

**NOVEMBER 4, 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, AND ANN MILLER. COUNCIL MEMBER FRED SIEGELMAN ARRIVED AT 5:36 P.M. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT. COUNCIL MEMBER GARY JONES WAS ABSENT.

DEPT. HEADS: MARLENA JACOBS, BART MILLER, T.A. RANKIN, AMANDA WAINSCOTT AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY BRADLEY, SECONDED BY BINGHAM TO APPROVE AND ADOPT THE MINUTES OF THE OCTOBER 21, 2025 REGULAR COUNCIL MEETING.

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

Public Comment

No public comment was received.

Kris Smith, Vice President of City Relations for Metronet, addressed the council regarding a joint venture between Metronet and T-Mobile Fiber (T-Fiber). She stated that Metronet builds the network and T-Mobile Fiber markets and sells to residential and microbusiness customers. She noted that they are two separate companies that work together through a contractual relationship which means that Metronet will still build, own, and operate all of the structure and she will continue to be the City's point of contact. Ms. Smith stated that Metronet will continue to provide phone and internet service to business and commercial customers while residential customers will become T-Fiber customers. She noted that current customers will be migrated to T-Fiber over the next six months. She thanked the council for their continued relationship with Metronet.

Rich Pictor, Executive Director of Parks and Recreation, reported to the council regarding tree and vegetation removal at Woodford County Park due to a Marathon pipeline that is located behind the park near the property line. Mr. Pictor provided documentation to the council from Marathon regarding the upcoming tree removal. He noted that the project will start November 17th and run through the end of the year. Mr. Pictor stated that after discussions with them this week, they have agreed to consider replanting trees. He stated that the trees will not be replanted on top of the pipeline, as that would defeat the purpose, but they will be planted at a local park. He stated that the pipeline runs from Louisville to Lexington and has been located near the Woodford County Park since 1962-63. Mr. Pictor stated that no trees will be removed from park property, they are on the other side of the property line. He also noted that none of the vehicles removing the trees will be on park property.

Council member Johnson asked about the impact on the bat habitats and whether they could provide some type of bat houses. Mr. Pictor stated that he was unsure but that they could definitely discuss further with Dennis Durnal at Marathon. He also noted that he had also worked closely with Debbie Tichenor and the Master Gardeners to get their advice.

Ms. Tichenor was in the audience and she also mentioned the white crowned sparrow which is a common migratory bird to the area. She stated that she had asked Mr. Durnel to keep the native species in mind as they choose replacement trees.

Amanda Wainscott, Communications and Event Coordinator for the City of Versailles, addressed the council to provide an update on upcoming Christmas events as well as the City's social media presence. She distributed a social media analysis and mentioned a large increase in visitors and followers on the City's Facebook and Instagram pages, increasing 80% since July. Ms. Wainscott provided information on the following upcoming Christmas events:

- Christmas Open House – November 15th 10:00am – 4:00pm downtown; Santa will be at the library and The Art Village will be at The District**
- Coloring Contest for Kids 12 and younger – begins November 15th; Coloring Sheets can be picked up at City Hall, Woodford County Courthouse, or Community Trust Bank; the winner of the coloring contest will be selected to light the Christmas Tree.**

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- **Small Business Saturday – November 29th 5:00pm – 7:00pm; several downtown businesses participating in “Living Windows”**
- **Christmas Tree Lighting – December 5th at 5:30pm; on Court Street with three schools performing as well as Jane’s School of Dance; Santa and Mrs. Claus inside Wesley Covenant Church (formerly The Galerie)**
- **Sugar Plum Run 5K and Kids Dash – December 6th begins at The District at 1:45pm; proceeds from event will go to Hometown Interpretive Community Park**
- **Christmas Parade – December 6th at 5:00pm; several entries including Kentucky State University Band and Jane’s School of Dance**
- **Pet Pics with Santa – December 12th 11:00am – 3:00pm at Community Trust Bank; donations encouraged for Woodford Humane Society**
- **A Wonderful Woodford Christmas – December 13th 12:00pm – 5:00pm at The District; includes ice skating, DJ, 40 foot Christmas tree obstacle course, bounce houses, hot chocolate and smores, and Jane’s School of Dance will perform**

Bart Miller, Public Works Director, stated that they had recently had the opportunity to apply for another Kentucky Utilities Tree Grant. He noted that it is a matching grant up to \$10,000. Mr. Miller stated that the City has already submitted an application because they received the email about the grant on October 23rd and it was due on October 31st. He noted that the City applied for a total of 30 trees to replace the downtown trees, which have been here since 2007. Mayor Dake stated that they will work with arborists and the Master Gardeners to determine the best native trees for the area. She noted that the total cost of the project would be \$9,000, so they applied for \$4,500 from the grant and the City would match the remaining \$4,500.

MOTION BY MILLER, SECONDED BY SIEGELMAN TO RETROACTIVELY APPROVE THE KENTUCKY UTILITIES TREE GRANT APPLICATION FOR A TOTAL PROJECT COST OF UP TO \$9,000.00 FOR REPLACEMENT OF DOWNTOWN TREES.

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

Mayor Dake presented the Fiscal Year 2025 Audit Engagement letter from RFH, CPAs to complete the June 30, 2025 audit.

MOTION BY BRADLEY, SECONDED BY BINGHAM TO APPROVE ENGAGING RFH, CPAS TO COMPLETE THE JUNE 30, 2025 AUDIT.

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

At the request of Council member Miller, City Attorney Moore provided second reading of Ordinance 2025-19 An Ordinance Approving the Text Amendment to Articles X of the Versailles-Midway-Woodford County Zoning Ordinance, in summary as follows:

SUMMARY OF ORDINANCE 2025-19

Pursuant to KRS 83A.060(9) the City Council for the City of Versailles has elected to publish Ordinance No. 2025-19 in summary fashion.

1. The title of the ordinance is: An Ordinance Amending Article X of the Zoning Ordinance for the City of Versailles to Re-Number Sections, Add Definition of Substantial Improvement and Add Reference to 2017 FEMA Flood Map.

2. The ordinance amends Article X of the Zoning Ordinance by re-numbering the various sections of Article X to be consistent with the numbering and organization of the other articles of the Zoning Ordinance.

3. The ordinance also includes a reference to the 2017 FEMA Flood map, in addition to prior FEMA maps.

4. The ordinance includes the following amendment of the term “Substantial Improvement”:

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Substantial Improvement - Means any combination of reconstruction, alteration, or improvement to a building, taking place during a 1-year period in which the cumulative percentage of improvement equals or exceeds fifty percent of ~~the current market value of the building~~ the market value of the building before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not apply to:

- a) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
- b) Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.” Or
- ~~a) Any building that has been damaged from any source or is categorized as repetitive loss.~~

The ordinance was adopted by the Versailles City Council after a second reading at the regular meeting held on November 4, 2025 and will be effective upon the publication of this notice.

This summary was prepared by William K. Moore, Versailles City Attorney, who is licensed to practice law in the Commonwealth of Kentucky.

ELIZABETH REYNOLDS, CITY CLERK

MOTION BY JOHNSON, SECONDED BY MILLER TO APPROVE AND ADOPT ORDINANCE 2025-19 AN ORDINANCE APPROVING THE TEXT AMENDMENT TO ARTICLES X OF THE VERSAILLES-MIDWAY-WOODFORD COUNTY ZONING ORDINANCE.

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

Mayor Dake presented the one proposal that was received from JOA Media in response to the Request for Proposals for the Downtown Sound System and Public Wifi Project. The total proposed cost from JOA Media is \$105,000. She noted that they are not yet ready to ask for approval as they are still working with the County on funding sources. The project would bridge the gap between downtown and The District and would also allow microphones and other plug ins being used at the Courthouse to be broadcast on the speakers throughout downtown. The public wifi would require users to sign-ins so we could see who is visiting our community.

Council member Bingham, as Chair of the Streets/Stormwater/Cemetery Committee, presented the revisions that the committee is recommending to the cemetery rules including meeting the need for mausoleums and columbarium. She asked the council to review the revisions and be prepared to vote on them next meeting.

Mayor Miscellaneous

Mayor Dake recognized the recent loss of Martha Layne Collins.

She stated that SNAP benefits have been halted as of November 1st and asked people to consider donating to the local food pantry or other organizations that provide food.

Mayor Dake noted that the November-December issue of the newsletter is out.

She mentioned two recent ribbon cuttings – Russell Avenue Park playground equipment and Huntertown Community Interpretive Park educational signage.

Mayor Dake stated that we had been awarded a GRANT grant in the amount of \$76,564 for the majority of the local match for the Wilson Avenue project.

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She noted that forty trees were planted on Falling Springs Blvd through the Kentucky Utilities Plant for the Planet grant.

She congratulated Assistant Fire Chief Brandon Brown on twenty years with the Versailles Fire Department.

Mayor Dake mentioned a request from the County and WCPS to help fund the replacement of the turf field at Community Stadium. The total cost of the project was quoted at \$558,797. Judge Executive Kay has proposed that two sports organizations would pay \$50,000 each and then the county, city, and public schools would split the remaining balance equally, which would be an approximate cost to the City of \$152,916. She stated that she would like to further discuss later.

Council Miscellaneous/Committee Reports

Council member Bingham stated that the next Streets/Stormwater/Cemetery meeting is scheduled for November 6th but it needs to be rescheduled. She stated that she will reach out to the committee members to determine a new date and time.

Council member Johnson presented the minutes from the October 21st Budget/Finance Committee meeting.

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO APPROVE AND ADOPT THE MINUTES OF THE OCTOBER 21, 2025 BUDGET/FINANCE COMMITTEE.

The vote was as follows: Johnson and Siegelman voting aye.

Council member Siegelman expressed prayers for the family of Martha Layne Collins.

Department Directors

Public Works Director Miller stated that they are working on a RFQ for the next phase of Edgewood which is the Paddock Drive extension.

Fire Chief Rankin stated that the Versailles Fire Department has been awarded a grant from the Fire Commission for a thermal imaging camera.

Chief Rankin noted that on a personal level, the turf field replacement project is important to him and Woodford County kids.

MOTION BY JOHNSON, 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, Bradley, Johnson, Miller and Siegelman voting aye.

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

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

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO TERMINATE THE LEASE WITH VERSAILLES ENTERTAINMENT INVESTMENT GROUP FOR THE OLD KROGER BUILDING.

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

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MOTION BY JOHNSON, SECONDED BY BINGHAM TO REISSUE AN RFP FOR THE OLD KROGER BUILDING WITH A THIRTY DAY TIMELINE.

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

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK