

OCTOBER 21, 2025
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MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.

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

DEPT. HEADS: MITZI DELIUS, BART MILLER, T.A. RANKIN, ELIZABETH REYNOLDS AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE AND ADOPT THE MINUTES OF THE OCTOBER 7, 2025 REGULAR COUNCIL MEETING.

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

Public Comment
Magistrate Larry Blackford, on behalf of the Woodford County NAACP, thanked Mayor Dake and the council for attending the recent NAACP Gala and supporting diversity.

Heather Cochran, of RFH CPAs, presented the Fiscal Year 2024 Audit with an unmodified “clean” audit opinion. She noted that there was a material weakness finding due to the number of audit adjustments that they were required to make. She stated that adjustments are mostly due to period/timing issues or depreciation. Ms. Cochran recommended that the City tighten and change their year-end procedures and work with Baldwin CPAs, the City’s bookkeeping firm, to ensure that these adjustments are made prior to the beginning of the audit. She also noted that there were two findings related to the audit not being completed by April 1st. She stated that going forward, the City and their bookkeeping firm need to ensure that adjustments and other audit preparations are completed in a timely manner. Ms. Cochran also presented the Single Audit which was required due to the City expending more than \$750,000 in federal grant funds. The Single Audit also received an unmodified opinion.

MOTION BY JOHNSON, SECONDED BY JONES TO ACKNOWLEDGE AND ACCEPT THE FISCAL YEAR 2024 AUDIT AS PREPARED BY RFH CPAS.

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

At the request of Council member Siegelman, City Attorney Bill Moore provided second reading of Ordinance 2025-17 An Ordinance Enacting and Adopting a Supplement to the Code of Ordinances of the City of Versailles, Kentucky, as follows:

CITY OF VERSAILLES, KENTUCKY
ORDINANCE NO. 2025-17

AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE
CODE OF ORDINANCES OF THE CITY OF VERSAILLES, KENTUCKY

WHEREAS, American Legal Publishing Corporation of Cincinnati, Ohio has completed the 2025 S-35 supplement to the Code of Ordinances of the City of Versailles, Kentucky, which supplement contains all ordinances of a general nature enacted since the prior supplement to the Code of Ordinances of this municipality; and

WHEREAS, American Legal Publishing Corporation has recommended the revision or addition of certain sections of the Code of Ordinances which are based on or make references to sections of the Kentucky Revised Statutes; and

WHEREAS, it is the intent of the City Council to accept these updated sections in accordance with the changes of the law of the Commonwealth of Kentucky.

NOW, THEREFORE, BE IT ORDAINED by the City of Versailles, Kentucky:

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SECTION 1. That the S-35 supplement to the Code of Ordinances of the City of Versailles, Kentucky, as submitted by American Legal Publishing Corporation of Cincinnati, Ohio and as attached hereto, be and the same is hereby adopted by reference as if set out in its entirety.

SECTION 2. That this ordinance shall take effect and be in force from and after its date of passage, approval 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 7th day of October, 2025, and fully adopted after the second reading at a meeting of said council held on the 21st day of October, 2025.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH REYNOLDS, CITY CLERK

MOTION BY JOHNSON, SECONDED BY BINGHAM TO APPROVE AND ADOPT ORDINANCE 2025-17 AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE CITY OF VERSAILLES, KENTUCKY.

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

At the request of Council member Bradley, City Attorney Moore provided second reading of Ordinance 2025-18 An Ordinance Amending Article VIII of the Zoning Ordinance Addressing Nonconforming Uses, as follows:

CITY OF VERSAILLES
ORDINANCE NO. 2025-18

TITLE: AN ORDINANCE AMENDING ARTICLE VIII OF THE ZONING ORDINANCE ADDRESSING NONCONFORMING USES.

WHEREAS, the Cities of Versailles and Midway, and the Woodford Fiscal Court, have participated in a joint planning program to assist and promote the orderly development of their cities and county; and,

WHEREAS, the Kentucky Revised Statutes Chapter 100 provides that the Legislative Bodies of Incorporated Cities and the Fiscal Court of the County containing those Kentucky Cities may adopt land use regulations, including zoning and growth management regulation; and,

WHEREAS, the Local Governments of Woodford County, Kentucky desire to promote orderly community growth under the guidance of the Woodford County Comprehensive Plan; encourage and protect the most appropriate use of land throughout the cities and county; protect and enhance property values for the community as a whole; promote for the purpose of promoting public health, safety, or general welfare of the community, regulations governing uses of property that do not conform to the current ordinances and regulations; and,

WHEREAS, the Versailles-Midway-Woodford County Planning Commission, Kentucky did conduct a public hearing for proposed the Text Amendments to Article VIII of the Zoning Ordinance contained herein and has recommended to the City of Versailles that such amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED in the City of Versailles, Kentucky as follows:
Section 1. Repeal of Article VIII of the Zoning Ordinance. Article VIII of the Versailles-Midway-Woodford County Zoning Ordinance is hereby repealed in its entirety.

Section 2. New Article VIII. A new Article VIII of the Versailles-Midway-Woodford County Zoning Ordinance is hereby adopted as follows:

ARTICLE VIII

NON-CONFORMITIES

801 INTENT

If, within the districts established by this Ordinance or amendments that may later be adopted, there exist lots, structures and uses of land and structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendment, it is the intent of this Ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon or expanded, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

802 NONCONFORMING STRUCTURES

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No nonconforming structure may be enlarged, moved, or structurally altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity. Voluntary demolition of a nonconforming structure nullifies its nonconforming rights. Should a nonconforming structure or nonconforming portion of structure be voluntarily destroyed, moved or removed to an extent of 55 percent or more of its replacement cost at time of destruction (exclusive of foundations), it shall not be repaired or reconstructed except in conformity with the provisions of this Ordinance.

B. When a nonconforming structure is involuntarily destroyed or removed, it shall retain its nonconforming rights for a period of six (6) months. Failure to reestablish the structure within six (6) months nullifies the nonconforming rights. Re-establish, for the purposes of this section, shall mean that necessary permits and approvals have been obtained or have been applied for and that binding contracts for the construction of the principal structure have been let; in the absence of contracts, the principal structure must be under construction to a substantial degree (at least 55 percent of the construction completed).

C. Whenever a non-conforming sign collapses, burns, or is removed from its location, it shall not be replaced or reconstructed, except in full compliance with the provisions of this Ordinance. Signs which have been abandoned or which advertise an establishment, service, or product which has not existed or been available at that location for a period of six (6) months shall be removed by the property owner at their sole cost and expense. If the sign is destroyed beyond 55 percent of its replacement value, such sign can only be replaced or reconstructed in accordance with the requirements of this Ordinance, as well as any recorded Development Plan. Any sign which cannot be replaced or reconstructed in compliance with this Section shall be removed by the property owner at owner's sole cost and expense.

D. A nonconforming structure may be altered to the extent necessary to comply with a lawful order of government officials.

E. Existing nonconforming structures located in the special flood hazard area shall not be expanded but may be otherwise modified, altered, or repaired provided such measures incorporate flood-proofing of the structure in accordance with Article X and FEMA standards.

1 NONCONFORMING USES OF LAND

Where at the time of passage of this Ordinance or amendments, lawful use of land exists which would not be permitted in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful subject to the following provisions:

A. No nonconforming use, except single family residential uses, shall be enlarged, increased or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;

B. No nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Ordinance;

C. A nonconforming use may continue indefinitely; however, if any nonconforming use of land ceases for any reason for twelve (12) consecutive months or more, except where government action impedes access to the premises, the nonconforming status shall be nullified. Any subsequent use of land shall be in conformity with the regulations of the district in which it is located;

D. Sale of a property containing a nonconforming use shall have no effect on the nonconforming status;

E. Where nonconforming use status applies, the removal or destruction of the occupied principal structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 55 percent or more of its replacement cost, exclusive of foundation, at time of destruction.

804 NONCONFORMING LOTS OF RECORD

A. A nonconforming lot of record is any lot which was lawfully created prior to the adoption of the Zoning Ordinance but which has a smaller minimum lot area, frontage, or width than now required for that zoning district.

B. A nonconforming lot of record may be used in accordance with the other applicable regulations for that zoning district. The subdivision of a nonconforming lot that creates a greater nonconformity is prohibited. The minor adjustment of lot lines between nonconforming lots may be allowed as long as an additional lot is not created.

C. The Building Inspector and Planning Commission Director may approve Building and Zoning Permits for a lot of record if the proposed structure can comply with all district development standards except minimum lot area, frontage, or width. Variance of any other development standard must be obtained only through action of the Board of Adjustments.

805 REPAIRS AND MAINTENANCE

A. On any nonconforming structure or portion of a structure containing a nonconforming use, any change that does not require a building permit is considered routine maintenance and shall not affect the nonconforming status.

B. If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance and is declared by any Building or Fire Official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

C. Signs which are in legal existence on the effective date of this Ordinance and not in conformity with the provisions of this Ordinance may remain in place and shall be referred to as nonconforming signs. Only routine maintenance may be performed on the sign and its structure until such time as the sign is brought into conformance with these regulations. Routine maintenance is limited to replacement of nuts and bolts, cleaning and painting, or manipulating to level or plumb the device but not to the extent of adding struts or guys for the stabilization of the sign or structure or substantially changing the sign. The routine changing of messages is considered to be routine maintenance but the replacement of new casing/ framing or additional panels or replacing of facing material type shall not be considered routine maintenance.

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806. CONDITIONAL USES NOT NONCONFORMING USES

Any use which is permitted as a conditional use in a district under the terms of this Ordinance shall not be deemed a nonconforming use in such district but shall without further action be considered a conforming use.

Section 3. 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 7th day of October, 2025, and fully adopted after the second reading at a meeting of said council held on the 21st day of October, 2025.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH REYNOLDS, CITY CLERK

MOTION BY BRADLEY, SECONDED BY BINGHAM TO APPROVE AND ADOPT ORDINANCE 2025-18 AN ORDINANCE AMENDING ARTICLE VIII OF THE ZONING ORDINANCE ADDRESSING NONCONFORMING USES.

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

At the request of Council member Bradley, City Attorney Moore provided second reading of Ordinance 2025-19 An Ordinance Approving the Test Amendment to Article X of the Versailles-Midway-Woodford County Zoning Ordinance.

Mayor Miscellaneous

Mayor Dake congratulated Council member Bradley as she will be awarded the Woodford County Business and Professional Woman of the Year tonight.

Mayor Dake stated that the council had approved soliciting bids for the downtown sound system and public wifi project at the last council meeting. She noted that after further discussions with the County, they have determined that a RFP would be a better process and is asking the council for their approval.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE SOLICITING REQUESTS FOR PROPOSALS FOR THE DOWNTOWN SOUND SYSTEM AND PUBLIC WIFI PROJECT.

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

Mayor Dake announced that the Rotary Club of Woodford County is having a Charter Celebration tomorrow night 5:00 – 6:30pm at The Aldenberg Hotel.

She noted the upcoming Halloween events including the Woodford Spooktacular on Sunday, October 26th 4:00 – 8:00pm and the City's Boo Bash event on Thursday, October 30th 4:00 – 7:00pm. She also reminded everyone that Trick or Treat throughout Versailles and Woodford County will be Friday night 6:00 – 8:00pm.

Mayor Dake stated that everyone had received a copy of the general and enterprise fund cash balance reports as of September 30th. She noted that City Clerk Reynolds is preparing these reports monthly and that they are being distributed to council quarterly as the council has requested.

She distributed a copy of the recently signed Executive Order creating the Sustainability Committee.

Council member Bradley left the meeting at 5:55pm.

Council Miscellaneous/Committee Reports

Council member Bingham stated that there would be a Street/Stormwater/Cemetery Committee meeting on Monday, October 27th at 5:30pm at City Hall.

Council member Johnson stated that the second Nonprofit Roundtable meeting on food insecurity was held on October 10th and they were able to get in small groups and begin identifying “what can we do”. She noted that the third and final meeting to discuss food insecurity will be held on November 13th 9:30 – 10:30am at the Woodford County Library Community Room. She stated that public attendance is invited and welcome. Ms. Johnson noted that the food pantry has seen an increase in use and that the Monday night community meals have had an increase in attendance.

Council member Miller stated that the Downtown/Tourism/Communications Committee met and they are working on signage for downtown, possible changes to Granducci Alley, adjustments and ideas regarding the trees downtown, a proposed food truck ordinance, and addressing concerns and a need to enforce the two hour parking downtown. Ms. Miller stated that there were several business owners in attendance.

Police Chief Young noted that the signage downtown is inadequate to enforce the two hour parking or issue citations.

Mayor Dake also noted that the Walkability Committee will be meeting tomorrow at 5:30pm at City Hall.

Department Directors

Fire Chief Rankin stated that the Versailles Fire Department participated in a Alternative Fuels Vehicle Class.

Chief Rankin announced the death of Carl Ford, who passed away today. He noted that Mr. Ford was a true patriot serving in the military and then serving with the Versailles Fire Department for forty years. He stated that the visitation will be Sunday followed by the funeral on Monday and a cemetery service at Camp Nelson.

Public Works Director Bart Miller presented a quote for a lawnmower for the street department. He noted that it is a budgeted item and the vendor is a state price contract vendor.

Central Equipment	\$11,513.00
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MOTION BY SIEGELMAN, SECONDED BY BINGHAM TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY CENTRAL EQUIPMENT FOR AN EXMARK MOWER FOR THE STREET DEPARTMENT IN THE TOTAL AMOUNT OF \$11,513.00.

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

MOTION BY MILLER, SECONDED BY BINGHAM TO ENTER INTO EXECUTIVE SESSION PURSUANT TO KRS 61.810(1)(b) TO DELIBERATE ON THE FUTURE ACQUISITION OR SALE OF REAL PROPERTY.

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

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

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

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MOTION BY MILLER, SECONDED BY SIEGELMAN TO APPROVE ENTERING INTO AN INTERGOVERNMENTAL PARTNERSHIP AGREEMENT FOR THE PURCHASE AND SALE OF 105 INDUSTRY DRIVE WITH THE ADDITIONAL LANGAUGE AS NOTED TO PARAGRAPH 2.1.

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

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK