

AGENDA
MEETING OF THE CITY COUNCIL
VERSAILLES MUNICIPAL BUILDING
March 18, 2025 AT 5:30 P.M.

1. Prayer
2. Pledge
3. Roll Call
4. Approval of February 18, 2025 Special Meeting Minutes
5. Approval of March 4, 2025 Meeting Minutes
6. Public Comment
7. Household Hazardous Waste Grant- Sherri McDaniel
8. Quote – New Combination Sewer Truck
9. Change Order – Versailles Fire Department Station #1 Renovation Project
10. Zoning Map Amendment- Lauren Javernick & Silvestre Morales - 251 Church Street- 0.090 Acres – R-1C (Single-Family Residential) to R-4 (High Density Residential)
11. Mayor Miscellaneous
12. Council Miscellaneous/Committee Reports
13. Department Directors
14. Adjournment

SUBJECT TO REVISION

FEBRUARY 18, 2025

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MINUTES OF SPECIAL COUNCIL MEETING

VERSAILLES POLICE DEPARTMENT COMMUNITY ROOM/9:00 A.M.

ROLL CALL: MAYOR LAURA DAKE PRESIDED OVER THE MEETING. ALSO PRESENT WERE COUNCIL MEMBERS LISA JOHNSON, GARY JONES, ANN MILLER, AND FRED SIEGELMAN.

DEPT. HEADS: DAN KNIGHT, T.A. RANKIN, ELIZABETH REYNOLDS, AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

Mayor Dake opened the meeting with an icebreaker and presented her goals for the upcoming year.

The following department directors and agency heads gave an overview of their goals and plans for the next two years.

- 1. Elizabeth Reynolds, City Clerk/Treasurer**
- 2. T.A. Rankin, Fire Chief**
- 3. Rob Young, Police Chief**
- 4. Dan Knight, Assistant Public Works Director**
- 5. Steve Hunter, Planning Director**
- 6. Lucas Witt, Economic Development**

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

**MARCH 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, GARY JONES, LISA JOHNSON, ANN MILLER, AND FRED SIEGELMAN. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.

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

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ADOPT THE MINUTES OF THE FEBRUARY 18, 2025 REGULAR COUNCIL MEETING.

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

Public Comment

No public comment was received.

Rich Pictor, Executive Director of Parks and Recreation, provided an update on the Big Spring Park project. He shared photos of the progress to date, including the plaza which replicates an 1800s map of the area and the two new pavilions and restrooms. Mr. Pictor stated that there are security cameras being installed throughout which will be accessible by the Versailles Police Department and he noted that the the restrooms will lock at set times each night. He also stated that the lighting will be set to turn off at night and can be controlled by both Parks and Recreation and the Versailles Police Department. Mr. Pictor stated that dead trees, which were in danger of falling, had been removed. He said that they are expecting to open in late May, as soon as the grass is growing sufficiently on the great lawn.

Mr. Pictor also shared information about Parks and Recreation's upcoming Summer Program Guide which includes the Summer Family Splash Pass for \$175.00 and the Summer Play 120 Series which is a free playtime for kids ages 7-12 on Tuesdays from 10:00am – 12:00pm including kickball, tennis, flag football, and basketball.

Council member Miller thanked Mr. Pictor for the continued updates throughout the process.

Council member Johnson thanked him for offering free programming this summer.

Council member Siegelman asked about improvements to the steps going from Park Street up to Court Street and it was determined that those concrete steps are owned by the City of Versailles. Mr. Pictor stated that the Big Spring Park renovations include new concrete up to the steps.

Council member Lisa Johnson, in her role as Executive Director of Mentors & Meals, addressed the council to celebrate the volunteer efforts of Council member Gary Jones. McKenna Halderman, Program Director, was also present. They noted that Mr. Jones works to provide approximately 9,360 meals per year in his work with the Monday night community meals and he has volunteered a total of 4,303 hours with Mentors & Meals since it was created in 2011. They presented Mr. Jones with a gift of appreciation for his continued support.

Public Works Director Bart Miller presented the following bids for the 2025 Rose Crest Cemetery mowing:

Aphix	\$449.00/mow
Versailles Lawncare	\$460.00/mow
Parks Landscape Group	\$480.00/mow
D&M Mowing	\$530.00/mow
T&M Lawn Care	\$800.00/mow

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Mr. Miller stated that while Aphix was the low bid, City ordinance 33.03 (Preference for Local Businesses) states that if the low bidder is not a local business, then the local business is awarded the bid if their bid is less than 5% more than the actual low bid. Therefore, Mr. Miller recommended the local low bid as presented by Versailles Lawncare.

MOTION BY BRADLEY, SECONDED BY BINGHAM TO APPROVE THE BID AS PRESENTED BY VERSAILLES LAWNCARE IN THE AMOUNT OF \$460.00 PER MOW FOR THE 2025 MOWING OF ROSE CREST CEMETERY.

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

Mayor Dake stated that the City had solicited RFP's for the Safe Streets For All project. They had then worked with Prime AE to prepare the fee proposal as presented, in the amount of \$93,500. She noted that this project is grant funded and the total award is \$130,000.

MOTION BY MILLER, SECONDED BY JOHNSON TO ACCEPT THE FEE PROPOSAL AS PRESENTED BY PRIME AE IN THE AMOUNT OF \$93,500 FOR THE SAFE STREETS FOR ALL PROJECT.

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

Mr. Miller presented a revised Change Order #1 for the Water Treatment Plant Generator. He noted that the original was approved at the February 4th council meeting and asked that it be rescinded and the revised version, dated February 27th, be approved.

MOTION BY BINGHAM, SECONDED BY SIEGELMAN TO RESCIND CHANGE ORDER #1 FOR THE WATER TREATMENT PLANT GENERATOR PROJECT.

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

MOTION BY JOHNSON, SECONDED BY BINGHAM TO APPROVE REVISED CHANGE ORDER #1, DATED FEBRUARY 27, 2025, FOR THE WATER TREATMENT PLANT GENERATOR PROJECT IN THE CREDIT AMOUNT OF \$1,262,283.00/

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

Mayor Dake presented an invoice from Ruggles Sign for the signage at the Versailles Market and Entertainment District. She stated that the total cost for the signage was \$60,000 and Ruggles has invoiced the City for 30% of that. The remainder is their in-kind donation. Mayor Dake noted that Ruggles is a Legacy Partner as well. She recommended the invoice be paid from the Legacy partner funds.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE THE INVOICE AS PRESENTED BY RUGGLES SIGN IN THE AMOUNT OF \$18,000 FOR THE SIGNAGE AT THE VERSAILLES MARKET AND ENTERTAINMENT DISTRICT.

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

City Clerk Elizabeth Reynolds presented a Memorandum of Agreement for GIS and 911 Services. Mrs. Reynolds stated that the council approved a separate MOA in June, 2024, moving GIS services from the Planning Commission to the Woodford Fiscal Court but it did not address the funding for 911 GIS services. She noted that this agreement was approved by the 911 Board in September, 2024, to remit \$25,000 annually from 911 to Woodford County Fiscal Court. Mrs. Reynolds stated that this is the same annual payment that was previously paid from 911 to the Planning Commission, it is simply changing who the payment is made to.

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE THE MEMORANDUM OF AGREEMENT FOR GIS AND 911 SERVICES.

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

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Mayor Dake stated that the agenda item relating to the Zoning Map Amendment for 251 Church Street is listed on the agenda to acknowledge that the City has received the record from the Planning Commission. City Attorney Moore noted that the council's first decision is whether to accept the record.

MOTION BY SIEGELMAN, SECONDED BY JONES TO ACCEPT THE RECORD OF THE PLANNING COMMISSION FOR ZONING MAP AMENDMENT – LAUREN JAVERNICK & SILVESTRE MORALES – 251 CHURCH STREET – 0.090 ACRES – R-1C (SINGLE FAMILY RESIDENTIAL) TO R-4 (HIGH DENSITY RESIDENTIAL).

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

Mayor Miscellaneous

Mayor Dake asked about the March 11th Work Session. Council members Bingham, Jones, and Miller stated that they would not be in town. Mayor Dake stated that the work session would be cancelled.

She noted that the City Newsletter came out yesterday and includes information about the Glow Eggstravaganza to be held on Friday, April 11th at The District.

Council Miscellaneous/Committee Reports

Council member Siegelman asked for updates on several ongoing projects including the downtown hotel in the old Community Trust building, the family entertainment center planned for the old Kroger building, the High Street Affordable Housing pilot project, and the Fire Department Station #1 renovations.

Mayor Dake responded that the downtown hotel project is moving forward and they recently received all of their furniture and their liquor license.

She stated that this week's edition of "Two Minutes with the Mayor" will feature Alex riddle to provide updates on old Kroger building project. She stated that it is expected to open in phases with the first phase opening by the end of this summer.

She also noted that they are meeting this week to discuss the High Street project.

Fire Chief T.A. Rankin stated that the target date to move in to Station #1 was next Saturday but it is likely it will be pushed out again. He stated that Mefford Contracting is working hard on the project and is aware that they are more than two months past the contract date for completion. Chief Rankin noted that there has been a delay in receiving the fire shutters, which must be installed before they can move in, and they are working through punch list items.

Council member Miller stated that the Downtown/Tourism/Communications Committee had met regarding the downtown flowers. She stated that they discussed the different options for the baskets and barrel planters with Bi-Water Farms and it was determined that the best flower is still the bubblegum pink petunia, as it is the most aggressive and longest lasting throughout the heat of summer. She noted that they did try the addition of the sweet potato vine in 2024 but the vine seemed to take over some of the baskets and grow through the flowers. Council member Johnson noted that she liked the addition of the sweet potato vine.

MOTION BY MILLER, SECONDED BY BINGHAM TO USE BUBBLEGUM PINK PETUNIAS WITHOUT VINES IN THE DOWNTOWN FLOWER BASKETS AND BARRELS.

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

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Department Directors

Mr. Miller thanked his public works staff for their hard work during the snow and cold weather over the last couple of months.

Chief Rankin presented the following quotes for Versailles Fire Search and Rescue Equipment:

Inmar Marine Group	\$15,958.03
All Hands Fire Equipment	\$16,546.00
High Tech Rescue	\$16,640.00

He noted that they would be using the \$15,000 state aid funds they receive annually from the Kentucky Fire Commission. He also stated that these are approved expenses for those funds.

MOTION BY BRADLEY, SECONDED BY SIEGELMAN TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY INMAR MARINE GROUP IN THE AMOUNT OF \$15,958.03 FOR VERSAILLES FIRE SEARCH AND RESCUE EQUIPMENT.

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

Deputy Johnny Mills, Emergency Management, praised the Versailles Fire Department for their response in the regional response group. He also stated that this week is Severe Weather Awareness Week and encouraged everyone to sign up for Woodford Alerts.

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

Quote to Purchase Combination Sewer Truck

- Brown Equipment Company (through Sourcewell) \$560,080.90
Lexington KY

Sourcewell is a cooperative purchasing organization that helps government, education, and nonprofit agencies save time and money by providing access to competitively solicited contracts. It serves as a bridge between these agencies and vendors, streamlining the procurement process, so that the agencies are able to get their best prices “up front”. It complies with the Kentucky Model Procurement Code. (See attached email from KLC attorney Morgain Patterson.)

A combination sewer truck, also known as a combo sewer cleaner or jet/vac truck, is a specialized vehicle that combines high-pressure water jetting and vacuuming capabilities for efficient sewer line cleaning and maintenance. In addition, it’s also an invaluable tool in repairing water leaks, as personnel are able to keep water from filling up holes in which they are doing repair work.

This is a 2024-2025 budgeted item; it would not be available to us until next fiscal year. Versailles current truck is a 2007 model, purchased in 2008. We plan to surplus it when the new unit arrives.

Mitzi Delius

To: Elizabeth Reynolds
Subject: RE: Question (SOURCEWELL DETERMINATION)

From: Morgain Patterson <mpatterson@klc.org>
Sent: Friday, March 24, 2023 2:07 PM
To: Elizabeth Reynolds <ereynolds@versaillesky.com>
Subject: RE: Question

Tons of cities use Sourcewell. It is a cooperative purchasing collective that bids out goods and services in compliance with general procurement rules. It's all good.

Morgain M. Patterson
Director of Municipal Law
Kentucky League of Cities

From: Elizabeth Reynolds <ereynolds@versaillesky.com>
Sent: Friday, March 24, 2023 1:04 PM
To: Morgain Patterson <mpatterson@klc.org>
Subject: Question

CAUTION: This email originated from outside KLC's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey I have a legal question for you! Our public works department is interested in using Sourcewell, a government contract pricing company. They used to be called Joint Powers Authority. But we've never used a company like this that works as a middle man and we just wanted to know if legally we can use them? Or if you know anything about it? According to them, several other municipalities use them.

Any info appreciated!!

Thanks,

Elizabeth C. Reynolds, CKMC
City Clerk/Treasurer
City of Versailles
196 South Main Street
Versailles, Kentucky 40383
(859) 873-5436 ext. 123

CONFIDENTIALITY:

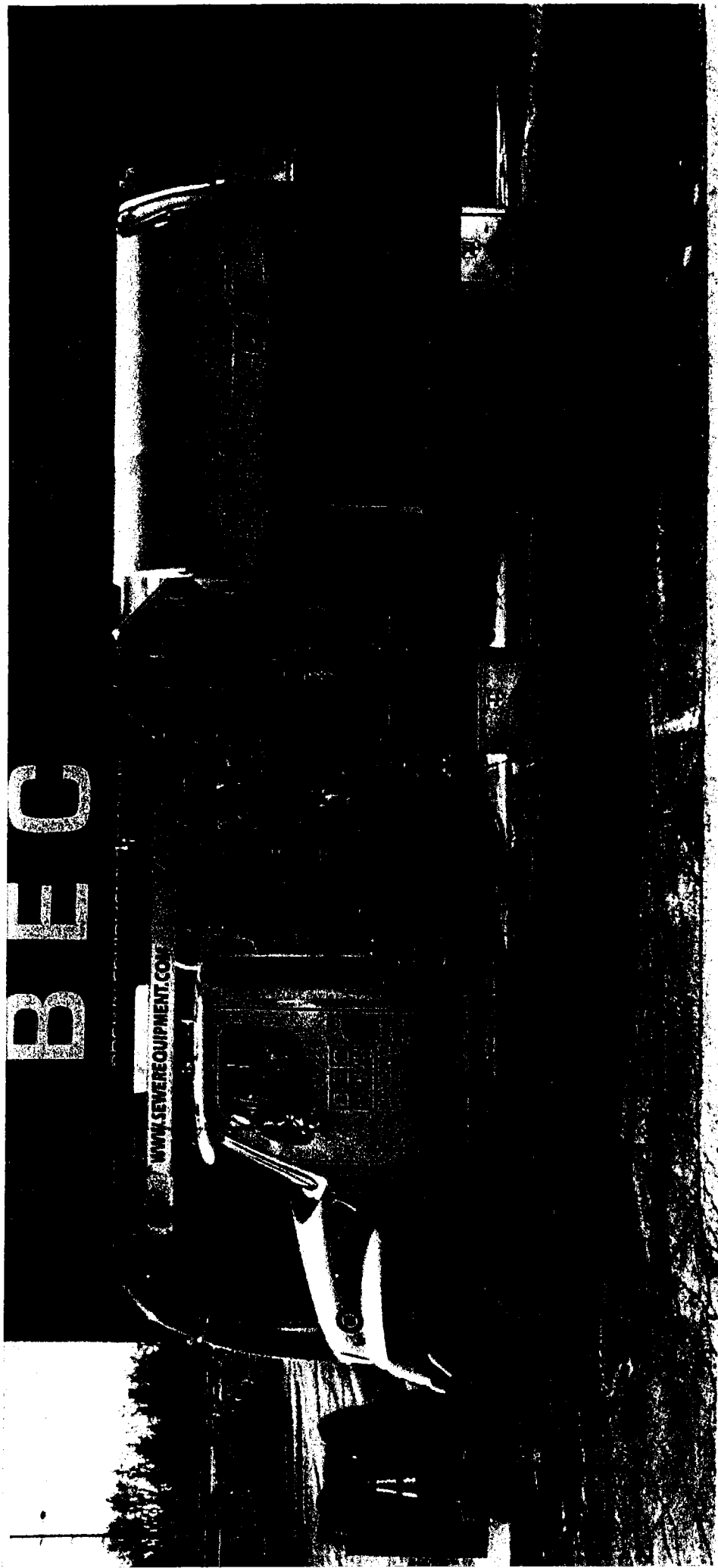
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If you are not the intended recipient please delete the message and notify the sender. Please be advised that any views or opinions presented are solely those of the author.

City of Versailles, KY | (ed. 080616)

BREC

WWW.SEVEREEQUIPMENT.COM



Sourcewell

Vehicle Quote

#Q12983
3/13/2025



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Bill To
City of Versailles KY
196 S MAIN ST
VERSAILLES KY 40383
United States

Ship To
City of Versailles KY
196 S MAIN ST
VERSAILLES KY 40383
United States

TOTAL

\$560,080.90

Sales Rep: Brad Sacca

Expires	PO #	Quote Information	Shipping Method
2/9/2025			

Item	Description	Qty	Price	Extended Price
SEWER-900-9-SA-TPP-NTB	SEWER EQUIPMENT COMPANY OF AMERICA MODEL 900-ECO-9-SA-TPP-NTB NO BEHIND-THE-CAB TOOL BOX S/N#10074 Estimated Due Date: September 2025 **SUBJECT TO PRIOR SALE Freightliner 114SD - Single Rear Axle Cummins Engine, Allison Transmission 9 Cubic Yard Debris Tank Capacity Hydraulic Dump w/50° Dump Angle 60" Dump Height 18" Hg, 4400 CFM Blower Dual Cyclone Separator & Dual Final Filters 180° Radius Hyd. Boom with 10' Cylinder 1000 Gallon Capacity Water Tank Giant Triplex 80GPM @ 2500 psi w/ 30 min run dry Duraprolene™ Water Tanks w/ 10 Year Warranty Cold Weather Recirculation System 600' 1" Hose on 800' Capacity Rotating Reel (3) Alum Toolbox 18"x18"x30" - Passenger Rear Toolbox Group Between Rails Storage Tray 6 LED Strobe Light Package & Arrowstick LED Work Light Package OPTIONAL ITEMS INCLUDED IN #10074: Automatic Levelwind with Hydraulic Up/Down Lateral Line Cleaning Kit Digital Footage Counter Digital Water Tank Level Gauge Body Wash-out System 800 GPM Pump-off System Central Lubrication System Enhanced Visibility Camera System(front and rear) Washdown gun w/ 50' Hose & Hose Reel Hydro-Excavation Kit Wireless Pendant Controller	1	\$560,080.90	\$560,080.90

Payment Information

A 3% fee will be applied to credit card transactions process through our system. Please note that this fee will only be applied to credit card transactions, and all other payment methods will remain without any additional fees, including the option to pay via ACH. For inquiries about this update or assistance with setting up ACH payments, please contact accounting@brownequipment.net.

Subtotal	\$560,080.90
Tax (0%)	\$0.00
Total	\$560,080.90

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



1590 Dutch Road | Dixon, IL 61021

p 815.835.5566 | f 815.284.5600

www.SewerEquipment.com

March 13, 2025	PO#
Payment Terms: Net 30	Product Class:
Distributor: Brown Equipment Company	REV:
Salesman: Brad Sacca	WO#
End User: City of Versailles	
Address: 196 S Main St	
City, State, Zip: Versailles, KY 40383	
Phone: (859) 873-5436	
Contact: Mitzi Delius	
Email: mdelius@versaillesky.com	

900-ECO 9 Yard Truck Mounted Combination Sewer Cleaner

Vacuum System: 4400 CFM Blower 8" Vacuum Hose system 18" Hg vacuum rating Dual Cyclone Separator Dual Element 10 Micron Final Filter Remote Vacuum Relief Analog Vacuum Display (6) Tube / Tube Rack Boom: Telescoping Boom System Telescoping Reach 17' 2" to 27' 2" Hydraulic Powered Boom 180° Working Radius Boom Joystick Control Debris Tank: 9 Cubic Yard Capacity Hydraulic Dump, 50° Dump Angle Dual Ported Rear Door, w/ Knife Valve Dump Height 60" Hydraulic Open/Close/Lock Door	Water System: 1000 Gallon Capacity Water Tank Giant plunger style triplex 65 gpm @ 2000 psi w/ 30 min run dry Black Duraprolene™ Water Tank Construction w/ 10 Year Warranty Cold Weather Recirculation System 2.5" Hydrant Fill system Air Purge Valve Variable Volume Delivery Low Water Warning Light Analog Pressure Display Front and Mid Ship Hand Gun Ports Electrical: NEMA 4 Control Panel Hour Meter (Blower & Water Pump) Military Spec. Sealed Switches Truck: Mounting to Approved Chassis (1) Alum Toolbox 24"x42"x100" - Behind Cab LED D.O.T. Approved Lighting (2) Tow Hooks Front Bumper	Hose Reel & Hose: Front Mounted Telescoping & Rotating 800' X 1" Hose Capacity 10' Leader Hose Single Side Controls Accessories: (3) 8" x 6' Extension Tube (1) 8" X 3' Extension Tube (1) 8" x 6' Crowned Suction Nozzle (1) 6" x 10' Flat Discharge Hose BB Hose Guide Tri-Star (chisel point) nozzle DD (high flow) nozzle Finned Nozzle extension Nozzle Rack (Mounted midship toolbox) 25' Fill Hose Upstream Pulley Guide Washdown Gun w/ 50' of Hose Cleaner, Tip, Torch, Small (1) Hydrant Wrench (1) Paper Owner's Manual
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BASE UNIT AS OUTLINED ABOVE	\$329,434.00	1	\$329,434.00
	LIST PRICE OF SELECTED OPTIONS:		\$152,312.12
	LESS PERCENTAGE DISCOUNT (enter % →) 0%		\$0.00
	NET PRICE OF UNIT:		\$481,746.12
FACTORY SUPPLIED STOCK CHASSIS I0953-FL-900-Tand-L9-900-9 YDMUNICIPLE-FL 114SD+ 370 S/			\$131,000.00
	ESTIMATED FREIGHT:		\$2,500.00
	ESTIMATED TOTAL:		\$615,246.12

FOR ALL NON STANDARD OPTIONS PLEASE CONTACT FACTORY FOR PRICING

STANDARD OPTIONS:

HOSE REEL ASSEMBLY:	LIST PRICE		TOTAL
AUTOMATIC LEVEL WIND WITH HYDRAULIC UP/DOWN ACTION	\$9,182.00	1	\$9,182.00
DIGITAL "SMART COUNTER" FOOTAGE METER	\$3,667.00	1	\$3,667.00
FOOTAGE METER (mounted on jet hose reel)	\$930.00		\$0.00
SECONDARY OPERATORS STATION (controls include analog water and vacuum pressure gauges and reel payout/retrieve)	\$1,592.00		\$0.00
PINCH ROLLER (air strut powered sewer hose retention)	\$2,702.00	1	\$2,702.00
TESTING FEE (for units with customer supplied sewer hose)	\$562.00		\$0.00
SEWER HOSE (1" I.D., 2500 P.S.I. OPERATING PRESSURE) PER FT	\$5.50	600	\$3,300.12
SEWER HOSE (1" I.D., 3000 P.S.I. OPERATING PRESSURE) PER FT	\$7.22		\$0.00
SEWER HOSE (3/4" I.D., 3000 P.S.I. OPERATING PRESSURE) PER FT	\$5.45		\$0.00
SEWER HOSE (1-1/4" I.D., 2500 P.S.I. OPERATING PRESSURE) PER FT (Requires addition of high capacity hose reel option)	\$8.62		\$0.00

without source well

Requires S

HPC

10450 Troy Pike
Versailles, KY 40383

Change Order

Contingency Credit, Schedule of values line item "Contingency/Buyout"

3-18-2025

Versailles Fire Department Renovation & Addition Design-Build delivery.

For the:
City of Versailles

Project site located at:
131 South Locust Street
Versailles, Kentucky, 40383

Design-Builder:
Mefford Contracting, LLC.
109 Fieldview
Versailles, KY, 40383

Contract Sum to Date: \$1,337,784.88

Deduct line item
"Contingency/Buyout": -\$91,000.00

Adjusted Contract Sum: **\$1,246,784.88**

Signed:
Owner: _____ Date: _____.

Design-Builder: _____ Date: _____.