

**AUGUST 6, 2024
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MINUTES OF SPECIAL COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:00 P.M.**

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

DEPT. HEADS: BRADY BURKHARDT, MARLENA JACOBS, DAN KNIGHT, AND MIKE MURRAY WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY MILLER, SECONDED BY JONES TO APPROVE AND ADOPT THE MINUTES OF THE JULY 16, 2024 COUNCIL MEETING WITH THE CORRECTION AS SUBMITTED BY COUNCIL MEMBER MILLER.

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

Public Comment

No public comment was received.

Rich Pictor, Executive Director of Parks and Recreation, provided an update on the Big Spring Park and Pickleball Projects. He stated that the front portion of Big Spring Park will be closed beginning August 12th for the renovations. The back portions of the park – including the soccer fields and walking paths will remain open. He stated that Park Street, in front of the park, will be closed beginning around mid-September to early October. Traffic will still be able to get to the library and the Head Start building, but the street will be closed to through traffic. Mr. Pictor stated that Miracle Playgrounds had been chosen as the playground vendor and they will finalize designs in the next month. He noted that the park project is expected to be completed and the park open by May, 2025.

Mitzi Delius, Utilities Manager, addressed the council regarding a quote for a raw water intake repair at the Kentucky River for the Water Treatment Plant. She noted that they have two pumps that have been in service for over 20 years. They had the pumps evaluated and they are in need of several repairs. The total cost for the repairs is \$120,373 while a replacement would be approximately \$400,000-\$500,000. Ms. Delius noted that it is a sole source quote as we currently use Layne. She stated that she reached out to another company and they were not interested. She recommended the repairs which include a one year warranty.

MOTION BY BINGHAM, SECONDED BY DAKE TO APPROVE AND ACCEPT THE SOLE SOURCE QUOTE AS PROVIDED BY LAYNE FOR THE REPAIR OF THE RAW WATER 1 PUMP AT THE KENTUCKY RIVER INTAKE FOR THE WATER TREATMENT PLANT.

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

Ms. Delius presented the following quotes for a Wet Well Wizard for the Sewer Lift Station #1:

Aulick Chemical	\$6,124.18
USA Bluebook	\$9,280.85

She stated that there is an issue with matting that causes odor and the quoted unit is used to break up matting in the lift station wet well, resulting in the use of less odor control chemicals and maintenance.

MOTION BY MILLER, SECONDED BY JONES TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY AULICK CHEMICAL FOR A WET WELL WIZARD FOR SEWER LIFT STATION #1 IN THE AMOUNT OF \$6,124.18.

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

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At the request of Council member Bradley, City Attorney Moore provided first reading of Ordinance 2024-20 Amending Sections 50.25, 50.27 and 50.29 of the Versailles Code of Ordinances to Provide for Annual Adjustment of the Rates Charged for Water and Sewer Services Based Upon Changes in the Consumer Price Index.

At the request of Council member Bradley, City Attorney Moore provided first reading of Ordinance 2024-21 General Taxation Ordinance.

Mayor Traugott presented Municipal Order 2024-10 which establishes guidelines for assistance program funding and provides for \$15,000, of total budgeted for assistance programs in the Fiscal Year 2025 line item budget, to be paid to the Woodford County Foundation. The money is to be expended to satisfy their formally adopted objectives.

MOTION BY DAKE, SECONDED BY BINGHAM TO APPROVE AND ADOPT MUNICIPAL ORDER 2024-10 ESTABLISHING GUIDELINES FOR ASSISTANCE PROGRAM FUNDING.

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

Mayor Traugott noted that agenda item Municipal Order 2024-11 would not be discussed tonight.

Mayor Traugott presented a contract renewal with MWM Consulting for economic development services for the City of Versailles, City of Midway, and Woodford County through June 30, 2026. The contract increases the monthly payment from the current amount of \$2,430 to \$2,540.

MOTION BY MILLER, SECONDED BY JOHNSON TO APPROVE THE ECONOMIC DEVELOPMENT CONSULTING AGREEMENT BETWEEN MWM CONSULTING LLC AND WOODFORD COUNTY, CITY OF VERSAILLES, AND CITY OF MIDWAY FOR AUGUST 1, 2024 THROUGH JUNE 30, 2026.

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

Mayor Traugott presented a Memorandum of Agreement between the Woodford County Fiscal Court, the City of Versailles, and the City of Midway, and the Food Pantry of Woodford County, Inc. He stated that it was something that was previously discussed in a Finance Committee meeting. He noted that it was his understanding that Fiscal Court had approved the MOA at their last meeting.

MOTION BY MILLER, SECONDED BY JOHNSON TO TABLE THE MEMORANDUM OF AGREEMENT BETWEEN THE WOODFORD COUNTY FISCAL COURT, THE CITY OF VERSAILLES, AND THE CITY OF MIDWAY, AND THE FOOD PANTRY OF WOODFORD COUNTY, INC.

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

Council member Jones asked why the MOA is being tabled?

Council member Miller stated that she had quite a few questions and concerns, including who is running it, the council hasn't seen financial statements, concerns that the City doesn't have a seat at the table, and asking do they fundraise. She also asked about the Board structure, who is able to hire and fire, and what other government agencies in surrounding counties do in relation to their food banks?

Council member Jones stated that the Woodford County Food Pantry is the only one in the state of Kentucky that is run solely by volunteers. He noted that this has been discussed for several months and these questions should have been asked earlier.

Council member Dake asked about how this agreement would affect the non-profit status of the food pantry?

Mayor Traugott stated that the item had been tabled.

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Council member Miller stated that nobody here is against the food pantry, but they do not have enough information. Council member Johnson suggested it be discussed at the upcoming Work Session.

MOTION BY MILLER, SECONDED BY DAKE TO APPROVE THE APPOINTMENT OF CHRIS SHARP TO PLANNING AND ZONING TO COMPLETE THE TERM OF BARRY HARTLEY, WHO RESIGNED, WHICH ENDS DECEMBER 31, 2027.

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

MOTION BY JOHNSON, SECONDED BY BINGHAM TO APPROVE THE REAPPOINTMENT OF ANNA BETH BOBBITT TO THE ECONOMIC DEVELOPMENT AUTHORITY FOR A TERM ENDING DECEMBER 31, 2027.

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

MOTION BY BRADLEY, SECONDED BY MILLER TO APPROVE THE APPOINTMENT OF VALERIE OWEN TO THE HUMAN RIGHTS COMMISSION TO COMPLETE THE TERM OF JORGE ESPINOZA WHO RESIGNED, WHICH ENDS DECEMBER 31, 2024.

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

Council member Johnson asked about the process of considering appointments when terms end. She suggested a fillable form for people interested in being appointed.

Assistant Public Works Director Dan Knight presented the following quote for a heated asphalt trailer:

Sealmaster	\$38,995.68
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He stated that it is state price contract and it is more efficient and stays hot.

MOTION BY BRADLEY, SECONDED BY MILLER TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY SEALMASTER FOR A HEATED ASPHALT TRAILER IN THE AMOUNT OF \$38,995.68.

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

Mr. Knight presented the following quotes for a water sprinkler system for the Entertainment District. He noted that they are not able to get trucks to some of the landscaping to water.

Automatic Rain Irrigation	\$5,869.50
Bluegrass Irrigation	\$7,845.00

MOTION BY JOHNSON, SECONDED BY DAKE TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY AUTOMATIC RAIN IRRIGATION FOR THE ENTERTAINMENT DISTRICT WATER SPRINKLER IN THE AMOUNT OF \$5,869.50.

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

Mr. Knight presented the following quotes for landscape maintenance for the Entertainment District:

Aphix	\$7,539.67
D&M Landscaping, LLC	\$9,947.00

He recommended D&M Landscaping, noting that their quote is for twenty-eight mows/cleanups while Aphix quote is for eighteen mows/cleanups.

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MOTION BY BRADLEY, SECONDED BY BINGHAM TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY D&M LANDSCAPING, LLC FOR THE ENTERTAINMENT DISTRICT LANDSCAPE MAINTENANCE IN THE AMOUNT OF \$9,947.00.

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

Mr. Knight presented the following quotes for three trucks for the public works department:

Two F-350 4x4 Regular Cab Trucks with Dump Beds

Bachman Chevrolet	\$62,303.00 per truck
Jack Kain Ford	\$68,854.00 per truck
Paul Miller Ford	\$68,888.32 per truck

One F-350 Crew Cab Truck with Utility Bed

Bachman Chevrolet	\$62,175.00
Jack Kain Ford	\$69,455.00
Paul Miller Ford	\$68,463.32

Mr. Knight stated that Bachman is an approved vendor for state price contract.

MOTION BY BRADLEY, SECONDED BY MILLER TO APPROVE AND ACCEPT THE QUOTES AS PRESENTED BY BACHMAN CHEVROLET FOR THE PURCHASE OF TWO F-350 REGULAR CAB TRUCKS WITH DUMP BEDS IN THE AMOUNT OF \$62,303.00 PER TRUCK AND ONE F-350 CREW CAB TRUCK WITH UTILITY BED IN THE AMOUNT OF \$62,175.00.

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

Mayor Traugott stated that he had previously distributed a draft Ordinance regulating Recovery Residences. He noted that we were waiting on the state laws to pass which could make the City ordinance unnecessary. He recommended it be discussed further in the upcoming work session.

Mr. Knight presented a request to release the Development Bond CD for Legends Unit 2. He stated that inspections have been done and everything they were holding the bond for has been complete. He noted that there are some spots of curb that need to be corrected, but recommended that the council go ahead and approve the release of the bond after repairs are complete.

MOTION BY DAKE, SECONDED BY JONES TO APPROVE THE RELEASE OF THE DEVELOPMENT BOND CD FOR LEGENDS UNIT 2, AFTER THE REPAIRS ARE MADE TO THE CURBS TO MR. KNIGHT'S SATISFACTION.

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

Mayor Traugott presented a Neighborhood Grant application for The Shire at Helmsley II. He noted that they have received two previous grants and the Municipal Order states that a third grant will not be approved until after February, 2025.

Mayor Traugott distributed documentation regarding Downtown Tax Increment Financing (TIF) and everyone agreed for it to be added as a discussion topic for the upcoming work session.

Mayor Miscellaneous

Mayor Traugott stated that school starts Thursday, August 8th and wished everyone a good school year.

He noted that there will be a Block Party on August 16th at 6:30pm at the Entertainment District.

He reiterated that there will be a work session next week, August 13th.

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Council Miscellaneous/ Committee Reports

Council member Bingham stated that they will be holding a “Suitcase Drive” Saturday, 11:00am-12:30pm at Versailles Presbyterian Church. They will be collecting new or gently used suitcases, luggage, and backpacks for children in foster care to use to carry their personal items when they go between homes.

Council member Dake stated that the Electric Vehicle Charging Station Ad-Hoc Committee met on Friday, August 2nd.

Council member Johnson distributed flyers for the annual Mentors and Meals Trivia Night. She stated that the City has a free table which will be led by Mayor Traugott.

Ms. Johnson stated that the Water and Sewer Committee had met last Tuesday, July 30th and are recommending one adjustment for 301 South Hill Road in the amount of \$40.00.

MOTION BY JOHNSON, SECONDED BY MILLER TO APPROVE A SEWER ADJUSTMENT FOR 301 SOUTH HILL ROAD IN THE AMOUNT OF \$40.00.

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

Ms. Johnson stated that the committee had considered two other adjustment requests and they denied each of those.

Department Directors

Fire Captain Burkhardt stated that the Versailles Fire Department is installing a Safe Haven Baby Box. He noted that it is a very intricate box that goes into the side of the building and someone can come and drop their baby off in. It provides a safe way for someone to give up their baby. The box has a silent alarm that notifies dispatch when a baby has been placed in the box. He noted that all of the funding for the box is through fundraising efforts. He stated that the cost of the box plus installation is around \$25,000. Captain Burkhardt stated that St. Leo Church has committed \$5,000. He noted that donations can be made through a link that has been posted on Facebook or through the Safe Haven website, donations cannot be made directly to the Versailles Fire Department.

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 AND 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, Dake, Johnson, Jones and Miller voting aye.

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

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

MOTION BY MILLER, SECONDED BY BINGHAM TO RATIFY THE FOURTH ADDENDUM OF THE AGREEMENT WITH TKC DISTILLING CO., LLC TO SELL 150 ± ACRES.

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

MOTION BY BINGHAM, SECONDED BY DAKE TO ENTER INTO A LEASE PURCHASE AGREEMENT WITH TKC DISTILLING CO., LLC FOR \$1,040,000.00.

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

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Mayor Traugott adjourned the meeting without objections.

APPROVED:

BRIAN TRAUOGOTT, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK