



**Florence City Council
Business Meeting
Tuesday, March 11, 2025
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, March 11, 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 (Vice Mayor), Patricia Wingo, and Gary Winn.

Staff members present were: City Attorney, Thomas R. Nienaber; Finance Director, Jason Lewis; Assistant Fire/EMS Chief, Chris Miller; 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; Videographer, Perry Weber; and Police Lieutenant, Jason Reed.

The following were also present in the audience: Resident of Florence, Thomas Judd; NKY Tribune Reporter, Tricia Scheyer; Resident of Florence, James Leach; Skills for Life Representative, Debra Geers; Resident of Florence, Zeb Gentry; and Site Acquisition & Project Manager at SMJ International, Mark Knappek.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the February 25, 2025, business meeting. Councilmember Whalen motioned to approve the minutes with a second from Councilmember Winn. **All councilmembers present voted aye.**

SECOND 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.

After the Reading Summary was read, no additional discussion was requested. Mayor Aubuchon called for a motion to approve the second reading of Ordinance O-5-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Winn. 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-5-2025 by majority vote.**

SECOND 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.

After the Reading Summary was read, no additional discussion was requested. Mayor Aubuchon called for a motion to approve the second reading of Ordinance O-6-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Whalen. 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-6-2025 by unanimous vote.**

SECOND 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.

After the Reading Summary was read, no additional discussion was requested. Mayor Aubuchon called for a motion to approve the second reading of Ordinance O-7-2025. Councilmember Winn motioned to approve, with a second from Councilmember Schneider. 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-7-2025 by unanimous vote.**

MAYOR'S REPORT:

- Mayor Aubuchon reminded everyone the city-wide St. Patrick's Day Scavenger Hunt was happening through March 17.
- Mayor Aubuchon reminded everyone that the Florence Police Department would hold their Citizen's Academy beginning March 26 through May 14.

- Mayor Aubuchon announced that applications are now open for the second annual Florence Public Works Academy from June 9 through July 25.
- Mayor Aubuchon announced the city would host the Youth in Government Evening Program on Tuesday, March 25. The event is open to the public and is an open-house format and will be held in the lower level Community Rooms.
- Mayor Aubuchon invited everyone to join her for Coffee with the Mayor on Friday, March 28 from 8:00 a.m. to 9:30 a.m. for an informal conversation over free coffee and light snacks.
- Mayor Aubuchon announced the Florence Aquatic Center memberships would go on sale starting April 1 for a special pre-season discount.
- Mayor Aubuchon announced the Florence Police Department would host the Annual Easter Egg Hunt on Saturday, April 12 at Thomas More Stadium.
- Mayor Aubuchon informed everyone that the City of Florence would host the Great American Cleanup on Saturday, April 26 and invited everyone of all ages to join.
- Mayor Aubuchon announced that the Community Photo Contest would take place from May 1- May 15.

RECOGNITION:

Members of City Council:

Councilmember Chambers thanked Public Services Director, Eric Hall, for the lights at the skate park, noting she had received positive feedback from members of the skateboarding community.

Department Heads:

Fire/EMS Assistant Chief, Chris Miller:
Chief Miller 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:

Zeb Gentry, Resident of Florence, expressed his appreciation for live-streaming meetings on YouTube, noting that he had watched every meeting. Mr. Gentry expressed a strong interest in

transportation issues and projects within the city. He was particularly interested in the recently approved Transportation Improvement District (TID) but expressed frustration with the city's agenda publication process, stating that posting agendas just a day before meetings did not provide sufficient time for public engagement. To better understand the TID, Mr. Gentry reached out to Public Services Director, Eric Hall, and various councilmembers about their votes and perspectives. Seeking further clarification, he asked about the ordinance approval process.

Mayor Aubuchon explained that ordinances require two readings before a vote and outlined the timeline for the TID discussion, which spanned several weeks and included opportunities for public input. Mayor Aubuchon commended Mr. Gentry for actively engaging with city officials and encouraged all residents to share their opinions via council meetings, direct outreach, or the city's online concern portal.

Mr. Gentry also sought clarification on public comment policies for caucus and business meetings. Mayor Aubuchon explained that public comments are typically allowed unless the meeting enters a closed session.

Councilmember Wingo stated that councilmembers are usually available after the meetings and are happy to speak with residents and answer any questions.

Councilmember Whalen asked Mr. Gentry for his thoughts on the TID.

Mr. Gentry expressed support for infrastructure improvements and sought to understand why some councilmembers opposed it.

Councilmember Whalen acknowledged the complexity of the issue and addressed a common misconception, clarifying that the TID would not raise city taxes, as funding would come from the state transportation budget. She thanked Mr. Gentry for his engagement, noting that his outreach helped him gain a clearer understanding of the TID and its implications.

Mayor Aubuchon thanked Mr. Gentry for his feedback.

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 Wingo. **Councilmembers present voted aye**, the time being 6:18 p.m.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk