

**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 18th 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
PAGE TWO
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
PAGE THREE
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 8th 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 3rd 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 10th with no action taken. She stated that their next meeting will be held April 7th 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
PAGE FOUR
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.

Council member Bingham stated that a safety training will be held April 7th 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 27th 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