



**Florence City Council
Business Meeting
Tuesday, November 12, 2024
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, November 12, 2024, 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, David A. Osborne, Pat Wingo, and Gary Winn.

Staff members present were: City Attorney, Thomas R. Nienaber; Fire/EMS Chief, Rodney Wren; Chief of Police, Jeff Mallery; Public Services Director, Eric Hall; Director of Administration/City Administrator, Joshua J. Hunt; City Engineer, Bill Viox; City Clerk, Melissa Kramer; Finance Director, Jason Lewis; Videographer, Perry Weber; and Police Sergeant, Sam Riley.

The following were also present in the audience: Resident of Florence, Thomas Judd; Councilmember Elect, Diane E. Whalen; and Director of Community Development, Todd Morgan.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the November 6, 2024, special meeting. Councilmember Carroll motioned to approve the minutes with a second from Councilmember Wingo. **All councilmembers present voted aye.**

FIRST READING ORDINANCE O-19-2024:

Mayor Aubuchon read Ordinance O-19-2024. An Ordinance adopting and approving a Zoning Map Amendment from Suburban Residential One (SR-1) to Urban Residential One (UR-1) for an

approximate 28-acre area located along the east side of Gunpowder Road, including the property at 9104-9108 Gunpowder Road and the property having a Parcel Identification Number (PIDN) of 062.00-00-120.00, Florence, Kentucky, to allow for the development of a 284 Unit Multi-Family Residential Development.

The effect of this Ordinance is to allow a zoning may amendment from Suburban Residential One (SR-1) to Urban Residential One (UR-1) for an approximate 28 acre area located along the east side of Gunpowder Road, including the property at 9104-9108 Gunpowder Road and having a Parcel Identification Number (PIDN) of 062.00-00-120.00, Boone County and Florence, Kentucky to allow for the development of a 284 unit multi-family residential development, in conjunction with proposed annexation of the approximate 28 acre site into the City of Florence, Kentucky.

The full text of Ordinance O-19-2024 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 first reading of Ordinance O-19-2024. Councilmember Wingo motioned to approve, with a second from Councilmember Winn.

Councilmember Wingo reported that the Florence Planning and Zoning Committee reviewed the project with the developers and expressed confidence in modifications made to the Concept Development Plan, which included a reduction in the number of units and adherence to the committee's established conditions. The committee recommended the updated Concept Development Plan for approval.

Mayor Aubuchon asked Joshua J. Hunt, Director of Administration/City Administrator, to clarify the total number of units. Mr. Hunt confirmed that the unit count had been reduced from the original Concept Development Plan and may decrease further due to the Gunpowder Road widening project.

Councilmember Chambers asked for clarification of the timeline of the project.

Todd Morgan, Director of Community Development, directed everyone's attention to his PowerPoint presentation and explained the project providing an overview of the phases.

Mayor Aubuchon clarified that the development might be further reduced by two buildings because of the planned widening of Gunpowder Road.

Mr. Hunt explained that the developers would need to conduct their own traffic study and submit their plans to the state for approval. However, due to the widening project on Gunpowder Road, the state-required improvements would likely be delayed until the completion of the widening project and anticipated the timeline of the phases being adjusted.

Councilmember Chambers requested clarification that each phase would not begin until the previous phase was completed.

Mr. Hunt confirmed positively.

Mayor Aubuchon stated the maximum number of units allowed to be built in one year was fifty-five (55) and if the maximum was reached, the next phase could not commence.

Mr. Morgan confirmed that the phases were scheduled to begin at two year intervals and the next phase could not begin until the two year period had lapsed.

No further discussion was necessitated and based on the motion to approve Ordinance O-19-2024 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 the first reading of Ordinance O-19-2024 by unanimous vote.**

FIRST READING ORDINANCE O-20-2024:

Mayor Aubuchon read Ordinance O-20-2024. An Ordinance relating to the adoption and approval of Text Amendments to the Boone County Zoning Regulations Text as applicable to the City of Florence, Kentucky, these text amendments being to Section 3655, Fences, as applicable only to the City of Florence, Kentucky, to allow fences within corner side yards.

This Ordinance adopts and approves text amendments to the Boone County Zoning Regulations Text, these text amendments being to Section 3655, Fences, as applicable only to the City of Florence, Kentucky, to allow fences within corner side yards, subject to certain restrictions.

The full text of Ordinance O-20-2024, 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 Boulevard, Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-20-2024. Councilmember Wingo motioned to approve, with a second from Councilmember Chambers.

Joshua J. Hunt, Director of Administration/City Administrator, provided an overview of the amendment and the change to the city's fencing requirements.

Councilmember Chambers expressed appreciation for the change and stated that it was a positive step in providing homeowners more control over the appearance of their property. She expressed hope that homeowners would have greater flexibility in the future for making decisions about their own home care.

No further discussion was necessitated and based on the motion to approve Ordinance O-20-2024 by Councilmember Wingo and seconded by Councilmember Chambers, 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 the first reading of Ordinance O-20-2024 by unanimous vote.**

FIRST READING ORDINANCE O-21-2024:

Mayor Aubuchon read Ordinance O-21-2024. An Ordinance relating to the adoption and approval of text amendments to the Boone County Zoning Regulations Text as applicable to the City of Florence, Kentucky, these text amendments being considered for enactment to regulate cannabis businesses that may become authorized by Kentucky Revised Statutes (KRS) 218B.010 through 218B.155, as well as House Bill (HB) 829, and other applicable law within the Boone County Planning Unit for Boone County, Kentucky, subject to the recommended terms and provisions set forth in the Technical/Design Review Committee Report.

This Ordinance adopts and approves text amendments to the Boone County Zoning Regulations Text, these text amendments being enacted to regulate cannabis businesses.

The full text of Ordinance O-21-2024, 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 Boulevard, Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-21-2024. Councilmember Winn motioned to approve, with a second from Councilmember Carroll.

Councilmember Chambers asked if a map of the available areas was available.

Joshua J. Hunt, Director of Administration/City Administrator, stated that he did not have a map now, but that one would be provided later, and GIS would create a map accessible to everyone.

No further discussion was necessitated and based on the motion to approve Ordinance O-21-2024 by Councilmember Winn and seconded by Councilmember Carroll, 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 the first reading of Ordinance O-21-2024 by unanimous vote.**

FIRST READING ORDINANCE O-22-2024:

Mayor Aubuchon read Ordinance O-22-2024. An Ordinance Relating to the Adoption and Approval of Chapter 122 of the City Code of Ordinances to Regulate Medical Cannabis Businesses in the City of Florence that may become authorized to conduct business pursuant to Kentucky Revised Statutes, KRS 218B.010 through KRS 218B.155. Chapter 122 shall include the regulation of permits, issuance of licenses, assessment of fees, suspension and revocation procedures, and hearings and appeals.

The City's Code of Ordinances is hereby amended to include various Regulations relating to Medical Cannabis Businesses pursuant to Kentucky Revised Statutes, KRS 218B.010 through

KRS 218B.155, and 915 KAR Chapter 1. These Regulations shall address the issuance of permits licenses, assessment of fees, suspension and revocation procedures. The Regulations also address application procedures for the issuance of licenses and permits.

The full text of Ordinance O-22-2024, 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 Boulevard, Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-22-2024. Councilmember Carroll motioned to approve, with a second from Councilmember Wingo. 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 the first reading of Ordinance O-22-2024 by unanimous vote.**

MUNICIPAL ORDER MO-13-2024:

Mayor Aubuchon read Municipal Order MO-13-2024. A Municipal Order Approving a certain Northern Kentucky Paramedic Program Agreement between Gateway Community and Technical College and the City of Florence, Kentucky.

Mayor Aubuchon called for a motion to approve Municipal Order MO-13-2024. Councilmember Wingo motioned to approve, with a second from 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-13-2024 by unanimous vote.**

MUNICIPAL ORDER MO-14-2024:

Mayor Aubuchon read Municipal Order MO-14-2024. A Municipal Order Approving an Amendment to update an existing Maintenance Agreement of the City of Florence, Kentucky, with Boone-Florence Water Commission and Authorizing and Directing Mayor Dr. Julie M. Aubuchon to execute this Maintenance Agreement Amendment for and on behalf of the City of Florence, Kentucky.

Mayor Aubuchon called for a motion to approve Municipal Order MO-14-2024. Councilmember Wingo motioned to approve, with a second from Councilmember Carroll.

Mayor Aubuchon called upon Eric Hall, Public Services Director, to explain the amendments.

Mr. Hall stated the City of Florence purchased its water through Greater Cincinnati, facilitated by the Boone Florence Water Commission, which serves both the City of Florence and Boone County Water District. He explained that the maintenance agreement covers the transmission mains that transport water from the river to Florence and Boone County. While the city was responsible for maintaining these mains, any work completed would be reimbursed.

Mr. Hall further explained that the agreement needed updating due to additionally property annexed into the city, such as Marydale, which was previously maintained by Boone County. The updated agreement ensures that any annexed property in the future would be maintained by the City of Florence and Florence would be reimbursed for that work.

No further discussion was necessitated and based on the motion to approve Municipal Order MO-14-2024 by Councilmember Wingo, with a second from Councilmember Carroll, 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-14-2024 by unanimous vote.**

MUNICIPAL ORDER MO-15-2024:

Mayor Aubuchon read Municipal Order MO-15-2024. A Municipal Order Approving an Amended Water Service Agreement between the City of Florence, Kentucky, and Boone-Florence Water Commission for Purposes of Extending their current Agreement for the Sale and Purchase of Potable Water to February 28, 2049, and Authorizing and Directing Mayor Dr. Julie M. Aubuchon to Execute this Amended Water Service Agreement between the parties on behalf of the City of Florence, Kentucky.

Mayor Aubuchon called for a motion to approve Municipal Order MO-15-2024. Councilmember Winn motioned to approve, with a second from Councilmember Wingo.

Mayor Aubuchon called upon Eric Hall, Public Services Director, to explain the amendment.

Mr. Hall explained that the water purchasing agreement between the City of Florence, Greater Cincinnati, and Boone-Florence Water Commission was extended through February 28, 2049. He noted that the current agreement expires in 2028. This agreement would align the City of Florence's agreement with the Boone-Florence Water District to mirror the extended agreement with Greater Cincinnati.

No further discussion was necessitated and based on the motion to approve Municipal Order MO-15-2024 by Councilmember Winn, with a second from Councilmember Wingo, 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-15-2024 by unanimous vote.**

MUNICIPAL ORDER MO-16-2024:

Mayor Aubuchon read Municipal Order MO-16-2024. A Municipal Order Approving a Certain COPIC Paramedicine Pilot Program Grant Contractor Agreement for Services and Memorandum of Understanding between Saint Elizabeth Medical Center, Inc., D/B/A St. Elizabeth Healthcare and Florence Fire/EMS.

Mayor Aubuchon called for a motion to approve Municipal Order MO-16-2024. Councilmember Wingo motioned to approve, with a second from Councilmember Winn.

Mayor Aubuchon called upon Rodney Wren, Fire/EMS Chief, regarding the agreement.

Chief Wren explained the paramedicine program which was discussed during budget discussions detailing Florence's partnership with St. Elizabeth and the Covington Fire Department. The program aims to enhance access to essential healthcare resources for Florence residents, particularly those facing transportation or medical challenges. The program would assist with virtual primary care visits, pharmaceutical refills, transportation coordination, and referrals, while helping patients to manage their healthcare independently. Chief Wren explained that by reducing nonemergency 911 calls and hospital readmissions, the program would improve resource availability, strengthens community connections, and build relationships with healthcare partners.

Councilmember Carroll inquired if the employees of the program would be employed by St. Elizabeth.

Chief Wren explained that the employees would be employed by the city with the understanding that the program may not continue past the one year point.

Councilmember Wingo clarified that the city would receive reimbursement through the grant provided from St. Elizabeth for the time spent of approximately sixteen (16) hours per week.

Chief Wren replied affirmatively.

No further discussion was necessitated and based on the motion to approve Municipal Order MO-16-2024 by Councilmember Wingo, with a second from 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-16-2024 by unanimous vote.**

MAYOR'S REPORT:

- Mayor Aubuchon reminded everyone the City of Florence leaf collection runs through December 19. Contact the Public Services Department at 859-647-5416 for more information.
- Mayor Aubuchon reminded everyone that the City of Florence was collecting non-perishable food items including peanut butter, canned fruit, fruit cups, apple sauce cups/pouches, canned tuna and chicken, dried beans, tomato sauce, fruit bars and granola bars to benefit the Collins Elementary Family Resource Center beginning November 1 through November 15. Drop off non-perishable items in the Florence Government Center lobby until this Friday.

- Mayor Aubuchon reminded everyone the Florence Police Department was participating in their 7th Annual No-Shave-November Benefit. All proceeds from funds collected would benefit the Cincinnati Children's Hospital Cancer Unit.
- Mayor Aubuchon announced a Christmas card contest for creative, festive cards for local seniors and winners would be announced at the Christmas Tree Lighting on December 3. Submit entries to the Administration Department by November 26. For more information, contact the Administration Department at 859-647-8177.
- Mayor Aubuchon announced the Annual Christmas Tree Lighting would be held on Tuesday, December 3, from 5:00 p.m.-7:00 p.m. at the Florence Government Center. Enjoy crafts, photos with Santa, story time with Mrs. Claus, a train display, and festive lights. For more information, contact Tina Benjamin, Community Services Coordinator, at 859-647-5425.

RECOGNITION:

Members of City Council:

Councilmember Chambers requested a status update on the skate park lighting.

Public Services Director, Eric Hall, reported that the electrician had finished the work at the skate park and inspections had been scheduled. Once the inspections were complete, Duke would install the meters within ten days.

Councilmember Carroll praised the Veterans Day program and commended the city staff.

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, Jeff Mallery:

Chief Mallery did not desire recognition.

Director of Administration/City Administrator, Joshua J. Hunt:

Mr. Hunt did not desire recognition.

Finance Director, Jason Lewis:

Mr. Lewis commended everyone who organized the Witness Tree Program. He expressed his appreciation for the program.

Members of the Audience:

No members of the audience desired recognition.

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 Winn. **Councilmembers present voted aye**, the time being 6:29 p.m.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

