

**AGENDA**  
**MEETING OF THE CITY COUNCIL**  
**VERSAILLES MUNICIPAL BUILDING**  
**April 1, 2025 AT 5:30 P.M.**

1. Prayer
2. Pledge
3. Roll Call
4. Approval of March 18, 2025 Meeting Minutes
5. Public Comment
6. Presentation: Laurel Hostetter- Woodford County Nonprofit Roundtable
7. 1<sup>st</sup> Reading Ordinance 2025-3 An Ordinance Rezoning 0.090 Acres Located At 251 Church Street From The R-1c (Single Family Residential) Zone Designation To The R-4 (High Density Residential) Zone Designation
8. 1<sup>st</sup> Reading Ordinance 2025-4 An Ordinance Authorizing The City To Establish That Fees May Be Charged For The Use Of The Versailles Market And Entertainment District And Policies For Use Of The District
9. Municipal Order 2025-9 A Municipal Order Establishing Policies Regarding Use Of The Versailles Downtown Market & Entertainment District
10. Quotes- City Hall HVAC
11. Quotes- WWTP Admin Roof Repair
12. Quotes- City Hall 2<sup>nd</sup> Floor Renovation
13. Bid Award- Water Distribution System Low Pressure Improvements-Phase 2
14. Mayor Miscellaneous
15. Council Miscellaneous/Committee Reports
16. Department Directors
17. Adjournment

**SUBJECT TO REVISION**

**MARCH 18, 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, 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 SPECIAL COUNCIL MEETING.**

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

**MOTION BY BINGHAM, SECONDED BY JOHNSON TO APPROVE AND ADOPT THE MINUTES OF THE MARCH 4, 2025 REGULAR COUNCIL MEETING.**

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

**Public Comment**

**No public comment was received.**

**Sherri McDaniel, Director of Woodford County Solid Waste, was present to request the Council's approval to apply for the Household Hazardous Waste Grant. She noted that this grant has been received annually for the last several years. The grant is used to fund a county-wide "Household Hazardous Waste Event" that is very popular.**

**MOTION BY BRADLEY, SECONDED BY SIEGELMAN TO APPROVE THE MAYOR SIGNING THE HOUSEHOLD HAZARDOUS WASTE GRANT APPLICATION EXPRESSING THE CITY'S SUPPORT.**

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

**Public Works Director Bart Miller presented a quote from Brown Equipment Company through Sourcewell, a cooperative purchasing collective that bids out goods and services in compliance with general procurement rules, for a Combination Sewer Truck in the total amount of \$560,080.90. Mr. Miller stated that a combination sewer truck is a specialized vehicle that combines high-pressure water jetting and vacuuming capabilities for efficient sewer line cleaning and maintenance. The current truck is a 2007 model that they plan to surplus when the new unit arrives.**

**MOTION BY SIEGELMAN, SECONDED BY JONES TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY SOURCEWELL, FROM BROWN EQUIPMENT COMPANY, FOR A COMBINATION SEWER TRUCK IN THE TOTAL AMOUNT OF \$560,080.90.**

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

**Fire Chief T.A. Rankin stated that a change order had been approved at the February 18<sup>th</sup> council meeting for the Station #1 Renovation Project in the credit amount of \$83,596.00. He noted that after further review it has been determined that the City should actually receive a credit of \$91,000. He asked the council to rescind the previous change order and approve the new one as presented.**

**MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO RESCIND THE CHANGE ORDER, DATED FEBRUARY 18, 2025, FOR THE VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATION PROJECT IN THE CREDIT AMOUNT OF \$83,596.00.**

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

**MARCH 18, 2025  
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MINUTES OF REGULAR COUNCIL MEETING  
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

**MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE THE CHANGE ORDER DATED MARCH 18, 2025 FOR THE VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATION PROJECT IN THE CREDIT AMOUNT OF \$91,000.00.**

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

Mayor Dake stated that the council had voted last week to accept the record of the Planning Commission in the Zoning Map Amendment – Lauren Javernick & Silvestre Morales – 251 Church Street – 0.090 Acres – R-1C (Single Family Residential) to R-4 (High Density Residential).

Council member Miller provided the following Findings of Fact to deny the proposed Zoning Map Amendment for 251 Church Street:

Based upon the Versailles-Midway-Woodford County Planning Commission’s hearing record of 02-13-2025, testimony and documents presented:

- The specific traditional neighborhood encompasses the Historic Wooldridge Town neighborhood.
- Applicant does not satisfy Article IV section 409.3A of the Zoning Ordinance which asks that an application should show why the current zoning is not appropriate for the current use of the property.
- Applicant failed to provide any findings as to any major economic, physical, or social changes that have occurred in the vicinity of the property that were not anticipated in the adopted Comprehensive Pan and which have substantially altered the basic character of such area to require such a zone change.
- Article VII section 710.1 of the Zoning Ordinance states that the intent for R4 is primarily for multi-family dwellings at a higher density than the R3 zone. Applicant does not demonstrate any changes or improvements on the development plan that are any different from what is currently on the property. Further, applicant states specifically that “they do not have any plans to develop it due to lack of funds” and that they plan to garden on the adjoining lot.
- Applicant has failed to demonstrate that the proposed change is in the public interest.
- Applicant has failed to show how this would not negatively impact the character of the neighborhood.
- Section 710 of the Zoning Ordinance states minimum lot size is 6,000 square feet. This lot is 4,600 square feet and does not meet the minimum requirement.
- Application for R-4 is too severe to support a STR CUP. Applicant has other more appropriate zone change levels to meet the need for a CUP.
- Applicant states on page 3 via letter from Wyatt that “this project provides needed balance and support to the community”. Applicant does not stipulate what these specific needs are nor provides any documentation to support this claim.

**MOTION BY MILLER, SECONDED BY BINGHAM TO ADOPT THE FINDINGS OF FACT AS PRESENTED AND DENY THE PROPOSED ZONING MAP AMENDMENT – LAUREN JAVERNICK & SILVESTRE MORALES - 251 CHURCH STREET – 0.090 ACRES – R-1C (SINGLE FAMILY RESIDENTIAL) TO R-4 (HIGH DENSITY RESIDENTIAL).**

Council member Johnson stated that the Planning Commission voted unanimously to recommend the zone change.

Council member Bingham noted that just because we can approve the zone change, doesn’t mean we should. She stated that they are elected to be the voice of the public.

Council member Miller stated that the R-4 designation is for multi-family high density and it should be reserved for that.

Attorney Lexy Holland, who represents the applicants for the zone change request, asked to address the council. City Attorney Moore stated that the council could vote to allow attorney argument type presentations from either side of the issue.

**MARCH 18, 2025  
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MINUTES OF REGULAR COUNCIL MEETING  
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

**MOTION BY BRADLEY, SECONDED BY JOHNSON TO ALLOW ARGUMENT STYLE PRESENTATIONS FROM EACH SIDE OF THE ZONING MAP AMENDMENT – 251 CHURCH STREET.**

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

Attorney Holland stated that the Planning Commission only received one letter of opposition to the zoning amendment and she noted that there was no opposition present at the public hearing. Ms. Holland stated that there are neighboring properties that are currently R-4 and that the lot size of 251 Church Street is closer to the requirements of R-4 than R-1C. She also stated that they are asking for R-4 because the adjoining property they also own is already R-4 and they may try to combine the two properties at some point.

There was no one present to address the council in opposition of the zone change.

Mayor Dake called for a vote on the Motion on the table to deny the zone change request for 251 Church Street.

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

The Motion failed due to a tie vote.

**MOTION BY SIEGELMAN, SECONDED BY JONES TO APPROVE THE PROPOSED 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. Bingham and Miller voting nay.

City Attorney Moore stated that he will have an Ordinance approving the zoning map amendment prepared for first reading at the next council meeting.

**Mayor Miscellaneous**

Mayor Dake stated that there will be a special council meeting scheduled for April 8<sup>th</sup> at 5:30pm. She noted that this would normally be a work session, but they will have bids for the Edgewood road project to consider.

She announced that Open Houses will be held for the Manufactured Home Pilot Project Home on High Street the following weekends:

April 5-6, 2025	April 26-27, 2025
April 12-13, 2025	May 3-4, 2025

She stated that the times are to be determined, but they are planning for 2-3 hour windows each day.

Mayor Dake stated that Bruce Finney of Woodford County Habitat for Humanity shared that they will be building at 252 Douglas Avenue and that volunteers worked on March 3<sup>rd</sup> and today to clear it out. Mr. Finney expressed his thanks to the City for picking up the branches.

**Council Miscellaneous/Committee Reports**

Council member Bingham noted that a Street/Stormwater/Cemetery Committee meeting was held on March 10<sup>th</sup> with no action taken. She stated that their next meeting will be held April 7<sup>th</sup> at 9:00am.

Council member Johnson stated that the recently held ASAP Meeting included a presentation by the Kentucky Career Center. She announced that they are at the Woodford County Library the first Thursday of each month 9:00am – noon to assist residents with employment needs.

**MARCH 18, 2025  
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MINUTES OF REGULAR COUNCIL MEETING  
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

**Council member Bingham stated that a safety training will be held April 7<sup>th</sup> at 2:30pm at the Versailles Housing Authority and the public is invited to attend.**

**Council member Miller recommended Council member Jones to fill the vacant seat of Mayor Dake on the Housing Task Force.**

**MOTION BY MILLER, SECONDED BY BINGHAM TO APPROVE THE APPOINTMENT OF GARY JONES TO THE HOUSING TASK FORCE.**

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

**Council member Miller stated that the Housing Task Force will be going to Louisville on Monday to tour a facility that produces multi-family manufactured homes.**

**Ms. Miller stated that the Downtown/Tourism/Communications Committee will be meeting March 27<sup>th</sup> at 9:30am.**

**Department Directors**

**Public Works Director Miller thanked Council member Miller for the recent donation of brown leather chairs in City Hall lobby. Ms. Miller stated that they were once used in the law office of her father, Reed Miller. Mr. Miller stated that they replaced very outdated fabric chairs that had been in the lobby for decades.**

**Fire Chief Rankin stated that the firefighters were excited to move back in to Station #1 on Friday after receiving a temporary occupancy permit.**

**Chief Rankin also mentioned that the vac truck that was approved tonight for the Public Works Department is a life-saving tool that can be used during trench rescues.**

**Police Chief Young asked for council approval for evidence tracking software. He noted that this is an annual fee.**

**MOTION BY JOHNSON, SECONDED BY BINGHAM TO APPROVE THE SOFTWARE SUBSCRIPTION WITH TRACKER PRODUCTS FOR EVIDENCE TRACKING THROUGH MARCH, 2026 IN THE AMOUNT OF \$6,251.18.**

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

**Chief Young also asked for council approval to purchase pistols, optics, and other firearms related items from Keisler Police Supply.**

**MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE THE QUOTE AS PRESENTED BY KEISLER POLICE SUPPLY FOR PISTOLS, OPTICS, AND OTHER FIREARMS RELATED ITEMS IN THE TOTAL AMOUNT OF \$5,442.00.**

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

**Johnny Mills, Emergency Management, stated that Woodford County had been added to the Individual Assistance Program from the last flood, including the Clifton and Shoreacres areas. He stated that anyone with damage should go to ready.gov to file a report.**

**Mayor Dake adjourned the meeting without objections.**

**APPROVED:**

**\_\_\_\_\_  
LAURA DAKE, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
ELIZABETH C. REYNOLDS, CITY CLERK**

CITY OF VERSAILLES  
ORDINANCE NO. 2025-3

TITLE: AN ORDINANCE REZONING 0.090 ACRES LOCATED AT 251 CHURCH STREET FROM THE R-1C (SINGLE FAMILY RESIDENTIAL) ZONE DESIGNATION TO THE R-4 (HIGH DENSITY RESIDENTIAL) ZONE DESIGNATION.

WHEREAS, on February 24, 2025, the Versailles-Midway-Woodford County Planning and Zoning Commission recommended to the Versailles City Council that the 0.090 acres located at 251 Church Street that is presently zoned R-1C (Single Family Residential) be rezoned to the R-4 (High Density Residential) zone designation; and

WHEREAS, at its regular meeting held on March 18, 2025, the City Council has elected to adopt the Findings of Fact and Recommendations of the Planning Commission regarding said zone change,

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

Section 1. The property subject to this zone change consists of 0.090 acres designated as 251 Church Street, Versailles, Kentucky (PVA Parcel # 30-5010-014-00). The property subject to this zone change is shown on the survey of Heath Land Surveying, LLC prepared by Zachary W. Heath, LPS, included as Exhibit B in the records of the proceedings before the Planning and Zoning Commission.

Section 2. The zone designation for the property described above is hereby changed from the R-1C (Single Family Residential) to the R-4 (High Density Residential) zone designation.

Section 3. The Zoning Map of the City of Versailles shall be amended to reflect the zoning changes contained in this ordinance.

Section 4. 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 \_\_\_\_ day of \_\_\_\_\_, 2025, and fully adopted after the second reading at a meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF VERSAILLES

\_\_\_\_\_  
LAURA DAKE, MAYOR

ATTEST:

\_\_\_\_\_  
ELIZABETH REYNOLDS, CITY CLERK

CITY OF VERSAILLES  
ORDINANCE NO. 2025-4

TITLE: AN ORDINANCE AUTHORIZING THE CITY TO ESTABLISH THAT FEES MAY BE CHARGED FOR THE USE OF THE VERSAILLES MARKET AND ENTERTAINMENT DISTRICT AND POLICIES FOR USE OF THE DISTRICT.

Whereas, the City Council has determined that it is necessary and appropriate for the City to establish a schedule of fees for use of the Versailles Market and Entertainment District and rules for the use of the District;

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

*Section 1.* There is hereby levied fees for the use of Versailles Market and Entertainment District which may be charged for any event that is not sponsored by the City.

*Section 2.* The fee schedule for use of the Versailles Market and Entertainment District shall be set by Municipal Order.

*Section 3.* The City may also adopt by Municipal Order policies regarding the use of the Versailles Market and Entertainment District.

*Section 4.* 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 \_\_\_ day of \_\_\_\_\_, 2025, and fully adopted after the second reading at a meeting of said council held on the \_\_\_ day of \_\_\_\_\_, 2025.

CITY OF VERSAILLES

\_\_\_\_\_  
LAURA DAKE, MAYOR

ATTEST:

\_\_\_\_\_  
ELIZABETH REYNOLDS, CITY CLERK



CITY OF VERSAILLES, KENTUCKY  
MUNICIPAL ORDER 2025-9

A MUNICIPAL ORDER ESTABLISHING POLICIES REGARDING USE OF THE  
VERSAILLES DOWNTOWN MARKET & ENTERTAINMENT DISTRICT

WHEREAS, the City of Versailles, in partnership with twelve Legacy Partners and the Woodford County Fiscal Court constructed an event space that is anchored by an open-air pavilion as well as a three-season enclosed pavilion and an entertainment stage; and

WHEREAS, this space is intended to be utilized for city-sponsored events, farmers' market activities, and other community-enhancing events and programming; and

WHEREAS, a set of clear rules and expectations need to be established in order to efficiently manage use of this space as well as protect the investment.

NOW, THEREFORE BE IT ORDERED that the following rules govern use of the Downtown Market and Entertainment District:

1. The Communication & Events Coordinator oversees the calendar for events utilizing any component of the Downtown Market and Entertainment District. Events hosted or sponsored by the City of Versailles will always have priority.
2. Events utilizing the open-air pavilion, the three-season pavilion, and/or the entertainment stage must be organized by a government, nonprofit, or civic entity. Businesses may also host events as long as they are open to the public and are not for the express purpose of selling goods/services. Legacy Partners are allowed to hold one event per year pursuant to their contracts.
3. Events utilizing the stage area must be limited in number to preserve parking.
4. Events requiring blockage of Granducci Alley (parking lot closure) must obtain approval from Versailles City Council.
5. The Communication and Events Coordinator will create an application and "rental packet" for events that will, at a minimum, include:
  - a. The nature and description of event
  - b. Expected crowd size
  - c. A signed indemnification clause
  - d. Proof of insurance with the City of Versailles named as additional insured
  - e. Agreement to clean up and restore space to its pre-event condition
  - f. Signed inventory of City items to be used during event, including, but not limited to, tables and chairs and sound system/equipment. Policy must include acknowledgement of liability

and responsibility. Applicant must ensure all items are returned to their storage location in good working condition, or the applicant will be responsible for repair and/or replacement costs.

- g. If alcohol is served or sold, proof of liquor liability insurance and acknowledgement that all alcohol vendors will possess necessary state and local licenses are required.
- h. A plan to provide security at event, if applicable.
- i. Acknowledgment of applicant (host) that they have considered ways to ensure safety of patrons, including extreme temperatures.

6. No events can include a charge for parking.

7. All events must comply with Section 75.07 of the City of Versailles Code of Ordinances (attached).

8. Communication and Events Coordinator will notify the Mayor, Chief of Police, Fire Chief, Public Works Director and adjacent businesses and building owners when an application is approved

9,. The maximum seating capacity of the outside covered pavilion must not exceed 187.

10. The maximum seating capacity inside the three-season pavilion must not exceed 105.

**SEVERABILITY:**

If any provision of this Agreement can be held or made invalid by a court decision, statute or rule, or can be otherwise rendered invalid, the remainder of this Agreement is not affected thereby.

Introduced and fully adopted at a meeting of the City Council of the City of Versailles, Kentucky held on April 1, 2025.

APPROVED:

\_\_\_\_\_  
LAURA DAKE, MAYOR

ATTEST:

\_\_\_\_\_  
ELIZABETH REYNOLDS, CLERK

# QUOTES – CITY HALL HVAC

April 1, 2025

COMPANY	QUOTE
BARNES HVAC	\$13,850.00
HYPE HEATING & AIR	\$11,475.00

Barnes HVAC  
P.O. Box 4159  
Midway, KY 40347  
859-621-6609  
joy@barneshvac.com

# Estimate 1097

DATE 03/20/2025	<b>TOTAL</b> <b>\$13,850.00</b>	EXPIRATION DATE 04/21/2025
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**ADDRESS**  
Versailles City Hall  
196 S. Main St.  
Versailles, KY 40383

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ACTIVITY	QTY	RATE	AMOUNT
<b>Replacement</b> Replace existing 4 ton A/C unit and furnace and coil in attic.	1	13,850.00	13,850.00
Barnes HVAC will install a new Rheem 5 ton A/C unit with the most current refrigerant, R454. Barnes HVAC will install a new Rheem 100,000 btu 96% furnace and new 5 ton coil. New ductwork will be installed to the new addition. Price includes relocation of and new thermostat.			

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TOTAL	<b>\$13,850.00</b>
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THANK YOU.

Accepted By

Accepted Date



**BILL TO**

City of Versailles  
 196 South Main Street  
 Versailles, KY 40383 USA

<b>ESTIMATE</b>	<b>ESTIMATE DATE</b>
16974831	Mar 24, 2025

**JOB ADDRESS**

City of Versailles  
 196 South Main Street  
 Versailles, KY 40383 USA

Job: 16866158

**ESTIMATE DETAILS**

Install 5 Ton AC and 120,000 BTU Gas Furnace: Proposal for HVAC System Replacement and Expansion

Scope of Work

This proposal outlines the replacement of the existing HVAC system serving the upstairs and downstairs lobby at City Hall, as well as the addition of ductwork for a new office space.

New System:

5-ton, 14.5 SEER2 AC system.  
 120,000 BTU 96% efficient gas furnace.

Included Services:

Removal and disposal of the existing system.  
 Installation of all equipment, materials, and labor necessary to connect the new system to existing ductwork, electrical, and plumbing systems.  
 Addition of ductwork to serve the new office space.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
HVAC-INSTALL-51009221-MP-BUILD	This install includes all equipment, materials and labor necessary to connect the new HVAC system to the old electrical duct and piping system.  Install 5 ton 14 SEER2 Bryant AC Condenser Install 5 Ton 14 SEER2 Bryant Evaporator Coil (21 INCH) MP Install 96 percent efficient 120,000 BTU Gas Furnace (MP)(21 Inch)  We will also include the following premium add-ons Digital Thermostat New Pad for Outside Unit New weatherproof Electrical Whip	1.00	\$12,750.00	\$12,750.00

New weatherproof Electrical Disconnect  
 Water Safety Cutoff switch  
 10 Year Parts and Labor Warranty

HVAC-EQUIP- 5 TON BRYANT AC CONDENSER 1.00 \$0.00 \$0.00  
 AC-COND-5-  
 BUILD

BRYANT GA5SAN46000W

HVAC-EQUIP- 5 TON BRYANT MULTIPOISE EVAPORATOR (21 INCH) 1.00 \$0.00 \$0.00  
 AC-EVAP-6121-  
 MPA

BRYANT CAPMP6121ALA

926TC66120V24 Bryant 926TC Preferred 96, Up to 96.7% AFUE, Two-Stage, Variable 1.00 \$0.00 \$0.00  
 25-Speed, Non-Communicating,  
 4-Way Multipoise, Condensing Gas Furnace with IntelliSense

BRYANT 926TC66120V24

#	DESCRIPTION	TOTAL
discount- advertised	10 percent discount on all labor, materials and equipment	\$-1,275.00
	<b>SUB-TOTAL</b>	<b>\$11,475.00</b>
	<b>TAX</b>	<b>\$0.00</b>
	<b>TOTAL</b>	<b>\$11,475.00</b>

Thank you for choosing your local comfort specialists at HYPE Heating and Air.

**CUSTOMER AUTHORIZATION**

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by HYPE Heating and Air as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

**QUOTES FOR ADMIN ROOF REPAIR AT WWTP**

**April 1, 2025**

<b>COMPANY</b>	<b>QUOTE</b>
Ideal Roofing	\$7,940.00
Anti Leak Roofing	\$9,981.90

Claim #: \_\_\_\_\_ Email: sgreen@versaillesky.com  
 Name: Stanley Green - Contact  
 Address: 338 Kentucky Ave  
 City: Versailles State: Ky ZIP: 40383  
 Phone: (502) 517-2386 Fax: (    ) \_\_\_\_\_  
 Date: 03/13/25 Insurance Company: \_\_\_\_\_



**2 OFFICES**

**RICHMOND OFFICE**  
 130 Big Hill Ave • Suite A  
 Richmond, KY 40475  
 859.626.ROOF

**FRANKFORT OFFICE**  
 1134 US HWY 127S • Suite 3  
 Frankfort, KY 40601  
 502.669.ROOF

idealroofingt@gmail.com  
 www.idealrestorationky.com



**GOOGLE GUARANTEED**  
 Professionals that are licensed,  
 are screened and insured.

- Remove all existing shingles and felt down to the decking - # sq 3,174
- Remove additional layer needed
- Install premium synthetic underlayment felt
- Replace any roof decking due to rot or decay - \$ 110.00 per sheet | \$ 8.0 board foot
- Install new drip edge, ventilation, boots, and collars
- Install ice and water barrier in all valleys
- Flash all transitions and chimneys as needed or per insurance bid
- Remove all debris and trash from work site
- 2 Year Workmanship
- 10 Year Mis-application Labor Warranty - \$ 300.00 ~~XXXX~~
- 25 Year Mis-application Labor Warranty (includes ice/water/eaves) - \$ 30.00 per sq

Install GAF Dimensional shingles - # of squares: \_\_\_\_\_ Color: \_\_\_\_\_  
 Install Drip Edge - # of pieces: \_\_\_\_\_ Color: \_\_\_\_\_ Venting: \_\_\_\_\_ Trim Coil: \_\_\_\_\_  
 Install Pro-Starter - # of bundles: \_\_\_\_\_ Install Felt Buster • # of rolls: \_\_\_\_\_ Dish: \_\_\_\_\_  
 Install Seal-A-Ridge - # of bundles: \_\_\_\_\_ Install Weather Watch Ice & Water Barrier • # of rolls: \_\_\_\_\_  
 Counter/Step Flashing - # of LF: \_\_\_\_\_ Color: \_\_\_\_\_ OSB/Plywood: \_\_\_\_\_  
 Boots/Collars: \_\_\_\_\_ Split Boot: \_\_\_\_\_ Cap Nails: \_\_\_\_\_ Coil Nails: \_\_\_\_\_ Caulk: \_\_\_\_\_

Additional Notes: \_\_\_\_\_  
Replacement of EPDM Roof with new EMDM roofing system - \$7940.00  
Repair of same section of roof with lap sealant and patch repair if needed - \$450.00

**PAYMENT SCHEDULE:** *First insurance payment and deductible to be collected upon delivery of materials*

First Payment: \_\_\_\_\_ Deductible: \_\_\_\_\_ Depreciation: \_\_\_\_\_

*Customer is responsible for deductible and any uncovered depreciation or supplement not covered under claim or any denied coverage of work performed.*

\* Ideal Roofing reserves the right to supplement the insurance company for work not included in this estimate.

\*\*Final invoice will include any supplement needed for work on materials needed to complete work on claim, including code and any upgrades required regardless of claim coverage.

**ESTIMATE TOTAL: \$** \_\_\_\_\_

All material is guaranteed to be specified and the above work to be performed in accordance with the specifications submitted completed in a substantial workmanship manner in order to assure you have an **Ideal Roof**.

**ACCEPTANCE OF PROPOSAL**

The specifications and conditions noted are satisfactory and are hereby accepted for the scope of work needed and accepted. Homeowner accepts this proposal and authorizes Ideal Restoration of Kentucky, LLC to purchase material and obtain additional contractors in order to perform the work specified in this proposal. Homeowner is responsible for permit to perform roof replacement where permitted. In addition, Ideal Roofing is not responsible for detaching and resetting of satellite dishes and homeowner is responsible for satellite communications.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Ideal Representative: Stanley Green Date: 03/13/25



# REPAIR

## Description

### Roof Leak Repair

036897 - Benchmark® Base Coat - 5 gal - 036897 - Benchmark® Base Coat - 5 gal

006379 - Prime Time Primer - 5 Gallon - Premium Quality Acrylic Roof Fabric Reinforced Primer

057825 - Spun Flex I Fabric 38" - 38" x 300'

057530 - PUMA® XL - 5 gallon - 5 gallon

**Estimate subtotal** \$9,981.90

**Total** \$9,981.90

**WARRANTY NOT PROVIDED ON ROOF PATCH.**



**Anti-Leak Roofing**



## ROOF REPAIR'S

FEB 19, 2025

## WASTEWATER TREATMENT PLANT

338 Kentucky Ave  
Versailles, KY  
40383

**[benjamin@antileakroofing.com](mailto:benjamin@antileakroofing.com)**  
**2704730760**

## QUOTES – CITY HALL 2<sup>ND</sup> FLOOR RENOVATION

April 1, 2025

COMPANY	QUOTE WITHOUT PAINT	QUOTE WITH PAINT
RP FRAMING	\$19,175.00	\$22,350.00
SHARPER HOMES	\$17,445.00	\$19,945.00

RP Framing

# ESTIMATE

128 Maple St. Versailles, Ky. 40383

(859-753-4896)

To

City of Versailles

Salesperson	Job	Payment Terms	Due Date
	City Hall		

Qty	Description	Unit Price	Line Total
1	For completion of additional office space located at Versailles City Hall		
1	Materials and Labor to complete framing, Finish Drywall Level 4, Trim Labor per plans, Drop Ceiling Metal Grid with 2' x 4' standard tiles to match		
1	Additional Drywall Repair as needed to complete project		
	<b>Total For Completion:</b>		<b>\$19175.00</b>
	<b>### (paint on request at additional charge of \$3175.00 beyond the original total of \$19175.00) w/paint \$22350.00 w/paint ###</b>		

No Paint \$19175.00

W/Paint \$22350.00

# Estimate Proposal

## Sharper Homes

737 Seth Dr. Versailles, Ky. 40383  
 Phone 859-338-3612 Fax 859-879-9037  
 Sharperhomes2@yahoo.com

ESIMATE City Of Versailles  
 FOR: (additional office space)

PAYMENT METHOD	CHECK NO.	JOB
		City Hall Office

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1	1	Frame & Trim Materials	2925.00		2925.00
1	2	Frame Labor	3250.00		6175.00
1	3	Drywall (material & finish grade 4)	3245.00		9420.00
1	4	Drop Ceiling (material & labor)	3025.00		12445.00
1	5	Drop Ceiling/Drywall Repair/Blocking	1500.00		13945.00
1	6	Contractor Fee	3500.00		17445.00
		<b>TOTAL ESTIMATE COST:</b>	<b>No Paint</b>		<b>\$17,445.00</b>
		(Additional Paint Fee 2500.00 if requested in addition to total estimate cost)	<b>Paint Included</b>		(\$19945.00)

		<b>*** The following bid consists of additional office prep with work to include: framing/trim materials, framing labor, drywall hang/finish, trim to match existing 1<sup>st</sup> floor office, drop ceiling hung to match existing with 2' x 4' tiles, paint if requested (paint estimate included)</b>			
		<b>*** Any additional items will be subject to a change order with change order being prepared prior to work</b>			



March 27, 2025

Laura Drake, Mayor  
City of Versailles  
196 South Main Street  
Versailles, KY 40383

RE: Water Distribution System Low Pressure Improvements – Phase 2  
City of Versailles, KY  
KEG Project No. 24051

Dear Mayor Drake:

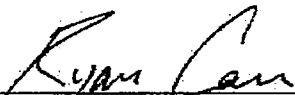
Bids for the above referenced project were opened Thursday, March 27, 2025, at 10:00 am local time. Three bids were received with the low bidder being Buchanan Contracting, Inc. Winchester, Kentucky with a Base Bid of \$492,010.00, Alternate No. 1 bid of \$174,200.00 and Alternate No. 2 bid of 133,550.00.

The total project cost for the Base Bid and Alternate No. 1 including engineering and contingency is within the budget of Cleaner Water Grant 22CWW282. Additive Alternate No. 2 including engineering and contingency will be funded solely by the City of Versailles. Upon review of the bid documents and previous work history, Kentucky Engineering Group, PLLC recommends to the City of Versailles that Buchanan Contracting, Inc. be awarded the Base Bid, Alternate No. 1 and Alternate No. 2 in the total amount of \$799,790.00.

Attached is the bid tabulation worksheet. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

KENTUCKY ENGINEERING GROUP, PLLC

  
\_\_\_\_\_  
Ryan Carr, P.E.  
Project Manager

P.O. Box 1034  
Versailles, Kentucky 40383  
Phone: (859) 251.4127  
Fax: (859) 251.4137  
Email: [info@kyengr.com](mailto:info@kyengr.com)  
[www.kyengr.com](http://www.kyengr.com)