



**Florence City Council
Special Meeting
Tuesday, June 17, 2025
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in special session on Tuesday, June 17, 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 special meeting to order and declared the meeting open for the presentation of items on the Special Meeting Agenda.

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; Fire/EMS Chief, Rodney Wren; Chief of Police, Jeff Mallery; Director of Administration/City Administrator, Joshua J. Hunt; City Clerk, Melissa Kramer; Videographer, Joel Clines; and Police Lieutenant, Jason Reed.

The following were also present in the audience: Director of Community Development, Todd Morgan; Police Lieutenant, Roger Allen; Resident of Florence, Robert Sargent; Resident of Florence, David Glier; Country Cabins Representatives Jacob Bergman and Lawrence Bergman; Resident of Florence, Karen Strayer; Resident of Florence, Vanessa Whittaker; Representative of Arnold Consulting Engineering, Scott McFarland; and Resident of Florence, Roger Berger.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the June 10, 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-11-2025:

Mayor Aubuchon read Ordinance O-11-2025. An Ordinance Adopting and Approving a Zoning Map Amendment/Change of Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) Zone to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre site located at 56-58 Cavalier Boulevard, Florence, Kentucky, to allow for the construction of a 50,645 square foot, four story, 122 room hotel. (Woodspring Suites)

The effect of this Ordinance is to allow a Zoning Map Amendment/Change of Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) Zone to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre site located at 56-58 Cavalier Boulevard, Florence, Kentucky, to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

The full text of Ordinance O-11-2025, 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-11-2025. 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 second reading of Ordinance O-11-2025 by unanimous vote.**

SECOND READING OF ORDINANCE O-12-2025:

Mayor Aubuchon read Ordinance O-12-2025. An Ordinance Adopting and Approving a Change of Concept Development Plan in an Office Two/Planned Development /Parkway Corridor Overlay (O-2/PD/PO) Zone for an approximate 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard Intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky, to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline. (Country Cabins)

The effect of this Ordinance is to allow a Change of Concept Development Plan in an Office Two/Planned Development /Parkway Corridor Overlay (O-2/PD/PO) Zone for an approximate 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard Intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky, to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

The full text of Ordinance O-12-2025 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-12-2025.

Mayor Aubuchon explained that without a motion to either approve or deny, the recommendation from the Boone County Planning Commission would automatically take effect.

Councilmember Whalen motioned to approve, with a second from Councilmember Cable.

Mayor Aubuchon opened the floor for discussion.

Jacob Bergman, representing Country Cabins, stated that the owner of Carplex engaged his firm, NAI Bergman, to market the property located at 7681 Burlington Pike. He noted that his company had extensive knowledge of the site, having been involved with it for over 20 years through his family's prior ownership. Mr. Bergman acknowledged the site's challenges and emphasized the risk of it remaining vacant and accumulating trash and debris from the nearby truck stop if not developed in partnership with the city. He stressed that a reasonable use, however limited, would be better than leaving the site idle. He requested city council to consider several factors that contribute to the site's complexity. With only 0.69 acres and restricted access, he explained the property had proven difficult to market. Previous interest from TA Truck Stop, for example, fell through due to elevation issues. It was not until Carplex, and now Country Cabins, that a potentially viable use emerged.

Mr. Bergman further explained that, because of Kentucky Department of Transportation regulations, the property must support low traffic use, accommodate a right-in/right-out access point, and be positioned between a Waffle House and a truck stop. While Carplex had been a suitable use, construction costs made development infeasible.

He acknowledged concerns associated with shed and cabin retailers but assured city council that Country Cabins would enhance the property's appearance. He emphasized that the company was willing to comply with city conditions and invest in site improvements to demonstrate its commitment to being a positive community partner. Mr. Bergman stated that Country Cabins would represent a significant improvement over what had existed on the property for the past two decades.

Mayor Aubuchon requested any additional discussion or questions. Hearing none and following the motion by Councilmember Whalen and Councilmember Cable, Mayor Aubuchon requested a Roll Call Vote. Councilmember Wingo, no; Councilmember Chambers, no; Councilmember Winn, no; Councilmember Whalen, no; Councilmember Schneider, no; Councilmember Cable, no. **Roll call recognized six no votes and therefore the motion failed.**

MUNICIPAL ORDER MO-8-2025:

Mayor Aubuchon read Municipal Order MO-8-2025. A Municipal Order Overruling the Recommendation from the Boone County Planning Commission Contained in Resolution No. R-25-016-A to approve a request by Country Cabins, Per Ryan Devou (Applicant) for CP 7 LLC (Owner) for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) Zone for a 0.698 Acre Site Located on the South Side of Burlington Pike, Approximately 235 Feet West of the Burlington Pike/Ewing Boulevard Intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. This Municipal Order also Denies the Applicant's Request for a Change in Concept Development Plan.

Mayor Aubuchon called for a motion to approve Municipal Order MO-8-2025. Councilmember Winn motioned to approve, with a second from Councilmember Cable. 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 Municipal Order MO-8-2025 by unanimous vote.**

SECOND READING ORDINANCE O-13-2025:

Mayor Aubuchon read Ordinance O-13-2025. 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 and define Solar Energy Systems and Battery Storage Facilities and Identify Zoning Districts where such uses are allowed as authorized uses. These Text Amendments Being to Article 40, Section 4000; Article 5, Section 505.1; Article 5, Section 505.2; Article 5, Section 505.3; Article 5, Section 505.4; Article 5, Section 505.5; Article 31, Section 3117; and Article 31, Section 3118.

The purpose of this Ordinance is to approve text amendments to the Boone County Zoning Regulations Text, these text amendments being enacted to define Solar Energy Systems and Battery Storage Facilities and identify Zoning Districts where such uses are allowed as authorized uses.

The full text of Ordinance O-13-2025, 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 Boulevard, Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the second reading of Ordinance O-13-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Winn.

Mayor Aubuchon explained that the request was initially submitted by the Boone County Planning Commission to the Florence Planning and Zoning Committee, which made a few minor revisions and recommended it for City Council approval. At council's request, a Public Hearing was held and then returned to the Planning and Zoning Committee for further review and revisions. Following that process, the Planning and Zoning Committee again recommended approval.

Mayor Aubuchon requested any additional discussion or questions, hearing none, and based on the motion by Councilmember Wingo and 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-13-2025 by majority vote.**

SECOND READING ORDINANCE O-14-2025:

Mayor Aubuchon read Ordinance O-14-2025. An Ordinance of the City of Florence, Kentucky, amending the budget for the 2024-2025 Fiscal Year of the City. (Amendment #2)

The purpose of this amendment is to reflect an increase in expenditures from the Health and Dental Self-Insurance Fund to reflect increases in Bank Service Charges, Administrative Services, HRA Claims, Health and Dental Claims and Section 125 Employee Reimbursement accounts.

Mayor Aubuchon called for a motion to approve the second reading of Ordinance O-14-2025. 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-14-2025 by unanimous vote.**

SECOND READING ORDINANCE O-15-2025:

Mayor Aubuchon read Ordinance O-15-2025. An Ordinance of the City of Florence, Kentucky, adopting the official budget for the 2025-2026 Fiscal Year of the city.

This Ordinance adopts the fiscal year 2025-2026 budget of the City, including the General Fund, the Municipal Aid Road Fund, the Infrastructure Fund, the Asset Forfeiture Fund, the Health and Dental Self-Insurance Fund, the Aquatic Center Fund, the Golf Course Fund and the Water & Sewer Fund. Budgeted resources and expenditures are as shown on Exhibit "A".

The full text of Ordinance O-15-2025, 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-15-2025. Councilmember Chambers 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-15-2025 by unanimous vote.**

SECOND READING ORDINANCE O-16-2025:

Mayor Aubuchon read Ordinance O-16-2025. An Ordinance relating to personnel thereby amending Ordinance O-26-2024 relating to Job Descriptions, Authorized Positions and Pay Plan.

The purpose of this amendment to the Job Descriptions, Pay Plan, and List of Authorized Positions is to add one position for Project Manager (TID); add three positions for Police Officer; add one position for Director of Human Resources; create the job description for Project Manager (TID); create the job description for Director of Human Resources; and update the Pay Plan.

The full text of Ordinance O-16-2025, 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-16-2025. Councilmember Winn 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-16-2025 by unanimous vote.**

SECOND READING ORDINANCE O-17-2025:

Mayor Aubuchon read Ordinance O-17-2025. An Ordinance amending Ordinance O-25-2024 relating to Florence's Personnel Policy Manual.

The purpose of this Ordinance O-17-2025 is to adopt and approve amendments to the City of Florence Personnel Policy Manual. These amendments include adding Seniority Pay and Educational Incentives and updating Pregnancy Leave to Paternal Leave.

The full text of Ordinance O-17-2025, 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-17-2025. Councilmember Schneider motioned to approve, with a second from Councilmember Chambers. 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-17-2025 by unanimous vote.**

MUNICIPAL ORDER MO-9-2025:

Mayor Aubuchon read Municipal Order MO-9-2025. A Municipal Order approving the Appointment of David R. Glier to the Florence Board of Adjustment and Zoning Appeals to fill the unexpired term of Thomas Judd.

Mayor Aubuchon called for a motion to approve Municipal Order MO-9-2025. 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 Municipal Order MO-9-2025 by unanimous vote.**

CLOSED SESSION:

Mayor Aubuchon called for a motion to go into Closed Session pursuant to KRS 61.810(1)(c) litigation – proposed or pending against or on behalf of the city. Councilmember Winn so moved with a second from Councilmember Wingo. **All councilmembers present voted aye, the time being 6:25 p.m.** Mayor Aubuchon advised they would return to the room to adjourn and did not anticipate any further business taking place following Closed Session.

Mayor Aubuchon called for a motion to come back into session after the Closed Session. Councilmember Schneider so moved, with a second from Councilmember Cable. **All councilmembers present voted aye, the time being 6:39 p.m.**

ADJOURNMENT:

There being no further business to come before the Council, Mayor Aubuchon called for a motion to adjourn. Councilmember Schneider so moved, with a second from Councilmember Cable. **Councilmembers present voted aye, the time being 6:40 p.m.**

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

