



**Florence City Council
Business Meeting
Tuesday, February 25, 2025
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, February 25, 2025, 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: Angie Cable, Lesley Chambers, David M. Schneider, Diane E. Whalen, Patricia Wingo, and Gary Winn.

Staff members present were: City Attorney, Thomas R. Nienaber; Finance Director, Jason Lewis; Fire/EMS Chief, Rodney Wren; Chief of Police, Jeff Mallery; Public Services Director, Eric Hall; Director of Administration/City Administrator, Joshua J. Hunt; Assistant City Clerk, Brandi Roundtree; Videographer, Perry Weber; and Police Lieutenant, Jason Reed.

The following were also present in the audience: Director of Community Development, Todd Morgan; Police Captain, Greg Rehkamp; Police Captain, Nathan Rettig; Police Officer Jacob Sanders; Boone County Sheriff's Department Sergeant, Jon Ball; Boone County Sheriff's Department Colonel, Les Hill; Members of the Florence Police Department; Members of the Boone County Sheriff's Department; World of Golf PGA Master Professional, Ralph Landrum; World of Golf General Manager, Amanda Meagher; World of Golf Marketing and Events, Madelyn Neidhardt; Resident of Florence, Thomas Judd; Resident of Florence, Nancy Corman; Resident of Florence, James Leach; Resident of Florence, Kristen Barbary; Family of Kristen Barbary; Resident of Boone County, Alex Evans; NKY Tribune Reporter, Tricia Scheyer; Honor Run Representative, Bruce Koehler; Connections: Skills for Life Representative, Debra Greer; and Connections: Skills for Life Representative, Kathleen Bishop.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the February 11, 2025, business meeting. Councilmember Whalen motioned to approve the minutes with a second from Councilmember Wingo. **All councilmembers present voted aye.**

FLORENCE POLICE DEPARTMENT RECOGNITION:

Mayor Aubuchon called upon Chief of Police, Jeffrey Mallery.

Chief Mallery introduced Florence Police Officer Jacob Sanders and Boone County Sheriff's Sergeant Jon Ball. Chief Mallery stated that on the evening of January 12, 2025, Officer Sanders responded to a call about a woman who had fallen through the ice while trying to rescue her dogs. Stranded 100 feet from shore and suffering from extreme cold, she was unable to escape. Without hesitation, Officer Sanders crawled across the ice to keep her head above water. As the ice began to crack, Sergeant Ball arrived and helped pull both to safety. Their swift and selfless actions saved a life, demonstrating exceptional bravery and setting a true example for law enforcement.

Chief Mallery and Colonel Hill of the Boone County Sheriff's Department presented Officer Sanders and Sergeant Ball with the Medal of Valor, commending them for their bravery.

Chief Mallery also recognized Kristen Barbary and her family in the audience, acknowledging her as the woman Sergeant Ball and Officer Sanders heroically rescued.

PRESENTATION:

Mayor Aubuchon called upon Jason Lewis, Finance Director and Ralph Landrum, with World of Golf.

Mr. Lewis introduced Ralph Landrum of World of Golf, who provided an update on the facility's financial success over the past year and plans for the future.

Mr. Landrum thanked the attendees and introduced General Manager Amanda Meagher and Marketing and Events Coordinator Madelyn Neidhardt. He highlighted World of Golf's community service programs, including PGA Hope, Special Olympics, PGA Jr. League, LPGA Girls Golf, and an annual coat drive.

Reviewing the financial report, Mr. Landrum noted that 2024 saw increased revenues and lower expenses, resulting in a profit. He recommended setting a minimum cash threshold for the World of Golf fund and meeting with city officials to discuss repairs and capital improvements.

Addressing equipment needs, he proposed replacing the aging golf carts, which have seen a 38% increase in usage since 2021. While electric carts would require a \$50,000 upgrade to the cart barn, he suggested staying with gas-powered carts due to the initial cost. He also recommended adding GPS systems to enhance revenue and improve customer experience, as well as increasing the fleet from 34 to 38 carts to meet growing demand.

Councilmember Whalen asked whether the golf carts were accounted for in the World of Golf's capital budget for the previous fiscal year.

Mr. Landrum stated he was unsure if the golf carts were included in the capital budget but noted they had been on the equipment replacement list for the past few years. He believed they were budgeted for the 2026 fiscal year.

Councilmember Whalen sought clarification on whether the golf carts were included in the previous year's budget.

Mr. Lewis confirmed the golf carts were not included in the previous year's budget.

Councilmember Whalen asked Mr. Landrum to confirm whether he was requesting council to decide on new golf carts before the end of the fiscal year to ensure timely ordering and delivery.

Mr. Landrum confirmed that new golf carts would take three to four months to arrive. Additionally, he suggested meeting with city officials in November, these issues could be addressed proactively.

Mayor Aubuchon clarified that while a meeting was held to discuss the golf carts, it was after the approved 2024-2025 budget. She had understood the funding for the golf carts would be considered in the next fiscal year.

Mayor Aubuchon asked Mr. Landrum to move ahead to the request for the new net, emphasizing that council may want to prioritize as it was a life safety issue.

Mr. Landrum highlighted the need for new range netting, explaining that the current net, installed 15 years ago, was well beyond its typical 8-year warranty. He recommended raising the right side of the net to significantly reduce the number of balls hit over it daily. The cost for a new net would range from \$250,000 to \$300,000, depending on the height and number of poles needed. A decision on replacement should be made soon, as it could take 5 to 6 months for delivery, with installation best occurring in October or November when the ground is harder.

Additionally, Mr. Landrum suggested installing light poles alongside the new net. He emphasized the growing popularity of night golf, which could attract a new customer base and increase revenue. Installing the lighting during the net replacement would avoid the need for additional work in the future, as waiting would either delay the installation or risk damaging the new netting. He estimated that the investment in lighting would pay for itself within two years.

Councilmember Whalen sought clarification, confirming that the net would be funded and installed in the next fiscal year, but it would need to be ordered within the current fiscal year to ensure timely installation in the fall.

Mr. Landrum confirmed that both the golf carts and lighting would need to be ordered in the current fiscal year to be funded and received in the next fiscal year. He inquired whether the funds for these purchases would come from the World of Golf funds.

Mayor Aubuchon confirmed that the funds would indeed be drawn from the World of Golf funds. Mayor Aubuchon asked Finance Director Jason Lewis to provide further insights into Mr. Landrum's presentation and confirm that no action was expected at this time.

Mr. Lewis confirmed that tonight's discussion was informational only and that no action was required. He explained that Mr. Landrum's presentation aimed to showcase the success of World of Golf and provide council with an opportunity to discuss potential improvements to increase revenue and enhance safety.

Councilmember Whalen raised a question regarding the World of Golf revenues being listed as zero in the January Financial Report. Mr. Lewis assured the council that the information would be updated, and a revised report would be provided.

Councilmember Whalen also reminded the newer councilmembers that the city paid off the World of Golf debt several years ago, contributing to the increased revenues. Mr. Landrum confirmed this and explained that the city's debt payoff was why the E.B.I.T.D.A. figure was used to project profits for 2024.

Mayor Aubuchon concluded by thanking Mr. Landrum, Amanda Meagher, and Madelyn Neidhardt for their informative presentation to the council.

SECOND READING ORDINANCE O-2-2025:

Mayor Aubuchon read Ordinance O-2-2025. An Ordinance enacting and creating the Florence Transportation Improvement District (TID) as authorized by KRS 184.350-184.395.

This Ordinance creates the Florence Transportation Improvement District (TID) as authorized by KRS 184.350 to KRS 184.395 and provides for the establishment of a Board of Trustees as authorized by KRS 184.353. This Ordinance directs the Board of Trustees to establish By-Laws for submittal to and approval by City Council.

The full text of Ordinance O-2-2025, 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-2-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Whalen.

Mayor Aubuchon called upon Eric Hall, Public Services Director, to provide additional details regarding the TID District.

Mr. Hall explained that although TID (Transportation Improvement District) Districts are new to Kentucky, Ohio has had them in place for over 30 years. He emphasized the city's responsibility for 380 local streets and more than 170 lane miles, including their inspections, maintenance, and budgeting. However, he highlighted that the city receives most complaints about state-controlled

roads, such as KY 18 and US 42, where the city has no control, and problems often arise on these routes.

He further discussed the goals of the TID, noting that it would focus on prioritizing road safety, reducing congestion, improving connectivity between major roads, neighborhoods, and commercial areas, and supporting projects with potential for economic growth and job creation. Mr. Hall emphasized that while state funding is limited, the creation of a TID could provide a valuable solution to these ongoing challenges. He also mentioned that being the first city with a TID would help secure funding for critical road projects.

Mr. Hall acknowledged the uncertainties and challenges the city would face in creating a TID, recognizing that it would not immediately resolve issues on roads like KY 18 or US 42. However, he stressed the city's experience in managing, planning, and building streets, and he was confident that the same level of effort and energy would be directed toward identifying funding and addressing the issues the city currently lacks control over.

No further discussion was necessitated and based on the motion to approve Ordinance O-2-2025 by Councilmember Wingo and seconded by Councilmember Whalen, Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, yes; Councilmember Chambers, no; Councilmember Winn, yes; Councilmember Whalen, yes; Councilmember Schneider, yes; Councilmember Cable, no. **Roll call recognized four yes votes and two no votes, approving the second reading of Ordinance O-2-2025 by majority vote.**

SECOND READING ORDINANCE O-3-2025:

Mayor Aubuchon read Ordinance O-3-2025. An Ordinance updating the traffic regulations of the City of Florence by amending Ordinance O-23-22 relating to parking prohibitions, stop signs, speed regulations, truck traffic prohibitions, left turn prohibitions, one-way streets, and right turn only streets.

This Ordinance revises existing traffic regulations of the City to make appropriate changes to parking prohibitions, stop signs, speed limits, truck traffic prohibitions, left turn prohibitions, one-way street prohibitions, and right turn only authorizations. This Ordinance effectively amends the existing Ordinance O-23-22.

The full text of Ordinance O-3-2025, 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-3-2025. Councilmember Whalen motioned to approve, with a second from Councilmember Winn.

Councilmember Chambers inquired as to how often the traffic ordinance could be updated, addressing concerns which were raised regarding the speed limits on certain streets within the city.

Mr. Hall explained that changes could be made at any time and all changes would be required to go through the same process in order for the changes to be enforced by the police department.

No further discussion was necessitated and based on the motion to approve Ordinance O-3-2025 by Councilmember Whalen and seconded by Councilmember Winn, Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Whalen, yes; Councilmember Schneider, yes; Councilmember Cable, yes. **Roll call recognized six yes votes approving the second reading of Ordinance O-3-2025 by unanimous vote.**

SECOND READING ORDINANCE O-4-2025:

Mayor Aubuchon read Ordinance O-4-2025. An Ordinance of the City of Florence, Kentucky establishing procedures and regulations for declaring and managing snow emergencies within the city.

This Ordinance establishes new regulations for declaring and managing snow emergencies within the City. The Ordinance provides for publication and notification to the general public regarding snow emergencies. This Ordinance effectively repeals all previous procedures and regulations set forth in Ordinance No. O-37-93 enacted November 23, 1993, which directly relates to snow emergencies. All other aspects of Ordinance No. O-4-85 and Ordinance No. O-37-93 shall remain in full force and effect.

The full text of Ordinance O-4-2025, 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-4-2025. Councilmember Schneider motioned to approve, with a second from Councilmember Wingo. Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Whalen, yes; Councilmember Schneider, yes; Councilmember Cable, yes. **Roll call recognized six yes votes approving the second reading of Ordinance O-4-2025 by unanimous vote.**

FIRST READING ORDINANCE O-5-2025:

Mayor Aubuchon read Ordinance O-5-2025. An Ordinance Adopting and Approving (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 Acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a Variance Reducing the Buffer Yard Width along the Easternmost Boundary Line from ten (10) feet to three (3) feet, to allow for the Development of a 510 Square Foot Drive-Through only Coffee Shop and a 280 Square Foot Remote Storage/Cooler Accessory Structure. (Brew Team KY, LLC)

The effect of this Ordinance is to allow (1) a zoning map amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a change of concept development plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a variance reducing the buffer yard width along the easternmost boundary line from ten (10) feet to three (3) feet, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

The full text of Ordinance O-5-2025 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-5-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Winn.

Councilmember Cable requested clarification on Councilmember Chambers concerns regarding the traffic study on the project.

Joshua J. Hunt, Director of Administration/City Administrator, explained the City Engineer, Viox & Viox analyzed the current traffic patterns and future growth projections traffic and their impact on US 42 and La Cresta Drive and came to the conclusion that there would be no discernible impact to either street.

No further discussion was necessitated and based on the motion to approve Ordinance O-5-2025 by Councilmember Wingo and seconded by Councilmember Winn, Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Whalen, yes; Councilmember Schneider, yes; Councilmember Cable, yes. **Roll call recognized six yes votes approving the first reading of Ordinance O-5-2025 by unanimous vote.**

FIRST READING ORDINANCE O-6-2025:

Mayor Aubuchon read Ordinance O-6-2025. An Ordinance Adopting and Approving a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) District for an approximate 0.88-acre area located at 45 Cavalier Boulevard, Florence, Kentucky, to allow the existing building to be used for Life Learning Skills, Day Care, Medical, Office, and Other Associated Uses. (Connections: Skills For Life, Inc.)

The effect of this Ordinance is to allow a change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) District for an approximate 0.88-acre area located at 45 Cavalier Boulevard, Florence, Kentucky, to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

The full text of Ordinance O-6-2025 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-6-2025. Councilmember Schneider motioned to approve, with a second from Councilmember Winn. Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Whalen, yes; Councilmember Schneider, yes; Councilmember Cable, yes. **Roll call recognized six yes votes approving the first reading of Ordinance O-6-2025 by unanimous vote.**

FIRST READING ORDINANCE O-7-2025:

Mayor Aubuchon read Ordinance O-7-2025. An Ordinance Adopting and Approving a Change of 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 0.16 Acre Portion Of The Approximate 22.48 Acre Lot Located At 4990 Houston Road, Florence, Kentucky, To Allow For The Expansion Of Electrical Vehicle Charging Stations. (Meijer)

The effect of this Ordinance is to allow a change of 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 0.16-acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky, to allow for the expansion of electrical vehicle charging stations.

The full text of Ordinance O-7-2025 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-7-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Winn. Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, yes; Councilmember Chambers, yes; Councilmember Winn, yes; Councilmember Whalen, yes; Councilmember Schneider, yes; Councilmember Cable, yes. **Roll call recognized six yes votes approving the first reading of Ordinance O-7-2025 by unanimous vote.**

MAYOR'S REPORT:

- Mayor Aubuchon reminded everyone that on Friday evening, February 28, there would be a "Books & Bottles" event at the Florence Nature Park Event Center.
- Mayor Aubuchon reminded everyone that the Children's Book Festival would be held Saturday morning, March 1 from 10:00 – 12:00 p.m. at the Florence Nature Park Event Center.
- Mayor Aubuchon reminded everyone the city would be hosting a city-wide St. Patrick's Day Scavenger Hunt from March 7-March 17. Participants are encouraged to capture their journey by taking photos at each stop and emailing photos to the city to receive a pot of gold prize.

- Mayor Aubuchon reminded everyone that the Florence Police Department would hold their Police Citizen's Academy beginning March 26 through May 14.

RECOGNITION:

Members of City Council:

Councilmember Cable commended the Skills for Life Representatives, Debra Greer and Kathleen Bishop for their efforts to start a life center for individuals with autism aged 12-21. She has received positive feedback from the community and hopes they will be able to increase the age for those that have disabilities in the future.

Mayor Aubuchon thanked Councilmember Cable for providing that insight and stated Ms. Greer is very experienced dealing with children and hoped this would be a very successful venture.

Councilmember Chambers thanked Mayor Aubuchon for bringing events, such as the Book and Literacy Festival, to the city.

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 did not desire recognition.

Members of the Audience:

Alex Evans, owner of Grateful Skate Shop thanked everyone, especially Public Services Director, Eric Hall, for getting the lights in the skate park turned on.

Bruce Koehler shared that he has been involved with the Honor Run for the past ten years, alongside Scott Spicher, who founded the race. Mr. Koehler informed the council that Mr. Spicher had stepped down and he was stepping in as his replacement. He introduced himself to the council and expressed his commitment to continuing the Honor Run's partnership with the city. He mentioned that his father was a Korean War veteran, which made his involvement with the Honor

Run especially meaningful. Mr. Koehler thanked the city for its ongoing support, helping to make the event a success year after year, and noted that Cheryl Popp of the Tri-State Honor Flight greatly appreciates the funds raised through the event.

Mayor Aubuchon shared a personal connection, noting that her father was also a Korean War veteran, which makes supporting veterans issues especially important to her.

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 Whalen so moved, with a second from Councilmember Winn. **Councilmembers present voted aye**, the time being 7:01 p.m.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

