

**APRIL 18, 2023  
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MINUTES OF REGULAR COUNCIL MEETING  
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

**ROLL CALL: MAYOR BRIAN TRUGOTT PRESIDED OVER THE MEETING. ALSO PRESENT WERE COUNCIL MEMBERS CHANTEL BINGHAM, MARY BRADLEY, LAURA DAKE, LISA JOHNSON, GARY JONES, AND ANN MILLER. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.**

**DEPT. HEADS: BART MILLER, MIKE MURRAY, ELIZABETH REYNOLDS, AND CHASE THOMAS WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.**

**Public Comment**

No public comment was received.

**MOTION BY JOHNSON, SECONDED BY DAKE TO APPROVE AND ADOPT THE MINUTES OF THE APRIL 4, 2023 REGULAR MEETING OF THE COUNCIL.**

The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

**MOTION BY BRADLEY, SECONDED BY BINGMAN TO APPROVE AND ADOPT THE MINUTES OF THE APRIL 18, 2023 SPECIAL WORK SESSION OF THE COUNCIL.**

The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

Ken Kerkhoff, Chair of the Downtown Revitalization Committee, was present to provide the Council with an update on the revitalization project. He presented a PowerPoint which show renderings of the planned 3 Season Pavilion, as well as other aspects of the project. Mr. Kerkhoff stated that the committee has been working with the Woodford County Farmers Market to gather information to apply for a KADF grant. He also noted that several utility lines will be buried underground beginning in May. Mr. Kerkhoff invited everyone to attend the Downtown Revitalization Groundbreaking Ceremony on Friday, April 21<sup>st</sup> at 10:00am. He also asked for the Council's support of the KADF grant application.

**MOTION BY BINGHAM, SECONDED BY DAKE TO APPROVE MAYOR TRUGOTT TO SIGN THE KADF GRANT APPLICATION FOR THE DOWNTOWN REVITALIZATION PROJECT ON BEHALF OF THE CITY OF VERSAILLES.**

The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

Paul Pinkston, a 25+ year resident of Versailles, provided information to the Council on Electronic Vehicle Charging Stations. He noted that he does not sell electronic vehicles or the chargers, but he does have an interest in them. Mr. Pinkston has researched community based EV charging stations and their effect on the economy. He expressed his pride in Versailles being forward facing and progressive and noted that the Commonwealth of Kentucky currently has \$9 billion in EV monies. Mr. Pinkston stated that downtown Versailles is an ideal area for EV charging stations because of the number of government offices, tourism, and businesses. He noted that other ideal locations include Falling Springs and the Kroger end of town. Mr. Pinkston presented several options for community charging stations ranging in price between \$650 and \$17,500 depending on what you want it to be able to do. He asked that the City consider adding EV charging stations downtown and/or creating an ad hoc committee to further research it.

Council member Dake noted that the information is a lot to digest and she stated that she was in favor of creating an ad hoc committee. Mr. Pinkston, as well as Falling Springs Executive Director Rich Pictor, expressed their interest in serving on the committee. Ms. Dake stated that she would prepare a Municipal Order for approval at the next council meeting.

Council member Johnson asked if there is a recommendation of the number of charging stations based on city size or population. While Mr. Pinkston said there is not, he noted that from a community or economic perspective, installing two would be a bold step.

Public Works Director Bart Miller stated that he too would be interested in serving on the committee.

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**At the request of Council member Bradley, City Attorney Bill Moore provided second reading of Ordinance 2023-4 Authorizing the City to Maintain Common Areas and Stormwater Facilities on Private Property and Charge the Homeowners Benefitting from this Service with the Cost of Maintenance, as follows:**

**CITY OF VERSAILLES  
ORDINANCE NO. 2023-4**

**TITLE: AN ORDINANCE AUTHORIZING THE CITY TO MAINTAIN COMMON AREAS AND STORMWATER FACILITIES ON PRIVATE PROPERTY AND CHARGE THE HOMEOWNERS BENEFITTING FROM THIS SERVICE WITH THE COST OF MAINTENANCE.**

**Whereas, stormwater detention and retention facilities located on private property within the City of Versailles perform an important function in stormwater management that directly affects the health, safety and welfare of the citizens; and**

**Whereas, there are frequently open and undeveloped areas within subdivisions not associated with any occupied lot or parcel that will quickly become an unsightly nuisance without regular maintenance;**

**Whereas, these facilities and open areas are often designated on the plats of subdivisions as HOA, or Homeowners Association property, with the intention that the lot owners within the subdivision will form a Homeowners Association that will undertake the maintenance and management of these facilities and open areas; and**

**Whereas, it has been the experience of the City of Versailles that lot owners within subdivisions are often reluctant to form a Homeowners Association leaving maintenance and management of these important facilities and areas to the better natures of their neighbors while neglecting individual responsibility for the maintenance and management of these structures and areas; and**

**Whereas, it is very important to the City of Versailles that stormwater detention facilities be properly maintained and that open and undeveloped areas be properly mowed and maintained; and**

**Whereas, it is appropriate that the costs of such maintenance be allocated to the persons benefitting from the service,**

**NOW, THEREFORE, BE IT ORDAINED IN THE CITY OF VERSAILLES, KENTUCKY as follows:**

**Section 1. The City of Versailles is hereby authorized to undertake maintenance and management of stormwater detention, retention and management facilities located within the City when the property owners benefitted by the stormwater facilities fail to provide adequate maintenance of the stormwater facilities.**

**A. Such maintenance shall include:**

- 1. Mowing and weeding to the standards for stormwater retention areas established in the Subdivision Regulations or on the recorded plat for the subdivision; and**
- 2. Clearing the retention area of leaves, litter, silt, dirt, tree limbs, or any debris that may obstruct the flow of water through such facilities.**

**B. Such maintenance shall not include:**

- 1. Landscaping or replacing landscaping;**
- 2. Repairing or replacing decorative lighting;**
- 3. Removing fallen trees that do not interfere with the flow of water; and**
- 4. Reimbursing homeowners for insurance deductibles or for work performed by the City that may have been covered by insurance.**

**Section 2. Where the stormwater facilities are located upon property owned by one or more individuals, the mowing requirements for maintenance of such areas shall be enforced through the City's nuisance code contained in Section 93.35(D).**

**Section 3. Where the stormwater detention, retention or management area is located upon property designated as HOA or common area on a subdivision plat, the maintenance and management of such areas shall be enforced as follows:**

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**A. Once the City Public Works Director has determined that the maintenance and management of the stormwater detention, retention or management area is insufficient and the Public Works Director has been unsuccessful at locating a Homeowners Association or other persons or entities who will adequately manage and maintain the stormwater area, the Public Works Director shall review the plats and any stormwater management studies of the subdivision where the lots are located and determine which lots are benefitting from the stormwater retention area and the lots that would not have otherwise been created under the local zoning ordinance and subdivision regulations without the stormwater retention area at issue.**

**B. Upon making such determination, the City shall advise the affected property owners in writing that the City will be undertaking the maintenance and management of the stormwater facilities and that the cost of such maintenance along with an administrative fee will be assessed prorata to the property owners on their annual ad valorem tax bills. This notice shall include a provision advising the affected property owners that they may appeal this determination to the Mayor within thirty (30) days after the date of such notice.**

**Section 4. The City of Versailles is hereby authorized to undertake maintenance and management of the common areas of subdivisions located within the City when the owners of the lots within the subdivision fail to provide adequate maintenance of the common areas. The work to be performed by the City in such instances shall be limited to preventing the common area from becoming a nuisance under the City's ordinances.**

**A. Once the City Public Works Director has determined that the maintenance of a common area within a subdivision is creating a public nuisance and the Public Works Director has been unsuccessful at locating a Homeowners Association or other persons or entities who will adequately maintain the common area, the City shall advise the owners of properties on the plat creating the common area in writing that the City will be undertaking the maintenance of the common area and that the cost of such maintenance along with an administrative fee will be assessed prorata to the property owners on their annual ad valorem tax bills. This notice shall include a provision advising the affected property owners that they may appeal this determination to the Mayor within thirty (30) days after the date of such notice.**

**Section 5. The cost of all work performed by the City in maintaining the stormwater facilities and maintaining common areas, plus a reasonable cost for the billing and collection of this cost, will be allocated equally among the property owners benefitted by the work and included as an additional assessment annually on the City tax bills for each benefitted property as determined by the Public Works Director. An appeal to the Mayor will stay the City's maintenance of the facilities except for such work that the Public Works Director determines is necessary to avoid immediate harm to the citizens or the City's stormwater facilities or to abate a nuisance.**

**Section 6. The affected property owners may, at any time, petition the City Public Works Director to relieve the City of the obligation to maintain any stormwater facility or common area and the Public Works Director shall release that facility or common area to the property owners upon adequate assurance that the necessary maintenance will be performed.**

**Section 7. This ordinance shall become effective after passage and publication as required by law.**

**Introduced and given first reading at a meeting of the City Council of the City of Versailles, Kentucky, held on the 4th day of April, 2023, and fully adopted after the second reading at a meeting of said council held on the 18th day of April, 2023.**

**CITY OF VERSAILLES**

**BRIAN TRAUGOTT, MAYOR**

**ATTEST:**

**ELIZABETH REYNOLDS, CITY CLERK**

**MOTION BY BRADLEY, SECONDED BY MILLER TO APPROVE AND ADOPT ORDINANCE 2023-4 AUTHORIZING THE CITY TO MAINTAIN COMMON AREAS AND STORMWATER FACILITIES ON PRIVATE PROPERTY AND CHARGE THE HOMEOWNERS BENEFITTING FROM THIS SERVICE WITH THE COST OF MAINTENANCE.**

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**MOTION BY DAKE, SECONDED BY BINGHAM TO AMEND THE MOTION ON THE FLOOR TO CHANGE SECTION 5 TO SECTION 4 (A) AND CHANGE SECTION 6 TO SECTION 5 AND EACH SECTION THEREAFTER.**

The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

The Council then voted on the amended motion on the floor. The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

(The Ordinance as shown in the minutes above reflect these changes).

Firefighter Chase Thomas presented Resolution 2023-4 authorizing the Mayor to apply for, and if awarded enter into agreement, the Kentucky Office of Homeland Security Grant for rescue equipment.

**MOTION BY MILLER, SECONDED BY BRADLEY TO APPROVE AND ADOPT RESOLUTION 2023-4 APPLICATION AND ADMINISTRATION OF THE FY2023 KENTUCKY OFFICE OF HOMELAND SECURITY GRANT.**

The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

Brian Hawker, City of Versailles IT Director, presented quotes for voice and data services at City Hall. He noted that we currently have Spectrum but that we do get quotes every three years. He also stated that the City is in the process of upgrading the Springbrook software system to a cloud based version which will use more bandwidth. Mr. Hawker recommended Metronet Premium at 300 MB bandwidth.

**Spectrum Vs. MetroNet Comparison, April 2023**

<b>At 300 MB Bandwidth:</b>	<b>Per Month</b>	<b>3 Years</b>	<b>Cost Savings:</b>	
MetroNet (Premium) Over 3 Years:	\$484.30	\$17,434.80	(\$18,348.84)	(51.3%)
Spectrum (200 MB) Over 3 Years:	\$993.99	\$35,783.64		
MetroNet (Elite) Over 3 Years:	\$694.30	\$24,994.80	(\$10,788.84)	(30.2%)
Spectrum (200 MB) Over 3 Years:	\$993.99	\$35,783.64		

<b>At 500 MB Bandwidth:</b>			<b>Cost Savings:</b>	
MetroNet (Premium) Over 3 Years:	\$584.30	\$21,034.80	(\$25,548.84)	(54.8%)
Spectrum Over 3 Years:	\$1,293.99	\$46,583.64		
MetroNet (Elite) Over 3 Years:	\$804.30	\$28,954.80	(\$17,628.84)	(37.8%)
Spectrum Over 3 Years:	\$1,293.99	\$46,583.64		

<b>Add. 3-Year Cost to Upgrade to 500 MB:</b>	<b>Per Month</b>	<b>3 Years</b>
MetroNet (Premium) Over 3 Years:	\$100.00	\$3,600.00
MetroNet (Elite) Over 3 Years:	\$210.00	\$3,960.00
Spectrum Over 3 Years:	\$300.00	\$10,800.00

**MOTION BY DAKE, SECONDED BY BINGHAM TO APPROVE AND ACCEPT THE QUOTE FOR CITY HALL VOICE AND DATA SERVICES AS PRESENTED BY METRONET (PREMIUM) AT 300 MB BANDWIDTH FOR A THREE-YEAR CONTRACT AT \$484.30/MONTH.**

The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.

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**Public Works Director Miller stated that on March 7, 2023 the council had approved the bid submitted by Xtreme Property Solutions for the cemetery mowing contract. Xtreme Property Solutions is no longer able to provide the mowing services. Mr. Miller asked the Council to approve the next lowest bid as presented by D&M Mowing in the amount of \$475.00/mow for Rose Crest Cemetery. He stated that with the help of the Woodford County Detention Center inmates, employees will be mowing Versailles Cemetery.**

**MOTION BY BINGHAM, SECONDED BY BRADLEY TO ACCEPT THE QUOTE AS PRESENTED BY D&M MOWING FOR THE MOWING OF ROSE CREST CEMETERY IN THE AMOUNT OF \$475.00 PER MOW.**

**The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.**

**Mayor Traugott presented an agreement between the City of Versailles and First Baptist Church for the Safe Room (Emergency Shelter) project. The agreement would provide unrestricted public access to the facility and property in the event of a severe weather emergency as well as ensure the proper maintenance of the facility for use in the event severe weather.**

**MOTION BY JOHNSON, SECONDED BY JONES TO ENTER INTO AN AGREEMENT WITH FIRST BAPTIST CHURCH REGARDING THE USE OF THE SAFE ROOM BY EMERGENCY MANAGEMENT AND THE PUBLIC DURING SEVERE WEATHER.**

**The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.**

**Mayor Miscellaneous**

**Mayor Traugott reminded everyone of the ribbon cutting for the Downtown Revitalization Project this Friday at 10:00am.**

**He stated that he would be presenting the proposed FY2023-2024 Budget at the May 2<sup>nd</sup> council meeting.**

**He also announced the first of four public hearings regarding the 5-year update to the Woodford County Comprehensive Plan will be held on April 27<sup>th</sup> 6:00pm – 8:00pm at the Versailles United Methodist Church. Council member Miller asked how these meetings are being promoted and Mayor Traugott noted that they are advertising on social media as well as a front page ad in the Woodford Sun.**

**Mayor Traugott stated that the JAG group from Woodford County High School will begin painting fire hydrants around Versailles soon. He stated that the designs the group presented were very creative and there will be 9-10 hydrants painted within the next month.**

**Council Miscellaneous/ Committee Reports**

**Council member Dake reminded everyone of the Main Street Clean Sweep which will be held Saturday, April 22<sup>nd</sup> 9:00am – 12:00pm.**

**Department Directors**

**Firefighter Chase Thomas stated that the Versailles Fire Department had spent the last two years designing and overseeing the completion of the department's new Engine 4. He invited everyone to attend a "Rolling-In" Ceremony on Sunday, April 30<sup>th</sup> at 2:30pm at Fire Station 1 on Locust Street.**

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**MOTION BY MILLER, SECONDED BY DAKE TO ENTER INTO EXECUTIVE SESSION PURSUANT TO KRS 61.810(1)(b) TO DELIBERATE ON THE FUTURE ACQUISITION OR SALE OF REAL PROPERTY AND KRS 61.810(1)(c) TO DISCUSS PROPOSED OR PENDING LITIGATION AGAINST OR ON BEHALF OF THE CITY OF VERSAILLES.**

**The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.**

**MOTION BY MILLER, SECONDED BY JOHNSON TO RETURN FROM EXECUTIVE SESSION WITH NO ACTION TAKEN.**

**The vote was as follows: Bingham, Bradley, Dake, Johnson, Jones, and Miller voting aye.**

**Mayor Traugott adjourned the meeting without objections.**

**APPROVED:**

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**BRIAN TRAU GOTT, MAYOR**

**ATTEST:**

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**ELIZABETH C. REYNOLDS, CITY CLERK**