



**Florence City Council
Business Meeting
Tuesday, November 14, 2023
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, November 14, 2023, at 6:00 p.m. at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, with Mayor Julie M. Aubuchon presiding as chair.

CALL TO ORDER & WELCOME:

Mayor Julie M. Aubuchon called the regular meeting to order and declared the regular session open for the presentation of all city business.

INVOCATION & PLEDGE OF ALLEGIANCE:

Mayor Aubuchon and Members of City Council recited the invocation.

All attendees recited the Pledge of Allegiance.

ROLL CALL:

The roll was called, and the following six (6) members of council were registered present: Mel Carroll, Lesley Chambers, Jenna Kemper (Vice-Mayor), David A. Osborne, Patricia Wingo, and Gary Winn.

Staff members present were: City Attorney, Thomas R. Nienaber; Fire/EMS Chief, Rodney Wren; Police Chief, Tom Grau; Public Services Director, Eric Hall; Director of Administration/City Administrator, Joshua J. Hunt; City Engineer, Bill Viox; City Clerk, Melissa Kramer; Videographer, Joel Clines; and Police Sergeant, Jon Newton.

The following were also present in the audience: Florence Fire/EMS Captain, Dave Curtis; Florence Fire/EMS Firefighter/Paramedic, Nathan Dietz; Florence Fire/EMS Firefighter/EMT, Jimmy Rose; Florence Fire/EMS Commander, Dave Dannemiller; St. Elizabeth Nurse Manager, Ashel Kruezkamp, MSN, RN; Florence Christian Church, Rev. Dr. Susan Ward Diamond; Resident of Florence, Brad Cable; Resident of Florence, Angela Cable; Resident of Florence, Stacey Arnett; Resident of Florence, Thomas Judd; Resident of Florence, Brian Kinross; Florence Fire/EMS Personnel; Family of Councilmember Kemper; Executive Director of the Northern Kentucky Area Development District, Tara Johnson-Noem; LINK nky Reporter, Douglas Clark; and Northern Kentucky Tribune Reporter, Trisha Scheyer.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the November 7, 2023, special meeting. Councilmember Wingo motioned to approve the minutes with a second from Councilmember Carroll. **All councilmembers present voted aye.**

RECOGNITION:

Mayor Aubuchon called upon Ashel Kruetzkamp, MSN, RN, Nurse Manager at St. Elizabeth Healthcare.

On behalf of the American Heart Association and St. Elizabeth Healthcare, Ms. Kruetzkamp was in attendance to recognize Florence Fire/EMS Personnel. Ms. Kruetzkamp stated during the month of August 2023, Florence Fire/EMS Personnel were involved in the transport of a stroke patient leading to the fastest door to needle delivery of T-PA for the St. Elizabeth Healthcare system. She explained the program, which began in 2010 by the American Heart Association, and the additional incentive of a challenge coin for the upcoming year. Ms. Kruetzkamp recognized and thanked Firefighter/Paramedic, Nathan Dietz and Firefighter/EMT, Jimmy Rose for their exceptional service presenting them with a certificate and a pink brain pin.

PRESENTATION – NORTHERN KENTUCKY AREA DEVELOPMENT DISTRICT:

Mayor Aubuchon called upon Tara Johnson-Noem, Executive Director of the Northern Kentucky Area Development District to present the housing study.

Ms. Johnson-Noem thanked everyone and referenced her presentation stating the Northern Kentucky Area Development District (NKADD) is a collaboration of local leaders that developed in the 1970s. Each county is a part of one of the fifteen Area Development Districts written into state statute to provide technical assistance to communities in an eight-county region. Ms. Johnson-Noem stated the NKADD serves in three main capacities, Aging and Disability Services, Community Development, and Workforce Development. Additionally, they are the home of the Northern Kentucky Office of Drug Control Policy and serve as their fiscal agent.

Ms. Johnson-Noem stated the NKADD had a budget of twenty-four million dollars and 70% is distributed back to the community. Currently, the NKADD is comprised of seventy-five employees and a governance board of thirty-eight members from Boone County, Campbell County, Carroll County, Gallatin County, Grant County, Kenton County, Owen County and Pendleton County.

Prior to becoming the Executive Director, Ms. Johnson-Noem was the NKADD Associate Director for Work Force Development. The work force development connects employers with talent and job seekers through the Kentucky Career Center Partnership Network. In reviewing methods to serve the workforce development, it was determined that housing could be a barrier. She explained the current statistics regarding open jobs, unemployment rate, and the labor force participation rate.

Ms. Johnson-Noem reviewed the statistics compiled in the presentation regarding the NKADD housing data and demographic analysis. Based on the review by independent consultants, it was determined that within the next five years, the eight county Northern Kentucky Region, will need to build 6,650 housing units to support economic development, with 3,260 for workforce housing, 500 units for very low-income households, and 4,220 one/two-bedroom units. Within the three northern counties, the workforce job creation is outpacing the workforce housing. Currently, the median age of the Northern Kentucky Region is 46-55. Referencing the presentation, Ms. Johnson-Noem explained the household income, as well as, the affordable housing for single income households with varying careers and incomes.

By 2060, Boone County is projected to add 64,000 more jobs with a diverse range of jobs. Ms. Johnson-Noem referred to charts that identified the supply and demand of various housing needs based on the current and projected population. Additionally, she explained the area median income within Boone County. Ms. Johnson-Noem concluded her presentation.

Mayor Aubuchon thanked Ms. Johnson-Noem and opened the floor for questions or comments.

Councilmember Carroll requested a copy of the presentation. Ms. Johnson-Noem stated a copy of the presentation would be made available and encouraged everyone to review the complete housing report on their website at www.nkadd.org.

Councilmember Osborne thanked Ms. Johnson-Noem and inquired where the workers in Boone County originated. Ms. Johnson-Noem stated she did not have that information, but the NKADD had completed studies in the past regarding immigration from within the state to this area.

Councilmember Osborne inquired of the 8,000 housing units being built in Boone County over the next ten years and how many of those housing units were being built in Florence. Ms. Johnson-Noem stated that number was an estimate of what could be built over the next ten years and it is estimated that 6,650 housing units are needed in the next five years throughout the eight-county region. She explained questions continue to arise regarding the future of housing and therefore the NKADD intends on continuing to work with the planning commissions of each county.

SECOND READING ORDINANCE O-30-2023:

Mayor Aubuchon asked Councilmember Wingo to leave council chambers as she had recused herself from this matter due to a conflict of interest.

Mayor Aubuchon read Ordinance O-30-2023. An Ordinance Adopting and Approving a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One (SR-1) for the approximate 3.9 Acre Site located at 8269 Pleasant Valley Road, including the adjoining parcel having a Parcel Identification Number (PIDN) of 062.00-00-008.25, Florence, Kentucky, to allow for future subdivision of the property into smaller residential lots. (Dan Hughes)

The Ordinance adopts and approves a zoning map amendment from Agricultural Estate (A-2) to Suburban Residential One (SR-1) for an approximate 3.9-acre site located at 8269 Pleasant Valley Road, including the adjoining parcel having a Parcel Identification Number (PIDN) of 062.00-00-

008.25, Florence, Kentucky, to allow for future subdivision of the property into smaller residential lots.

The full text of Ordinance O-30-2023 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 Aubuchon called for a motion to approve the second reading of Ordinance O-30-2023. Councilmember Winn motioned to approve, with a second from Councilmember Kemper.

No discussion was necessitated and based on the motion to approve the second reading of Ordinance O-30-2023 by Councilmember Winn and seconded by Councilmember Kemper, Mayor Aubuchon requested a Roll Call Vote. Councilmember Carroll, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Kemper, yes; Councilmember Osborne, yes. **Roll Call recognized five yes votes approving the second reading of Ordinance O-30-2023.**

MUNICIPAL ORDER MO-22-2023:

Mayor Aubuchon read Municipal Order MO-22-2023. A Municipal Order authorizing and directing the city attorney to file an eminent domain proceeding for the acquisition of real estate at 283 Main Street, Florence, Kentucky.

Mayor Aubuchon called for a motion to approve Municipal Order MO-22-2023. Councilmember Wingo motioned to approve Municipal Order MO-22-2023 with a second from Councilmember Winn.

Mayor Aubuchon called upon Director of Administration/City Administrator, Joshua J. Hunt regarding MO-22-2023. He advised the city had attempted over the course of three years to either purchase or lease property on Main Street with no success. Eminent domain was necessary regarding issues with storm water on Main Street and expansion of public parking. Mr. Hunt explained a Municipal Order was passed a year ago and additional discussions with the property owner were held. However, an agreement was not able to be reached.

Mayor Aubuchon called upon City Attorney Nienaber for any additional comments. Mr. Nienaber stated negotiations were ongoing for months and an agreement was unable to be reached. Therefore, eminent domain was the city's only option.

Mr. Hunt clarified that this will only affect a small portion of the current parking lot.

Councilmember Chambers requested Mr. Hunt explain the intentions of the property and access to the property. Mr. Hunt stated there are two curb cuts off Main Street and the intent is to provide additional public parking and detention facilities. The city does own property that abuts this property.

No further discussion was necessitated and based on the motion to approve Municipal Order MO-22-2023 by Councilmember Wingo and seconded by Councilmember Winn, Mayor Aubuchon

requested a Roll Call Vote. Councilmember Carroll, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Kemper, yes; Councilmember Wingo, yes; Councilmember Osborne, yes. **Roll call recognized six yes votes approving Municipal Order MO-22-2023 by unanimous vote.**

MAYOR'S REPORT:

- Mayor Aubuchon reminded everyone the City of Florence leaf collection runs through December 21. Every residential street is serviced three times throughout the leaf collection season. Contact the Public Services Department at 859-647-5416 for more information. The schedule is also on the website – www.Florence-ky.gov.
- Mayor Aubuchon reminded everyone the City of Florence will continue to collect non-perishable food items to benefit the Boone County Family Resource Centers for the elementary schools in Florence through Friday, November 17. Items may be dropped off in the Florence Government Center lobby.
- Mayor Aubuchon reminded everyone that the Florence Police Department is participating in their 6th Annual No-Shave-November Benefit. All proceeds from funds collected will benefit the Cincinnati Children's Hospital Cancer Unit. Each participating officer will donate at least \$25 to this worthy cause. This year, they set a goal of raising \$2,500 for Cincinnati Children's Hospital. Anyone can participate and donate. The link to donate is on the Florence Police Department's Facebook page.
- Mayor Aubuchon announced the Florence Fire/EMS Department and Florence Police Department, in partnership with Meijer, are filling the truck with donations for the Boone County Family Resource Center on Saturday, December 2, from 10:00 a.m. to 2:00 p.m. Stop by Meijer in Florence at 4990 Houston Road and consider donating toys or hygiene products including soap, shampoo, deodorant, and toothpaste. Have your photo taken with Santa on the Fire Truck while you help give back to the community.
- Mayor Aubuchon encouraged everyone to stop by the Administration Department to pick up one of the coloring pages or visit the city website to participate in the first ever City of Florence Children's Holiday Art Display. The contest is open to young artists ages 12 and under. All entries must be turned in by 5:00 p.m. on November 27. The winner will be notified on Monday, December 4 and announced at the Holiday Tree Lighting on December 5.
- Mayor Aubuchon announced the Annual Holiday Tree Lighting and Winter Wonderland Village Event would be held on Tuesday, December 5, at the Florence Government Center. The ornaments used to decorate the tree will be made by the children of the community. She encouraged everyone to pick up an ornament in the Administration Department. In addition to the traditional tree lighting and musical presentation, there will be a Winter Wonderland Village with Elf craft stations, a North Pole mailbox, hot chocolate bar, live music provided by the City of Florence Band and Ockerman Middle School choir, visits and photos with Santa, story time with Mrs. Claus, train display and the incredible lights displays from our Public Services Department.
- Mayor Aubuchon expressed her appreciation to all the city departments that participated in the Veterans Day program and recognized Rev. Dr. Susan Ward Diamond in the audience. Mayor Aubuchon explained that Reverend Diamond had facilitated the Witness

Tree Event which included placing twenty-two dog tags on a tree in recognition of the twenty-two service members who commit suicide every day.

RECOGNITION:

Mayor Aubuchon asked if any of the following desired recognition:

Members of City Council:

Councilmember Chambers requested an update regarding the live streaming of council meetings.

Director of Administration/City Administrator, Joshua J. Hunt stated tests are currently underway and after working out all the “bugs”, meetings will soon be streamed on the city’s YouTube channel, not presently named presently.

Department Heads:

Fire/EMS Chief, Rodney Wren:
Chief Wren 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.

Director of Administration/City Administrator, Joshua J. Hunt:
Mr. Hunt did not desire recognition.

Members of the Audience:

A City of Florence resident expressed his concern over a code board matter. Mayor Aubuchon requested Mr. Nienaber explain the code board appeal process and stated she did not believe city council should comment on an ongoing code board matter.

Mr. Nienaber explained the appeal process and encouraged the resident to seek independent council regarding the matter.

Mayor Aubuchon encouraged him to speak to Mr. Hunt following the meeting.

Councilmember Chambers stated she believed the resident wanted to have an ordinance updated by city council. The resident replied affirmatively.

Mayor Aubuchon explained that if it has to do with code violations and fines, the issue needed to be resolved before the code board prior to the issues addressed at council.

CLOSED SESSION:

There was no need for Closed Session.

ADJOURNMENT:

There being no further business to come before the Council, Mayor Aubuchon called for a motion to adjourn. Councilmember Carroll so moved, with a second from Councilmember Osborne. **Councilmembers present voted aye**, the time being 6:53 p.m.

APPROVED:

/s/ Julie M. Aubuchon
Julie M. Aubuchon, Mayor

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

