

**JULY 16, 2024  
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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 LAURA DAKE, LISA JOHNSON, GARY JONES, AND ANN MILLER. COUNCIL MEMBERS BINGHAM AND BRADLEY WERE ABSENT. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.**

**DEPT. HEADS: DAN KNIGHT, MIKE MURRAY, T.A. RANKIN, AND ELIZABETH REYNOLDS WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.**

**MOTION BY JOHNSON, SECONDED BY JONES TO APPROVE AND ADOPT THE MINUTES OF THE JULY 2, 2024 COUNCIL MEETING.**

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

**Public Comment**

**Toni Curtis, a resident of Montgomery Avenue, questioned the Mayor and Council regarding the continued lack of a planned connecting road between Legends subdivision and Huntertown Road. She stated that when she last attended a council meeting, over a year ago, Mayor Traugott had stated that the road would be completed by the fall of 2023 based on the developer's timeline.**

**Mayor Traugott responded that he had spoken in good faith a year ago and that it is still in the developer's plans. He stated that each phase of the subdivision plan requires a development bond. He did note that there is no required timeline that the developer must follow to complete the road except that it must be finished by the subdivision completion or the developer will not get their bond money back. If that happens, then the bond money will be used by the City to put the road in.**

**Ms. Curtis further expressed her frustration, noting that Montgomery Avenue has always been a residential street and that they have been asking for relief for over five years.**

**Council member Johnson stated that she understands the frustration and asked what the agreement is with the developer.**

**Assistant Publics Work Director Dan Knight stated that there is no leverage that the City can use to force the connection be installed now.**

**Mayor Traugott noted that there may be recourse options in the new regulations, but those would be the responsibility of Planning and Zoning to enforce.**

**Mayor Traugott distributed a Traffic Analysis Report from the Police Department showing the traffic activity on Montgomery Avenue.**

**Mark Drury, a resident of Montgomery Avenue, spoke in support of Ms. Curtis and also regarding concerns of speeding on the street.**

**Police Chief Murray stated that a permanent stationary speed detection device had been installed on Montgomery Avenue but it was recently damaged. He also noted that a mobile speed detection trailer was on the street for one week and it detected the average speed to be 25mph.**

**Mr. Drury offered his double driveway for police officers to use to catch speeding motorists.**

**Housing Task Force Pilot Projects**

**Logan Haynes with the Kentucky Manufactured Housing Institute along with several members of the Housing Task Force were in attendance to present a proposed pilot project.**

**Council member Dake, a member of the Task Force, presented Resolution 2024-8 which designates the council's support of a pilot project for a manufactured home to be built on the City's vacant lot at 274 High Street.**

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Mr. Haynes displayed a PowerPoint presentation which shows the proposed inside and outside of the home to be built. He noted that it will be low profile – not four feet in the air like some older manufactured homes. The home will be three bedroom, two bathroom and approximately 1,941 square feet. It will feature an open concept with wood and carpet flooring, granite countertops, and tiled shower. He stated that it is a more deluxe look that will appeal to the masses.

Council member Miller stated that the home will be built and then showcased at the Kentucky League of Cities Conference in September and then moved to the High Street lot at the end of the conference.

Mr. Haynes stated that the foundation and garage are built onsite, and then the final touches of landscaping and driveway. He noted that the Home Builders Associations in Lexington and Frankfort are in support of the pilot project. Mr. Haynes stated that the City of London recently broke ground on a subdivision of fifty-one manufactured homes. He presented a video of the London project.

**MOTION BY DAKE, SECONDED BY JONES TO APPROVE AND ADOPT RESOLUTION 2024-8 EXPRESSING SUPPORT FOR THE CONSTRUCTION OF A MANUFACTURED HOME ON THE CITY'S LOT AT 274 HIGH STREET AND THE SALE OF THE HOME TO SOMEONE SEEKEING PERMANENT RESIDENCY IN VERSAILLES.**

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

Mayor Traugott presented Municipal Order 2024-9 which is a non-binding order setting a target fund balance of 33% of operating expenditures that can be used for making decisions on capital projects.

**MOTION BY MILLER, SECONDED BY DAKE TO APPROVE AND ADOPT MUNICIPAL ORDER 2024-9 CREATING FUND BALANCE TARGETS FOR THE CITY OF VERSAILLES GENERAL AND ENTERPRISE FUNDS.**

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

Mr. Knight presented quotes for HVAC emergency replacement at the #3 sewer lift station. He noted that this was already purchased and installed.

|                              |             |
|------------------------------|-------------|
| Ivey Mechanical              | \$11,290.00 |
| McAnelly Heating and Cooling | \$13,785.00 |

**MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY IVEY MECHANICAL FOR THE EMERGENCY PURCHASE OF HVAC REPLACEMENT AT THE #3 SEWER LIFT STATION IN THE AMOUNT OF \$11,290.00.**

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

Fire Chief Rankin presented the following quotes for gear lockers for Station #1. He noted that Kentucky Correctional has a lead time that is past the planned move in date. He recommended the quote as presented by Global Industries.

|                                  |             |
|----------------------------------|-------------|
| Global Industries                | \$10,025.19 |
| Kentucky Correctional Industries | \$10,707.68 |

**MOTION BY JOHNSON, SECONDED BY DAKE TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY GLOBAL INDUSTRIES FOR GEAR LOCKERS FOR VERSAILLES FIRE STATION #1 IN THE AMOUNT OF \$10,025.19.**

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

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Mayor Traugott presented the following quotes for three fans, installed, for the Versailles Downtwon Market & Entertainment District. He stated that there will be two twelve foot fans in the Farmers Market Pavilion and one seven foot fan in the Three Seasons Pavilion.

|               |             |
|---------------|-------------|
| Big Ass Fans  | \$12,875.00 |
| Page Electric | \$14,420.00 |

**MOTION BY MILLER, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY BIG ASS FANS FOR THE PURCAHSE AND INSTALLATION OF THREE FANS IN THE VERSAILLES MARKET AND ENTERTAINMENT DISTRICT IN THE TOTAL AMOUNT OF \$12,875.00.**

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

Mr. Knight presented the following Fiscal Year 2025 Road Fund Projects:

| Street Name                     | Paving Cost         | Gutterline Milling Cost | Total Cost          |
|---------------------------------|---------------------|-------------------------|---------------------|
| Amsden Ave (Douglas to Preston) | \$16,675.00         | \$0.00                  | \$16,675.00         |
| Amsden Ave (Green to Amsden)    | 40,480.00           | 0.00                    | 40,480.00           |
| Ashgrove Rd                     | 34,040.00           | 5,050.00                | 39,090.00           |
| Montgomery Avenue               | 62,675.00           | 12,380.00               | 75,055.00           |
| Park St (Green to North)        | 7,360.00            | 0.00                    | 7,360.00            |
| South Hill Rd (Adena)           | 63,135.00           | 9,350.00                | 72,485.00           |
| United Dr                       | 13,340.00           | 1,585.00                | 14,925.00           |
| West Green St                   | 16,445.00           | 2,050.00                | 18,495.00           |
| <b>TOTAL</b>                    | <b>\$254,150.00</b> | <b>\$30,415.00</b>      | <b>\$284,565.00</b> |

**MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE THE FISCAL YEAR 2025 MUNICIPAL AID ROAD FUND PROJECT LIST AS PRESENTED.**

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

Fire Chief Rankin presented several change orders for the Station #1 Renovation Project.

**MOTION BY MILLER, SECONDED BY JONES TO APPROVE CHANGE ORDER 0001 FOR THE VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATION PROJECT IN THE AMOUNT OF \$28,068.00 FOR ELECTRICAL CONSOLIDATION TO ONE SERVICE FEED.**

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

**MOTION BY JOHNSON, SECONDED BY JONES TO APPROVE CHANGE ORDER 0002 FOR THE VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATION PROJECT IN THE AMOUNT OF \$3,840.00 FOR FIRE SHUTTERS.**

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

**MOTION BY DAKE, SECONDED BY MILLER TO APPROVE CHANGE ORDER 0005 FOR THE VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATION PROJECT FOR A CREDIT IN THE AMOUNT OF \$6,367.00 TO CHANGE FROM CONCRETE BLOCK TO STRUCTURAL STEEL FOR THE ENTIRE SECOND FLOOR.**

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

**MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE CHANGE ORDER 0006 FOR THE VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATION PROJECT IN THE AMOUNT OF \$7,573.00 TO ADD A MINI SPLIT HVAC.**

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

Chief Rankin stated that they are still negotiating Change Orders 0003 and 0004.

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City Clerk Elizabeth Reynolds presented a Neighborhood Grant Application for Park Place in the amount of \$6,472.00 for a new sign.

Council member Johnson noted that the price was comparable to a recently approved Neighborhood Grant for Merewood.

**MOTION BY JOHNSON, SECONDED BY MILLER TO APPROVE THE NEIGHBORHOOD GRANT APPLICATION FOR PARK PLACE IN THE AMOUNT OF \$6,472.00 FOR A NEW SIGN.**

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

**Mayor Miscellaneous**

Mayor Traugott praised the recent July 4<sup>th</sup> events.

He stated that the recent Farmer's Market event at the Downtown Pavilion was a nice event that was well attended.

He announced a Block Party this Friday 6:30pm – 9:30pm.

Mayor Traugott also announced the upcoming Thursday night concert on July 25<sup>th</sup> 7:00pm – 10:00pm.

He congratulated Barry Hartley on being named the Woodford County High School baseball coach.

**Council Miscellaneous/ Committee Reports**

Council member Dake stated that the Farmers Market was pleased with the turnout at the event on Saturday and that the informal count was over 350 people.

Council member Johnson noted that a Water and Sewer Committee meeting will be held July 30<sup>th</sup> at 4:00pm to discuss adjustment requests.

**Department Directors**

City Clerk Reynolds presented the recommended proposal for the mural at the downtown event space. She stated that four artists had responded to the RFP with their concept design and price proposal. The committee met and scored each design. They are recommending the design proposed by Damon Farmer in the amount of \$15,500.00.

**MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE PROPOSAL PRESENTED BY DAMON FARMER FOR THE DESIGN AND COMPLETION OF A MURAL AT THE DOWNTOWN EVENT SPACE IN THE TOTAL AMOUNT OF \$15,500.00 WITH THE DESIGN TO BE FINALIZED BETWEEN MR. FARMER AND THE COMMITTEE.**

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

Assistant Public Works Director Knight presented the following quotes for four pickup trucks for the Public Works department:

|                   |                       |
|-------------------|-----------------------|
| Jack Kain Ford    | \$42,930.00 per truck |
| Bachman Chevrolet | \$43,630.00 per truck |

Mr. Knight stated that the state price contract has changed from having a specific price to having a list of approved vendors. He stated that both Jack Kain Ford and Bachman are on the vendor list. He recommended the low quote of \$42,930.00 per truck.

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**MOTION BY DAKE, SECONDED BY JONES TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY JACK KAIN FORD IN THE AMOUNT OF \$42,930.00 PER TRUCK FOR THE PURCHASE OF FOUR TRUCKS.**

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

Council member Dake asked if the purchase of these new trucks meant that we are no longer considering the fleet management system that had been previously discussed. Mr. Knight responded that it was determined that we could do a similar concept ourselves without going through a fleet management company.

Russ Crabtree, with Disaster Emergency Management, invited the council to attend a Local Emergency Planning Committee meeting tomorrow night at Big Sink Road. He noted that these meetings are held quarterly as required by law.

Mayor Traugott stated that it was good to see City Attorney Moore back after his recovery from surgery.

Mayor Traugott adjourned the meeting without objections.

**APPROVED:**

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**BRIAN TRAUGOTT, MAYOR**

**ATTEST:**

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**ELIZABETH C. REYNOLDS, CITY CLERK**