



**Florence City Council
Business Meeting
Tuesday, October 14, 2025
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, October 14, 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; 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; Assistant City Clerk, Brandi Roundtree; Videographer, Perry Weber; and Police Corporal, Ben Kolkmeier.

The following were also present in the audience: Director of Community Development, Todd Morgan; Police Captain, Nathan Rettig; Police Captain, Mike Geis; Police Captain, Greg Rehkamp; Police Lieutenant, Erik Daniels; Police Officer Mike Stanaland; Police Sergeant, Tad Ecklar; Friends and Family of Police Captain Mike Geis; Friends and Family of Police Lieutenant, Erik Daniels; Members of the Florence Police Department; Retired Police Data Analyst, Leslie Runge; Police Property Clerk, Jackie Hart; Former Florence Police Officer, Kevin Duncan; Link NKY Reporter, David Rotenstein; Resident of Florence, Joe Berkshire; Resident of Florence, James Leach; Resident of Florence, Bill D'Andrea; Resident of Florence, Thomas Judd; Resident of Florence, Aarington Conner Davis; Resident of Boone County, Alex Evans; Resident of Boone County, Jackson Jenkins; Resident of Florence, Roger Berger; and Representatives of Wawa.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the September 23, 2025 business meeting. Councilmember Whalen motioned to approve the minutes with a second from Councilmember Winn. **All councilmembers present voted aye.**

OATHS OF OFFICE:

Chief of Police Jeff Mallery introduced the Florence Police Department members receiving promotional swearing ins, Captain Mike Geis and Lieutenant Erik Daniels. He also recognized Captain Greg Rehkamp, who will retire at the end of the month, for his dedicated service.

Mayor Aubuchon administered the oaths of office to the newly promoted officers and Chief Mallery presented them with their badges.

SECOND READING ORDINANCE O-21-2025:

Mayor Aubuchon read Ordinance O-21-2025. An ordinance adopting and approving a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) Zone for an approximate 1.0 acre site located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky, to allow modifications to conditions imposed with the previous concept development plan. (Bank of America)

The effect of this Ordinance is to allow a Change of Concept Development Plan in a Commercial Two/Planned Development Zone for an approximate 1.0 acre site located at 8748 US 42 and located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky, to allow modifications to conditions imposed with the previous Concept Development.

The full text of Ordinance O-21-2025 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-21-2025. Councilmember Whalen motioned to approve, with a second from Councilmember Winn.

Councilmember Wingo explained the request was for the Bank of America that was being built at the upcoming Publix location. The request was for signage and roofline changes.

No further discussion was necessitated and based on the motion to approve the second reading of Ordinance O-21-2025 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 O-21-2025 by unanimous vote.**

FIRST READING ORDINANCE O-22-2025:

Mayor Aubuchon read Ordinance O-22-2025. An ordinance adopting and approving a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) Zone for an approximate 3.8 acre site located at 8540 US 42 and including the property having a Parcel Identification Number (PIDN) of 062.00-00-039.00, and being located at the northeast corner of the intersection of US 42 with Hopeful Church, Florence, Kentucky to allow demolition of the existing gas station, convenience store, and restaurant and construction of a 6,372 square foot convenience store with gasoline pumps. (Wawa)

The effect of this Ordinance is to allow a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) Zone for an approximate 3.8 acre site located at 8540 US 42 and including the property having a parcel identification number (PIDN) of 062.00-00-039.00, and being located at the northeast corner of the intersection of US 42 with Hopeful Church, Florence, Kentucky, to allow the demolition of the existing gas station, convenience store, and restaurant and construction of a 6,372 square foot convenience store with gasoline pumps.

The full text of Ordinance O-22-2025 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-22-2025. Councilmember Wingo motioned to approve, with a second from Councilmember Schneider.

Councilmember Wingo explained that the project was discussed during multiple Florence Planning and Zoning Committee Meetings where the Florence Planning and Zoning Committee ultimately recommended approval with nine additional conditions that each contained their own sub conditions.

She stated the project was a gas station replacing a gas station but would also expand to an additional vacant area to accommodate the size of the building. She explained that changes to the façade of the building, lighting conditions, signage changes, and the flow of the pull-through traffic were some of the changes that were requested. She added that the entrances and exits were approved by the State of Kentucky Department of Transportation due to the project being located on two state roads and could not be changed by the city. She added the developers had been more than willing to work with the city on all of the requested changes.

Councilmember Whalen stated she appreciated the work that the Florence Planning and Zoning Committee had invested in this project. She added they had invested a lot of time and effort into the requested conditions that were ultimately accepted by the developer. She emphasized that councilmembers must evaluate projects based on established laws and regulations rather than personal opinions, noting that although the project, a gas station replacing another gas station, may not ideally fit a residential area, it met the legal criteria for approval. She commended Wawa for their willingness to make changes and expects it to be a responsible corporate neighbor focused on minimizing impact on residents and traffic.

Mayor Aubuchon explained the project was approved by the Boone County Planning Commission, which means that when they bring forward a recommendation for approval, it would take four council votes to overturn that recommendation and deny the project. As Mayor, she stressed that she is unable to vote on planning and zoning matters. In the case of a tie, the Planning Commission's recommendation would stand. She added that it was important to note that the Planning Commission's approval did not include the extensive conditions recommended by the city's Planning and Zoning Committee. Therefore, overturning the approval would mean losing all the hard work and negotiated improvements the committee recommended.

Attorney Nienaber reiterated that it would take four councilmember votes to overturn the Planning Commission recommendation and in the case of a tie vote, the Planning Commission recommendation would stand and negate all conditions recommended by the Florence Planning and Zoning Committee and agreed upon by the applicant and owners. Additionally, he added the statutory deadline for taking final action on the project was November 4.

Councilmember Cable stated she attended the Florence Planning and Zoning Committee meeting and that the committee did an amazing job with the conditions that were recommended. She added the recommended conditions would make the intersection safer. Additionally, she stated that one of the conditions was that Wawa would work with the Kentucky Transportation Cabinet to install partitions. She requested confirmation that was a recommendation and was not a requirement.

Joshua Hunt, Director of Administration/City Administrator, confirmed. He explained that the city could not mandate conditions on infrastructure that was not owned by the city. However, city officials had discussed the partitions with the Kentucky Transportation Cabinet and they seemed to be agreeable to the installation of ballads, extension of the turn lane, and additional restriping.

No further discussion was necessitated and based on the motion to approve the first reading of Ordinance O-22-2025 by Councilmember Wingo and seconded by Councilmember Schneider, 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 first reading of Ordinance O-22-2025 by majority vote.**

RESOLUTION R-6-2025:

Mayor Aubuchon read Resolution R-6-2025. A Resolution authorizing the City of Florence, Kentucky, to enter into the Statewide Emergency Management Mutual Aid and Assistance Agreement.

Mayor Aubuchon called for a motion to approve Resolution R-6-2025. Councilmember Chambers 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 Resolution R-6-2025 by unanimous vote.**

MAYOR'S REPORT:

- Mayor Aubuchon reminded everyone that Florence residents could pay their annual city property taxes at the Finance Department, where the Boone County Sheriff's Office was also stationed to collect county property taxes.
- Mayor Aubuchon reminded everyone that Fall Clean Up was underway now through Sunday, October 19.
- Mayor Aubuchon reminded everyone that the 2025 Leaf Collection program would begin on October 20 and run through December 18.
- Mayor Aubuchon reminded everyone that the city would hold the Annual Y'alloween Fest on Tuesday, October 28 from 6:00-8:00 p.m. at the Thomas More Stadium, Home of the Florence Y'alls. The event would have vendors and treats for the kids.
- Mayor Aubuchon reminded everyone Trick-or-Treating would take place on Friday, October 31 from 6:00–8:00 p.m.
- Mayor Aubuchon reminded everyone of the Household Hazardous Waste Collection Event at Thomas More Stadium, Home of the Florence Y'alls was scheduled for Saturday, November 1 from 9:00 a.m.-2:00 p.m.
- Mayor Aubuchon reminded everyone that in partnership with Florence Christian Church, as part of the Veterans Day Program, the city would host "The Witness Tree" Event. The event would be held beginning November 1 and run through November 11 daily at 8:00 a.m.
- Mayor Aubuchon reminded everyone that the City of Florence would hold the Annual Veterans Day Program on Saturday, November 8 at 2:00 p.m. at the Florence Government Center, Community Rooms.
- Mayor Aubuchon reminded everyone of the upcoming Holiday Card Contest for creative, festive cards for local seniors. Entries are due to the Administration Department by November 12 and winners would be announced at the Christmas Tree Lighting on December 2.

RECOGNITION:

Mayor Aubuchon asked if any of the following desired recognition:

Members of City Council:

None desired recognition.

Department Heads:

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.

Fire/EMS Chief, Rodney Wren:

Chief Wren did not desire recognition.

Public Services Director, Eric Hall:

Mr. Hall did not desire recognition.

Members of the Audience:

Arrington Conner Davis, Resident of Florence, stated that he is the owner of Lita's Tacos and has been a Boone County resident his entire life, as was his father. He shared that he and his wife have invested heavily in building their business and supporting local youth in Florence. Mr. Davis described their long hours, personal sacrifices, and commitment to giving back to the community through events, mentoring, and providing a safe space for kids. He expressed concern regarding the proposed Wawa development and noted that only a few city officials had reached out to understand his perspective or assist in finding a new, affordable location for his business that would allow him to continue providing for his family. He thanked everyone for their time and service.

Mayor Aubuchon thanked him for his comments.

Joe Berkshire, Resident of Florence, spoke in support of Lita's Tacos and expressed concern for Mr. Davis's business. He stated his hope that the city would be able to help Mr. Davis secure an alternate location for his restaurant. Mr. Berkshire also voiced concern about the potential increase in traffic in the area once the Wawa development was completed.

Mayor Aubuchon thanked him for his comments.

Alex Evans, Resident of Boone County, inquired about the timeline for adding additional lighting at the skate park.

Eric Hall, Public Services Director, responded that if Mr. Evans was referring to the flickering light, the necessary parts had already been ordered. However, if he was inquiring about the installation of additional lighting, Mr. Hall could not provide a specific date, as the project remained in the design phase.

Mr. Evans asked if any additional upgrades were planned for the skate park.

Mr. Hall explained that the current phase of improvements includes upgraded lighting and repairs to the existing concrete. He noted that the design was expected to be completed by mid-next year and invited Mr. Evans to contact the department during business hours for more detailed information from the project manager.

Mr. Evans also asked whether the city planned to make upgrades to other parks.

Mr. Hall confirmed that upgrades are planned for all city parks and provided an overview of major projects for each location. When asked if any of these upgrades had already been implemented, Mr. Hall explained that all improvements were still in the design phase.

Mayor Aubuchon thanked him for his comments.

Jackson Jenkins, Resident of Boone County, stated that Mr. Evans had addressed his primary concerns regarding the skate park and emphasized that it is the only skate park in the area. He requested that the skate park receive the same level of attention as other city parks, noting that he had been visiting the facility for many years without seeing noticeable upgrades. He also commended Councilmember Chambers for consistently responding to his inquiries and concerns.

Mayor Aubuchon stated that the city has held multiple public meetings and conducted an online survey regarding park upgrades, including improvements to the skate park. He encouraged Mr. Jenkins to connect with Mr. Hall after the meeting to review the concepts presented during previous public sessions.

Mr. Jenkins stated that he had participated in both the public meetings and the online survey.

Mayor Aubuchon thanked him for coming.

Roger Berger, Resident and longtime Florence business owner, expressed concern about the solar panel ordinance adopted in June. He stated that the ordinance makes it difficult for homeowners and businesses to install solar panels and cited his own experience with their financial and environmental benefits. Mr. Berger noted that other communities offer incentives for solar adoption and said the visibility restrictions would make installation challenging for many residents. He reiterated his opposition to the ordinance and questioned why most councilmembers supported it.

Mayor Aubuchon thanked him for his comments.

Councilmember Chambers thanked all attendees for sharing their comments and concerns, stating that each provided valuable input.

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 6:50 p.m.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk