



**Florence City Council
Special Meeting
Tuesday, October 18, 2022
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in special session on Tuesday, October 18, 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; Fire/EMS Chief, Rodney Wren; Police Captain, Eric Bowles; Public Services Director, Eric Hall; Business & Community Development Director, Joshua J. Hunt; Assistant City Clerk, Brandi Roundtree; and Police Lieutenant, Jeffrey Mallery.

The following were also present in the audience: Macean Cook, Florence Police Department new police officer; Family and Friends of the new Florence Police Department Employee Macean Cook; Evans Engineering, Jonathan Evans; Resident of Florence, Aaron Gillum; and Resident of Florence, Thomas Judd.

APPROVAL OF MINUTES:

Mayor Whalen called for a motion to approve the minutes of the October 11, 2022, business meeting. Councilmember Winn motioned to approve the minutes with a second from Councilmember Wingo. **All councilmembers present voted aye.**

OATH OF OFFICE:

Eric Bowles, Police Captain, introduced Macean Cook, as the newest member of the Florence Police Department. Captain Bowles stated Macean is twenty-three years old and currently resides in Hebron, Kentucky. Macean is a 2017 graduate of Conner High School and has a Bachelor of Science Degree in Athletic Training from Indiana Wesleyan University. Macean was also on the track and field team at Indiana Wesleyan University. For the last year, Macean was employed by

the Boone County Jail. Captain Bowles stated the Police Department is excited to be adding Macean to the department and Macean will leave for the academy on Sunday, October 30.

Mayor Whalen administered the oath of office and welcomed Macean to the City of Florence.

SECOND READING ORDINANCE O-21-22:

Mayor Whalen read Ordinance O-21-22. An Ordinance relating to personnel; amending Ordinance No. O-12-22 relating to personnel policies.

This Ordinance makes revisions to the Grooming, Annual Paid Leave and Sick Leave Sections of the Personnel Policies and Procedures.

The full text of Ordinance O-21-22, 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-21-22. Councilmember Winn motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

DISCUSSION OF CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN – FREDDY’S STEAKBURGERS AND POSSIBLE ACTION - FIRST READING ORDINANCE O-22-22:

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

Mr. Hunt referred to his PowerPoint Presentation. Mr. Hunt stated the proposed project is Freddy’s Frozen Custard and Steakburgers. The restaurant is based out of Wichita, Kansas and the location would be their first in the Northern Kentucky area. As of 2021, there are approximately four-hundred fifty locations and the restaurant continues to expand. Mr. Hunt identified the location of the site which will be located near Meijer, Hilton Garden Inn and Best Buy. The plan provides for two drive-through lanes to alleviate any traffic stacking. He noted there would be a shared parking agreement with Meijer and the applicant will address any access easements whether they exist or will be provided. Additionally, Mr. Hunt stated the development was the last piece of the Houston Lakes, Houston-Donaldson Concept Development Plan, which was instituted in 1990 and amended in 1992. Conditions associated with the project include the building material and color which shall be reviewed and approved to provide more brick. Additional conditions include the existing light poles to be removed and replaced with the same or similar to the light poles within the Meijer Parking lot and an access easement shall be recorded to permit access to the private drives on each side.

Mr. Hunt stated the Florence Planning and Zoning Committee met and recommended approval with no additional conditions or public hearing.

Councilmember Aubuchon stated it was important to note the red white stripe on the building/sign is not considered as awning. The restaurant should have approximately twelve employees at one and time and the hours will be 10:00 a.m.-10:00 p.m. serving frozen custard.

Councilmember Winn stated the light poles would be different than the light poles currently at Meijer. Mr. Hunt stated the light poles will have a lower profile and be in correlation with the current design standards.

Mr. Hunt recognized Mr. Jonathan Evans, Evans Engineering, in the audience.

No further discussion was needed and therefore Mayor Whalen read Ordinance O-22-22. An Ordinance adopting and approving a change in an approved Concept Development Plan in an Office Two/Commercial Two / Planned Development / Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) District for an approximate 1 acre site located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet Southeast of Houston Road and being part of the property at 4990 Houston Road, Florence, Kentucky, to allow an eating and drinking establishment. (Freddy's Steakburgers)

The effect of this Ordinance is to allow an eating and drinking establishment on an approximate 1 acre site in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) District.

The full text of Ordinance O-22-22, 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 first reading of Ordinance O-22-22. Councilmember Aubuchon motioned to approve, with a second from Councilmember Winn. **All councilmembers present voted aye.**

Mayor Whalen announced there would be no council meeting next week due to the Halloween Night Out on October 25, 2022 and second reading would occur upon the next regularly scheduled meeting.

EXECUTIVE SESSION:

Mayor Whalen called for a motion to go into Executive Session pursuant to KRS 61.810 (1)(b) acquisition/sale of real property - where publicity would be likely to affect the value of property to be acquired for public use or to be sold by the city.

Councilmember Huff so moved with a second from Councilmember Wingo. **All councilmembers present voted aye, the time being 6:13 p.m.** Mayor Whalen advised they would return to the room to adjourn and did not anticipate any further business taking place following Executive Session.

Mayor Whalen called for a motion to come back into session after the Executive Session. Councilmember Wingo so moved, with a second from Councilmember Huff. **All councilmembers present voted aye, the time being 6:58 p.m.**

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 Winn. **Councilmembers present voted aye, the time being 6:59 p.m.**

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

APPROVED:

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

