic and improve the area. Prior to this project, there were already two businesses operating at the location. She did not believe the new project would create any additional struggles.

Councilmember Aubuchon stated the Florence Planning & Zoning Committee met and recommend approval with no additional public hearing.

Councilmember Carroll inquired with regard to the time frame of completion. Mr. Lauth anticipates the groundbreaking will be spring 2023.

Mayor Whalen read Ordinance O-13-22. An Ordinance Adopting and Approving a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for the approximate 5.24 acre site located at 8050 and 8053 Holiday Drive, Florence, Kentucky, to allow a used auto sales and service facility. (CarMax)

This Ordinance adopts and approves a zoning map amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for the approximate 5.24 acre site located at 8050 and 8053 Holiday Drive, Florence, Kentucky, to allow a used auto sales and service facility.

Mayor Whalen called for a motion to approve the first reading of Ordinance O-13-22. Councilmember Winn motioned to approve, with a second from Councilmember Carroll. **All councilmembers present voted aye.**

EXECUTIVE SESSION:

There was no need for City Council to go into Executive Session.

ADJOURNMENT:

There being no further business to come before Council, Mayor Whalen called for a motion to adjourn the Special Meeting. Councilmember Huff so moved, with a second from Councilmember Aubuchon. **Councilmembers present voted aye**, the time being 6:33 p.m.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

