

AGENDA
MEETING OF THE CITY COUNCIL
VERSAILLES MUNICIPAL BUILDING
January 6, 2026 AT 5:30 P.M.

1. Prayer
2. Pledge
3. Roll Call
4. Approval of December 16, 2025 Meeting Minutes
5. Public Comment
6. Rich Pictor- Woodford County Park Football Field Turf Replacement Request
7. Huntertown Community Interpretive Park Pavilion Request
8. Versailles Entertainment Complex RFP (525 Marsailles Rd)
9. Mayor Miscellaneous
10. Council Miscellaneous/Committee Reports
11. Department Directors
12. Adjournment

SUBJECT TO REVISION

DECEMBER 16, 2025
PAGE ONE
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: MAX DAVIS, MITZI DELIUS, BRENT MCGEE, AND ELIZABETH REYNOLDS WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY JOHNSON, SECONDED BY JONES TO APPROVE AND ADOPT THE MINUTES OF THE DECEMBER 2, 2025 REGULAR COUNCIL MEETING.

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

Public Comment

Mick McNulty presented the following statement to the Mayor and Council regarding Formal Objection(s) of Opposition to Proposed Rezoning: R-1C Density within an A-1 Zone:

I respectfully want to formally oppose specific revisions to rezoning the current A-1 to R01C at 1470 Tyrone Pike.

Addressing the A-1 to R-1C Zone Change –

The currently approved projects for Rose Ridge, The Legends, The Anderson Property and Adena Trace will significantly impact traffic and therefore safety in the proposed project area. Approving this project would exacerbate the situation in a significant manner. It is important to wait until there is an actual traffic solution (not just a study) taking all of the currently approved projects into place so that we can see the full impact of that traffic before approving this requested zone change.

Furthermore, based on the significant number of already approved projects not only in this area, but the Versailles Urban Service Boundary in general, I ask the Versailles City Council to consider a “Pause” on all new development proposals inside the urban service boundary. This pause should remain in effect until we can actually see the impact they will have on our community.

The current population of Versailles is approximately 10,000 people. With the already approved building projects currently or soon taking place, this will increase the population by 20+%. Over 2200 additional people, along with their vehicles will move into Versailles over the next few years as these projects are completed. This 20+% rise is just in Versailles, not in the broader Woodford County area. I believe that is simply too much growth. Some growth is necessary, but not that much and not in such a concentrated region with no real traffic solution in place.

Therefore, I respectfully urge the City Council to reject the proposed zoning modification and implement the broader pause. I also ask that this document be entered into the meeting minutes record.

*Respectfully Submitted,
Mick McNulty – Rose Bay Road*

Mayor Dake presented a check in the amount of \$1,122.70 to the Huntertown Community Interpretive Park. She stated that the Sugar Plum Run was held on December 6th with over 130 participants and that one non-profit was selected to receive the net of any funds raised from the race after associated expenses were paid. Ms. Sioux Finney was present to accept the check on behalf of the Park. Mayor Dake recognized the following sponsors for their contributions to the race: Animal House, Estepp’s and Mathis Flooring.

At the request of Council member Bradley, City Attorney Moore provided second reading of Ordinance 2025-20 An Ordinance Closing the Public Pass Way Between 270 and 274 High Street, as follows:

CITY OF VERSAILLES
ORDINANCE NO. 2025-20

TITLE: AN ORDINANCE CLOSING THE PUBLIC PASSWAY LOCATED BETWEEN 270 HIGH STREET AND 274 HIGH STREET.

WHEREAS, a public passway sixteen feet in width is presently located between 270 High Street and 274 High Street in the City of Versailles; and

WHEREAS, this public passway has not been utilized by the public for a number of years; and

WHEREAS, KRS 82.405 permits the City to close a public passway if the adjoining property owners agree to the closing; and

WHEREAS, the adjoining property owners of the passway at issue are the City of Versailles and K & J Frye Properties; LLC; and

WHEREAS, the City of Versailles and K & J Frye Properties, LLC have been provided written notice of the proposed closing of the public passway at issue; and

WHEREAS, both the City of Versailles and K & J Frye Properties, LLC have given their written notarized consent to the passway being closing; and

WHEREAS, the City Council has determined that it is appropriate for the City to close such passway.

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

Section 1. The sixteen foot wide public passway located between 270 High Street and 274 High Street in the City of Versailles is hereby closed for its entire length.

Section 2. The Mayor is authorized to execute and deliver deeds from the City to the adjoining property owners conveying the City’s interest in the passway, with each property owner receiving to the midpoint of the passway.

Section 3. This Ordinance shall become effective after the date of its 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 2nd day of December, 2025, and fully adopted after the second reading at a meeting of said Council held on the 16th day of December, 2025.

CITY OF VERSAILLES

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH REYNOLDS, CITY CLERK

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE AND ADOPT
ORDINANCE 2025-20 AN ORDINANCE CLOSING THE PUBLIC PASS WAY BETWEEN 270
AND 274 HIGH STREET.

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

Battalion Fire Chief Max Davis presented the follow bid received for the Versailles Fire Department Structural Collapse Specialist Course. He stated that the VFD had received a Homeland Security grant award of \$96,450 to cover the cost of the training.

Spec Rescue International	\$89,985.00
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DECEMBER 16, 2025
PAGE THREE
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.

Chief Davis noted that the training will be held on the property of the Fire Training Center (Station 3) and they plan to have approximately thirty students. The will fill the spots with Versailles firefighters first and then open it to other members of BERT. He stated that the remaining grant funds will be used to rent equipment needed for the class.

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO APPROVE AND ACCEPT THE BID AS PRESENTED BY SPEC RESCUE INTERNATIONAL IN THE TOTAL AMOUNT OF \$89,985.00 FOR A STRUCTURAL COLLAPSE SPECIALIST COURSE.

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

Utilities Director Mitzi Delius presented Change Order No. 1 in the amount of \$245,000.00 for Buchanan Contracting for the Water Distribution System Low Pressure Improvements Phase II Project. She stated that is for an expanded scope because they have additional grant funds, and budgeted match, remaining. This change order would replace lines on Camden and Virginia Avenues.

MOTION BY JOHNSON, SECONDED BY BINGHAM TO APPROVE CHANGE ORDER NO. 1 FOR BUCHANAN CONTRACTING IN THE TOTAL AMOUNT OF \$245,000 FOR THE WATER DISTRIBUTION SYSTEM LOW PRESSURE IMPROVEMENTS PHASE II PROJECT.

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

Mayor Dake presented a proposed agreement with QK4 Engineering for the Paddock Drive Extension project which is required to be completed by the end of 2026. She stated that the City is required to install 360 linear feet of roadway and two turn lanes.

MOTION BY MILLER, SECONDED BY SIEGELMAN TO APPROVE THE ENGINEERING AGREEMENT WITH QK4 ENGINEERING FOR THE PADDOCK DRIVE EXTENSION FOR UP TO \$50,000.00.

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

Chief Davis presented a request to donate previously surplussed radios and corresponding equipment to the Anderson County Fire Commission. He noted that they are a mutual aid partner and they had submitted a written request for the following radios and equipment:

- 7 NX-700 Radios
- 13 NX-200 Radios
- 5 Mobile Radio Microphones
- 4 Mobile Radio Brackets
- 1 Portable Radio Microphone
- 2 External Speakers
- 3 KSC-32 Chargers

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE THE REQUEST TO DONATE THE RADIOS AND EQUIPMENT, AS LISTED, TO THE ANDERSON COUNTY FIRE COMMISSION.

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

Ms. Delius presented the request to surplus the following vehicles and sell them on JJ Kane Auctions:

Year	Description	VIN
2005	Chevrolet 3500 Silverado Cab and Chassis	6053
2012	Chevrolet 1500 Silverado 4WD Pickup	8791
2014	Ford F-150 4WD Pickup	8514

DECEMBER 16, 2025
PAGE FOUR
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.

She noted that the following vehicles were previously approved as surplus and to be sold on govdeals.com but they are now requesting approval for them to be sold on JJ Kane Auctions instead:

Year	Description	VIN
2007	International Pumper/Flush	9526
2008	Chevrolet 6500 Cab and Chassis Flatbed	6421
2010	Ford Explorer, 4WD	4434
2013	Ford F-150 4WD Pickup	4437

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO DECLARE AS SURPLUS THE THREE VEHICLES LISTED AND ADVERTISE ALL SEVEN VEHICLES LISTED FOR SALE ON JJ KANE AUCTIONS.

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

Ms. Delius also presented the request to surplus the following mowers and sell on govdeals.com:

Description	Serial #	Purchased
Exmark LHP23KC523	749468	2008
Exmark LZE742GKC603A2	316659620	2017

MOTION BY MILLER, SECONDED BY BINGHAM TO DECLARE AS SURPLUS THE TWO MOWERS LISTED AND ADVERTISE FOR SALE ON GOVDEALS.COM.

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

MOTION BY JOHNSON, SECONDED BY MILLER TO APPROVE THE REAPPOINTMENT OF DOUG CURL TO THE PLANNING AND ZONING COMMISSION FOR A TERM BEGINNING JANUARY 1, 2026 THROIUHG DECEMBER 31, 2029.

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

MOTION BY BINGHAM, SECONDED BY MILLER TO APPROVE THE REAPPOINTMENT OF DR. ANISSA DAVIS TO THE BOARD OF ETHICS FOR A TERM BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2027.

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

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO APPROVE THE REAPPOINTMENT OF MIKE HALL TO THE ARCHITECTURAL REVIEW BOARD FOR A TERM BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2027.

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

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE THE REAPPOINTMENT OF TONY HARDIN TO THE BOARD OF ETHICS FOR A TERM BEGINNING NAUARY 1, 2026 THROUGH DECEMBER 31, 2027.

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

MOTION BY MILLER, SECONDED BY JOHNSON TO APPROVE THE REAPPOINTMENT OF PAUL PINKSTON TO THE CODE ENFORCEMENT BOARD FOR A TERM BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2028.

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

**DECEMBER 16, 2025
PAGE FIVE
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

Mayor Miscellaneous

Mayor Dake stated that the recent Christmas events, including the Christmas Tree Lighting, Christmas Parade, and Wonderful Woodford Christmas events were amazing and she praised Communications and Events Coordinator Amanda Wainscott for her tireless efforts as well as praise and thanks to all City employees who worked to ensure the events were a success.

Mayor Dake announced a Menorah Lighting would be held here at City Hall on December 17th at 2:30pm.

She stated that City of Versailles Employee Christmas Luncheon would be held at The District on December 18th at 11:45am.

She thanked Kentucky Engineering for their recent charitable donation of \$2,500 in the City's name to a charity of the City's choosing. She noted that she chose Woodford County Foundation.

Council Miscellaneous/Committee Reports

Council member Johnson thanked the Versailles Fire Department for allowing the council members and magistrates to ride on the antique fire truck in the recent Christmas Parade.

Department Directors

Utilities Director Delius provided an update from the contractors on the Kilmer and Boston Drive area water line. She stated that they will not be working next week (the week of Christmas) and they will be back on site the last week of December to begin testing and cleanup. They hope to have that finished by the third week of January. Then C&R Asphalt will be able to begin resurfacing, depending on the weather and temperatures. Ms. Delius stated that the contractor is notifying all residents affected when there is major work being performed.

Lieutenant Brent McGee announced that Cops for Kids had a very successful year serving almost 300 kids. He recognized everyone that was involved, especially Tracy Combs, for their hard work.

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO ENTER INTO EXECUTIVE SESSION PRUSUANT TO 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, Johnson, Jones Miller and Siegelman voting aye.

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

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

Mayor Dake wished everyone a Merry Christmas and adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK