

**FEBRUARY 20, 2024
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MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

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

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

Council member Bingham provided Findings of Fact to deny the proposed Zoning Map Amendment – Iva Minaylova – 172 Simmons Street – 0.180 acres – R-1C (Single Family Residential) to R-3 (Moderate Density Residential). She provided the following findings:

- 1. The property at issue is currently being rented as a single family residence with no proposed changes.**
- 2. R-3 zoning is primarily for multi-family dwellings.**
- 3. The requested zone change is not consistent with the adopted Comprehensive Plan.**
- 4. There have been no major economic, physical or social nature changes within the area that were not anticipated in the adopted Comprehensive Plan.**
- 5. The existing structure is residential and purported to remain residential.**
- 6. Retaining the current zoning is appropriate and essential to provide much needed housing stock and promote public health, safety, and welfare of the neighborhood.**

MOTION BY BINGHAM, SECONDED BY DAKE TO ADOPT THE FINDINGS OF FACT AS PRESENTED AND TO DENY THE REQUESTED ZONE CHANGE FOR 172 SIMMONS STREET.

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

The Motion failed, as four aye votes are required to deny a zone change recommended by the Planning Commission.

Council member Johnson disagreed with the statement from the Findings of Fact stating that the zone change is not consistent with the use – she noted that there is an apartment building to the right and townhomes across the street, all of which are rentals. She also stated that the current zone does not have any conditions while the proposed zone change would include conditional use for the current property owners. City Attorney Moore noted that the conditional use permit would only apply to the current owners and would not transfer in a property sale.

Council member Bingham stated that the property is a historical piece of black history. Council member Miller read additional historical data for the area, noting that the area should be preserved as a part of black history.

Council member Johnson reiterated that there is no difference in a short term rental versus a long term rental, which the property already is, as far as preservation of the area.

Mayor Traugott noted that that vote had been taken and there was no need for further discussion.

MOTION BY MILLER, SECONDED BY JOHNSON TO APPROVE AND ADOPT THE MINUTES OF THE FEBRUARY 6, 2024 REGULAR COUNCIL MEETING.

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

MOTION BY BINGHAM, SECONDED BY JOHNSON TO APPROVE AND ADOPT THE MINTUES OF THE FEBRUARY 13, 2024 WORK SESSION.

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

Public Comment

No public comment was received.

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Mr. Ken Kerkhoff, Chair of the Downtown Revitalization Committee, provided a Downtown Revitalization Project Update. He stated that they are considering ideas for the alley and share pictures of a similar space in Barbourville, Kentucky. He noted the progress that has been made by the contractor, W Principles, on the pavilion, stage, and other areas. He praised the design which allows us to have a stage area as well as a large pavilion while only losing seven parking spaces. Mr. Kerkhoff stated that the project is currently ahead of schedule, with plans to be complete by the end of May.

Mr. Art Walker, President of W Principles, addressed the council regarding an unexpected 15-20 feet of fill that was found when they began digging for the stage. He noted that the original proposed location of the stage was tested but in order to limit the number of parking spaces lost as a result of the project, the stage area was moved. As a result of the additional work, he presented Change Order No. 3 in the amount of \$123,732.00.

MOTION BY MILLER, SECONDED BY BINGHAM TO APPROVE THE DOWNTOWN REVITALIZATION PROJECT CHANGE ORDER NO. 3 IN THE AMOUNT OF \$123,732.00.

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

Council member Dake stated that they had invited building and business owners to meet in the new pavilion on Wednesday, February 21st 5:30-6:00pm to discuss the project. She also noted that they are meeting with the Farmers Market tomorrow.

Mayor Traugott presented Resolution 2024-1 Requesting Consideration of State Road Projects. He noted that item one in the resolution related to an ongoing request and items two through four are from the Palmer Transportation Study.

MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE AND ADOPT RESOLUTION 2024-1 REQUESTING CONSIDERATION OF STATE ROAD PROJECTS.

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

Council member Johnson asked if they could also request that the Planning Commission include the Palmer Transportation Study as part of the Comprehensive Plan. Mayor Traugott suggested a verbal resolution stating the recommendation.

MOTION BY JOHNSON, SECONDED BY DAKE TO APPROVE AND ADOPT RESOLUTION 2024-2 REQUESTING THAT THE PLANNING COMMISSION INCLUDE A REFERENCE TO THE PALMER TRANSPORTATION STUDY AS PART OF THE COMPREHENSIVE PLAN UPDATE.

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

At the request of Council member Dake, City Attorney Moore provided first reading of Ordinance 2024-2 Amending the City of Versailles, Kentucky Annual General Fund Budget for the Fiscal Year July 1, 2023 through June 30, 2024 By Estimating Revenues and Appropriations for the Operation of City Government Services.

At the request of Council member Miller, City Attorney Moore provided first reading of Ordinance 2024-3 Amending the City of Versailles, Kentucky Annual Enterprise Budget for the Fiscal Year Beginning July 1, 2023 through June 30, 2024 by Estimating Revenues and Appropriations for the Operation of the Enterprise Fund.

City Clerk Elizabeth Reynolds summarized the amendments which included an increase in general fund revenues of \$7.125 million for the sale of industrial property, moving event related expenses out of the council department and creating a separate events department, amending general fund capital expenses to include an additional purchase of Edgewood property totaling over \$3.6 million, amending other capital expenses to include grant expenses of which the majority will be reimbursed, increasing water and sewer revenues, and amending water and sewer capital expenses to actual numbers.

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Mayor Traugott presented the proposed construction management contract from Codell Construction Management for the construction of the Versailles Storm Shelter, which is being funded by a FEMA grant and any match is being funded by First Baptist Church. He stated that FEMA projects convert to a flat fee for the construction management, but that it equates to the cost plus 8%. The contract includes preconstruction, site work, etc.

MOTION BY BINGHAM, SECONDED BY DAKE TO APPROVE AND ACCEPT THE CONSTRUCTION MANAGEMENT CONTRACT AS PRESENTED BY CODELL CONSTRUCTION FOR THE VERSAILLES STORM SHELTER.

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

Mayor Traugott presented the following bids for the Huntertown Booster Pump Station Improvements and Edgewood Development Upgrades:

Frederick & May Construction	\$594,000
Herrick Company, Inc.	\$644,750
NAC Heavy Highway, Inc.	\$777,000

MOTION BY MILLER, SECONDED BY BINGHAM TO APPROVE AND ACCEPT THE BID AS PRESENTED BY FREDERICK & MAY CONSTRUCTION IN THE AMOUNT OF \$594,000 FOR THE HUNTERTOWN BOOSTER PUMP STATION IMPROVEMENTS AND THE EDGEWOOD DEVELOPMENT UPGRADES.

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

Assistant Public Works Director Dan Knight presented six change orders for the new maintenance garage.

MOTION BY BINGHAM, SECONDED BY JOHNSON TO APPROVE CHANGE ORDER NO. 1 FOR THE NEW PUBLIC WORKS MAINTENANCE GARAGE TO REDUCE THE TOTAL CONTRACT AMOUNT BY \$165,000.00 DUE TO THE CITY PAYING FOR THE METAL BUILDING PACKAGE DIRECTLY TO SAVE ON SALES TAX.

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

MOTION BY BINGHAM, SECONDED BY JOHNSON TO APPROVE CHANGE ORDER NO. 2 FOR THE NEW PUBLIC WORKS MAINTENANCE GARAGE TO REDUCE THE TOTAL CONTRACT AMOUNT BY \$4,593.00 DUE TO THE CITY PAYING IMI FOR CONCRETE DIRECTLY TO SAVE ON SALES TAX.

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

MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE CHANGE ORDER NO. 3 FOR THE NEW PUBLIC WORKS MAINTENANCE GARAGE TO REDUCE THE TOTAL CONTRACT AMOUNT BY \$5,452.00 DUE TO THE CITY PAYING IMI FOR CONCRETE DIRECTLY TO SAVE ON SALES TAX.

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

MOTION BY DAKE, SECONDED BY BINGHAM TO APPROVE CHANGE ORDER NO. 4 FOR THE NEW PUBLIC WORKS MAINTENANCE GARAGE IN THE AMOUNT OF \$29,805.13 FOR EXTRA WORK AND DELAY FOR UNANTICIPATED ADDITIONAL SOIL WORK.

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

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MOTION BY DAKE, SECONDED BY JOHNSON TO APPROVE CHANGE ORDER NO. 5 FOR THE NEW PUBLIC WORKS MAINTENANCE GARAGE IN THE AMOUNT OF \$6,641.25 FOR EQUIPMENT USED TO REMEDY UNSTABLE SOIL.

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

MOTION BY BINGHAM, SECONDED BY JOHNSON TO APPROVE CHANGE ORDER NO. 6 FOR THE NEW PUBLIC WORKS MAINTENANCE GARAGE TO REDUCE THE TOTAL CONTRACT AMOUNT BY \$23,235.20 DUE TO THE CITY PAYING IMI FOR CONCRETE DIRECTLY TO SAVE ON SALES TAX.

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

Mayor Miscellaneous

Mayor Traugott congratulated Addison Moore on being named the Gatorade Player of the Year for her achievements in cross country.

He also congratulated Woodford County High School wrestlers Isaac Johns, Lauren Walton, and Lacey Gilbert for their wins at the state wrestling tournament this past weekend.

He announced an Employee Appreciation Luncheon for all city employees to be held Friday, March 1st 11:00am – 12:30pm.

Mayor Traugott announced Kentucky League of Cities City Night to be held February 28th in Frankfort.

He noted that the Lexington Street Concept Plan report should be completed this week.

Mayor Traugott asked the council for permission to request bids, with references and a performance and payment bond, for the downtown roofline light project.

MOTION BY MILLER, SECONDED BY DAKE TO APPROVE THE REQUEST TO SOLICIT BIDS FOR THE DOWNTOWN ROOFLINE LIGHT PROJECT.

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

Council Miscellaneous/ Committee Reports

Council member Bingham stated that the Woodford County Middle School Reality Store will be held on March 1st, 8:00am – 1:00pm for all eighth grade students.

She also noted that Sunday, February 25th her son, Dewayne Depp, will be holding a book signing at the Woodford County Public Library.

She announced that upcoming Juneteenth events are planned to be held at the new downtown stage on Friday, June 14th with T.D. Young playing blues. The event is 6:00-10:00pm. She stated that Saturday, June 15th, the Juneteenth events will be held at the Huntertown Interpretive Park.

Council member Miller thanked the council for approving new downtown baskets last meeting, noting that the current baskets would have needed \$1,100 in replacement parts had they not approved the new baskets.

Ms. Miller stated that the Freedom Tiny Homes are delivering a new tiny house to Breathitt County.

She invited everyone to attend the Housing Task Force meeting tomorrow at 4:15pm at the Versailles Police Department community room.

She noted that a cemetery committee meeting needs to be scheduled.

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Department Directors

Mr. Johnny Mills, Emergency Management, stated that Court Street will be closed tomorrow, February 21st and parking on Main Street in front of the Courthouse will be closed for the installation of the new generator.

Mr. Mills praised the Versailles Police Department for their assistance with road closures.

Fire Chief T.A. Rankin stated a free community wide CPR event is being held at the Woodford County High School on Saturday, February 24th 9:00am – noon.

Police Chief Mike Murray requested to surplus the following three vehicles and donate them to Martin Police Department:

2010 Ford Explorer (VIN# 4433)	128,000 miles
2011 Ford Crown Victoria (VIN# 0275)	113,000 miles
2012 Dodge Charger (VIN# 2359)	110,000 miles

MOTION BY DAKE, SECONDED BY BINGHAM TO SURPLUS THREE POLICE CRUISERS AS LISTED AND DONATE TO MARTIN POLICE DEPARTMENT.

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

MOTION BY MILLER, SECONDED BY JOHNSON 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, Dake, Johnson, Jones, and Miller voting aye.

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

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

MOTION BY BINGHAM, SECONDED BY DAKE TO AMEND THE PURCHASE AGREEMENT WITH TKC DISTILLING TO EXTEND THE CLOSING DATE REQUIREMENT FROM MARCH 6, 2024 TO MAY 8, 2024.

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

Mayor Traugott adjourned the meeting without objections.

APPROVED:

BRIAN TRAUGOTT, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK