

AGENDA
MEETING OF THE CITY COUNCIL
VERSAILLES MUNICIPAL BUILDING
February 4, 2025 AT 5:30 P.M.

1. Prayer
2. Pledge
3. Roll Call
4. Approval of January 21, 2025 Meeting Minutes
5. Public Comment
6. State of The City
7. 2nd Reading Ordinance 2025-1 An Ordinance Establishing The Minimum Regulations Governing The Conditions And Maintenance Of All Property, Buildings And Structures Within The City, By Providing The Standards For Supplied Utilities And Facilities And Other Physical Things And Conditions Essential To Ensure That Structures Are Safe, Sanitary And Fit For Occupation And Use; And The Condemnation Of Buildings And Structures Unfit For Human Occupancy And Use And The Demolition Of Such Structures; Known As The Property Maintenance Code.
8. 1st Reading Ordinance 2025-2 An Ordinance Rezoning 0.490 Acres Located At 104 Dale Avenue From The R-2 (Two Family Residential) Zone To The R-3 (Medium Density) Zone Designation
9. Bid Award- Water Treatment Plant and Raw Water Intake Generators
10. Safe Streets and Roads For All Project
11. Mayor Miscellaneous
12. Council Miscellaneous/Committee Reports
13. Department Directors
14. Adjournment

SUBJECT TO REVISION

**JANUARY 21, 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: MITZI DELIUS, MARLENA JACOBS, T.A. RANKIN, AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY SIEGELMAN, SECONDED BY BINGHAM TO APPROVE AND ADOPT THE MINUTES OF THE JANUARY 7, 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.

Mayor Dake presented Resolution 2025-1 honoring former Police Chief Mike Murray who retired on December 31, 2024. She praised his diligent work and leadership skills throughout his career with the Versailles Police Department.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ADOPT RESOLUTION 2025-1 HONORING FORMER POLICE CHIEF MIKE MURRAY.

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

Mayor Dake presented Chief Murray with a framed picture featuring the old police station, which is now Vallozzi's Restaurant, and the new police station along with a gift card to Vallozzi's on behalf of the City of Versailles. Chief Murray thanked everyone for the kind words, gifts, and for their support throughout his time with the Versailles Police Department.

MOTION BY MILLER, SECONDED BY BRADLEY TO APPROVE THE APPOINTMENT OF ROB YOUNG TO THE POSITION OF POLICE CHIEF.

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

City Attorney Moore referenced the agenda item "Zoning Map Amendment-Dale and Macey, LLC-104 Dale Ave-0.490 Acres-R-2 (Two Family Residential) to R-3 (Medium Density Residential)" which has come to the Council from the Planning Commission. He noted that the Council has 90 days to review the record and determine how they want to proceed - either accept the Planning Commission's record or holding their own public hearing. If the Council accepts the record, they would then determine if they want to accept the Planning Commission's recommendation to amend the parcel from R-2 to R-3.

MOTION BY SIEGELMAN TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION IN THE ZONING MAP AMENDMENT-DALE AND MACEY, LLC-104 DALE AVE-0.490 ACRES-R-2 (TWO FAMILY RESIDENTIAL) TO R-3 (MEDIUM DENSITY RESIDENTIAL).

The motion died due to lack of a second.

MOTION BY MILLER, SECONDED BY BINGHAM TO ACCEPT THE RECORD AS PRESENTED BY THE PLANNING COMMISSION FOR THE ZONING MAP AMENDMENT-DALE AND MACEY, LLC-104 DALE AVE-0.490 ACRES-R-2 (TWO FAMILY RESIDENTIAL) TO R-3 (MEDIUM DENSITY RESIDENTIAL).

Steve Hunter, Planning Director, stated that the owners had requested the zoning map amendment because the four-plex structure on the property is currently non-conforming.

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

**JANUARY 21, 2025
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MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

At the request of Council member Johnson, City Attorney Moore provided first reading of Ordinance 2025-1 An Ordinance Establishing the Minimum Regulations Governing the Conditions and Maintenance of all Property, Buildings and Structures Within the City, By Providing the Standards for Supplied Utilities and Facilities and Other Physical Things and Conditions Essential to Ensure that Structures are Safe, Sanitary and Fit for Occupation and Use; and the Condemnation of Buildings and Structures Unfit for Human Occupancy and Use and the Demolition of Such Structures; Known as the Property Maintenance Code.

Council member Johnson presented a final report of the efforts and accomplishments of the Building Standards and Downtown Development Ad Hoc Committee. She noted that the committee was established by Municipal Order 2021-21 in October, 2021. The committee met regularly with their last meeting being January 31, 2024. She stated that the committee had accomplished most of its objectives including reviewing the landscape and land use buffers ordinance, preparing a comprehensive list of vacant and underutilized property, conducting two walk audits, recommending and accomplishing the purchase of nineteen additional trash cans for downtown Versailles, holding a Downtown Stakeholders Summit which was attended by fifty-one people, and a City funded traffic study. Ms. Johnson stated that the committee had made great accomplishments in the last couple of years and it is time to dissolve the committee.

MOTION BY JOHNSON, SECONDED BY BINGHAM TO APPROVE AND ADOPT MUNICIPAL ORDER 2025-6 DISSOLVING THE BUILDING STANDARDS AND DOWNTOWN DEVELOPMENT AD HOC COMMITTEE.

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

Utilities Manager Mitzi Delius presented the following bids for Complete Filter Rehab of the Water Treatment plant:

S4 Water	\$32,500.00
Layne	\$40,672.00

Ms. Delius stated that this is something they do for one, of ten, filters each year. She recommended the low bid as presented by S4 Water.

MOTION BY BRADLEY, SECONDED BY SIEGELMAN TO APPROVE AND ACCEPT THE BID FOR COMPLETE FILTER REHAB AT THE WATER TREATMENT PLANT AS PRESENTED BY S4 WATER IN THE TOTAL AMOUNT OF \$32,500.00.

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

Mayor Dake presented a Settlement Agreement between Metronet and the City of Versailles. She stated that Metronet will no longer be offering cable services to residents of Versailles on March 11, 2025, but will continue to provide communication services. She noted that because of this change, they are providing written notice to all cable customers and will provide a free fire stick to any customers upon request. Metronet will also pay the City of Versailles \$10,000 for their legal fees incurred as a result of this agreement. Mayor Dake noted that there are currently 24 total customers in Versailles receiving cable service from Metronet.

MOTION BY BINGHAM, SECONDED BY BRADLEY TO APPROVE AND ADOPT RESOLUTION 2025-2 AUTHORIZING THE MAYOR TO SIGN A SETTLEMENT AGREEMENT BY AND BETWEEN CMN-RUS, LLC F/K/A CMN-RUS, INC. ("METRONET") AND THE CITY OF VERSAILLES, KENTUCKY ("VERSAILLES").

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

Mayor Miscellaneous

Mayor Dake presented Municipal Order 2025-7 to extend the collection of debris from the snow storm for an additional three weeks.

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MOTION BY SIEGELMAN, SECONDED BY BINGHAM TO APPROVE AND ADOPT MUNICIPAL ORDER 2025-7 EXTENDING THE SUSPENSION OF ENFORCEMENT OF ORDINANCE 93.05 IN RELATION TO THE COLLECTION OF DEBRIS CAUSED BY THE SNOW STORM.

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

She announced the 3rd Annual Elected Officials Food Drive will be Saturday 12:00pm – 5:00pm.

Mayor Dake provided Code Enforcement Officer JJ Martin's cell phone number to the council and the public.

She stated that the Chamber will be holding their Annual Awards Luncheon on January 31st and invited the council to attend as the City has sponsored a table.

Council Miscellaneous/ Committee Reports

Council member Jones stated that the Water and Sewer Committee met today and is recommending one adjustment due to a broken pipe underground.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE A SEWER ADJUSTMENT FOR 205 LEXINGTON STREET in the amount of \$2,433.52.

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

Council member Bingham thanked the leaders who came together to celebrate the life of Martin Luther King, Jr. She stated that she would like to join other committees and agencies that had things as well.

Council member Johnson presented two sets of Water and Sewer Committee minutes from 2024 for approval.

MOTION BY BRADLEY, SECONDED BY MILLER TO APPROVE AND ADOPT THE MINUTES OF THE NOVEMBER 11, 2024 WATER AND SEWER COMMITTEE MEETING.

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

MOTION BY MILLER, SECONDED BY BRADLEY TO APPROVE AND ADOPT THE MINUTES OF THE DECEMBER 17, 2024 WATER AND SEWER COMMITTEE MEETING.

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

Department Directors

Utilities Manager Delius presented the following quotes for Capacity, Management, Operation and Maintenance (CMOM) Program at the Waste Water Treatment Plant. She stated that a CMOM program is a requirement of the KPDES Permit at the WWTP and will help to proactively prevent or minimize the potential for the release of pollutants.

Kentucky Engineering Group	\$25,000
GRW Engineering	\$36,000

MOTION BY BINGHAM, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE FOR A CAPACITY, MANAGEMENT, OPERATION AND MAINTENANCE PROGRAM FOR THE WASTE WATER TREATMENT PLANT AS PRESENTED BY KENTUCKY ENGINEERING GROUP IN THE AMOUNT OF \$25,000.00.

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

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Fire Chief T.A. Rankin honored Richard Jones, Former Captain of Versailles Fire Department, who passed away last week. Chief Rankin noted that Captain Jones had previously retired from the VFD with 34 years of service. He noted that a memorial service is being held January 28th 3:30pm-5:30pm.

Chief Rankin noted the report of a natural gas leak on High Street. He stated that they had met with Columbia Gas and the leak has been determined to not be emergent. Any complaints should be directed to Columbia Gas and the Versailles Fire Department will continue to monitor the area. He stated that the first call was made to Columbia Gas on Saturday, January 18th and Columbia Gas has 12-15 days to resolve the issue.

Police Chief Rob Young thanked the council for the opportunity to serve as Chief.

Council member Johnson stated that a citizen complaint had been brought to her attention and the person may not feel comfortable speaking publicly. She asked about the process regarding a nuisance complaint from a city resident such as an inappropriate residence in a business and noise issues.

Chief Young stated that a loud noise complain is typically handled by the police department and the complaint can be submitted by calling the non-emergency number of 859-873-3126. He stated that a nuisance complaint such as high grass or shrubbery should be reported to Code Enforcement Officer Martin. Chief Young noted that if someone is unsure of where to report a nuisance, they can call the non-emergency number and dispatch will route it to either Code Enforcement Officer Martin or to a police officer.

Mayor Dake stated that the exact issue that was reported to Ms. Johnson was discussed at this morning's Code Enforcement meeting and it is being handled. A resident in attendance at the council meeting stated that they were the complainant and that they appreciated the police officer that had responded.

Council member Siegelman expressed his sympathy to the family of Richard Jones noting that both Mr. Jones and his wife had worked for him in the past.

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

CITY OF VERSAILLES
ORDINANCE NO. 2025-1

TITLE: AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES WITHIN THE CITY, BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; KNOWN AS THE PROPERTY MAINTENANCE CODE.

Whereas, the Versailles City Council has decided to adopt the International Property Maintenance Code to establish minimum regulations for maintenance of property, buildings and structures within the City;

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

Section 1. That a certain document, one (1) copy of which is on file in the Office of the Versailles City Clerk being designated as the International Property Maintenance Code, 2021 as published by the International Code Council, Inc., be and hereby is adopted as the Property Maintenance Code of the City of Versailles for control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes proscribed in Section 2 of this ordinance.

Section 2. The following sections of the International Property Maintenance Code are hereby revised as set forth below:

Section 101.1 Insert "City of Versailles" for name of jurisdiction.

Section 102.3 Delete "International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70" and insert: "Kentucky Building Code, Kentucky Residential Code, National Electric Code and Kentucky State Plumbing Code."

Section 103.1 Delete "Creation of agency. The ___ agency is hereby created and the official in charge thereof shall be known as the code official" and insert "The Building Inspector of the Versailles-Midway-Woodford County Planning and Zoning Commission is hereby designated as the code official."

Section 107.1 Delete: "In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and hereby is created a board of appeals." and Insert "Appeals from the

orders, decisions or determinations made by the code official relative to the application and interpretation of this code shall be made to the City's Code Enforcement Board."

Section 108.1 Delete in its entirety.

Section 302.4 Insert "10 inches" for "Jurisdiction to insert height in inches."

Section 304.14 Insert: "March 1 to December 1" for "Date to Date."

Section 602.3 Insert: "October 1 to April 1" for "Date to Date."

Section 602.4 Insert: "October 1 to April 1" for "Date to Date."

Section 3. That Sections 151.01 and 151.02 of the City's Code of Ordinances adopting the BOCA Property Maintenance Code and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liabilities incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. 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 21st day of January, 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. 2025-2

TITLE: AN ORDINANCE REZONING 0.490 ACRES LOCATED AT 104 DALE AVENUE FROM THE R-2 (TWO FAMILY RESIDENTIAL) ZONE TO THE R-3 (MEDIUM DENSITY) ZONE DESIGNATION.

WHEREAS, on January 3, 2025, the Versailles-Midway-Woodford County Planning and Zoning Commission recommended to the Versailles City Council that the 0.490 acres located at 104 Dale Avenue that is presently zoned R-2 (Two Family Residential) be rezoned to the R-3 (Medium Density) zone designation; and

WHEREAS, 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 0.490 acres designated as 104 Dale Avenue, Versailles, Kentucky (PVA Parcel # 30-8003-005-00) also known as Lots 1 and 2 of the McDavid Subdivision as shown on the plat of record in Plat Cabinet C at Slide 272 in the Woodford County Court Clerk's Office. The property subject to this zone change is shown on the survey of CAM Surveying for Dave & Macey LLC prepared by Gary Roland, 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-2 (Two Family Residential) be rezoned to the R-3 (Medium Density) 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 4th day of February, 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

February 4, 2025 Council Meeting

Re: FEMA Grant Award for Water Treatment Plant and Raw Water Intake Generators:

- Total FEMA Award: **\$3,159,007**
- Judy Construction was the low bidder for supplying and installing both generators, at a price of **\$4,695,000**.
- Because the low bid was much higher than the grant award from FEMA, after consulting with our City Attorney, we asked Judy Construction to give us prices on installing just one generator, and then doing as much site work as possible on the second generator:

Proposal to Move Forward on Installing Raw Water Intake Pump Now:

Raw Water Intake Generator Complete	\$2,697,621
<u>Water Treatment Plant Site</u> Prepped for Generator (Includes concrete foundation and electrical work)	323,837
Allowance for KU work	<u>30,000</u>
TOTAL:	\$3,051,458

- If we accept this proposal, we would be left with needing \$1,164,335 for construction, plus approximately \$90,000-\$100,000 in bidding, contract administration, and resident inspection fees in today's dollars to purchase and install the Water Plant Generator. Working with Drew Chandler, we will continue to aggressively pursue the necessary funding to complete the generator project.

Bid Tabulation
November 13, 2024

City of Versailles Water Treatment Plant and Raw Water Intake Generators

Judy Construction

1. Water Treatment Plant Generator	1,592,000
2. Raw Water Pump Station Generator	3,073,000
3. Allowance for KU Connections	<u>30,000</u>
Total Base Bid Price:	4,695,000

Optional Deduction for Using Cummins Brand	<u>- 614,000</u>
Total Bid Price w/ Optional Deduct	4,081,000

Smith Contractors

1. Water Treatment Plant Generator	1,665,000
2. Raw Water Pump Station Generator	3,500,000
3. Allowance for KU Connections	<u>30,000</u>
Total Base Bid Price:	5,195,000

Optional Deduction for Using Cummins Brand	<u>- 300,000</u>
Total Bid Price w/ Optional Deduct	4,895,000

BID FORM

PROJECT DESCRIPTION

Versailles Generators
Water Treatment Plant & Raw Water Pump Station
City of Versailles, KY

PROJECT NUMBER

5134

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to: City of Versailles
196 South Main Street
Versailles, KY 40383

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
1	11/1/24
2	11/8/24

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

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- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Bidding Documents, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Bidding Documents, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract.

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ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

A. Notes:

1. Bids shall exclude sales tax, see typical Certificate of Exemption 006217.
2. All specific cash allowances, where required, are included in the price(s) set forth and have been computed in accordance with Paragraph 11.02 of the General Conditions.

ALLOWANCES: (See Specification 012100 for Description of Allowances. Allowances shall be included in the **BASE BID CONTRACT PRICE** below.)

BASE BID CONTRACT PRICE:

Item No.	Description	Bid Price
1.	Water Treatment Plant Generator	\$ 1,665,000.00
2.	Raw Water Pump Station Generator	\$ 3,500,000.00
3.	Allowance for Electrical Utility Connections Fees for both sites (RWPS and WTP)	\$ 30,000.00
Total Base Bid Price		\$ 5,195,000.00

LUMP SUM DEDUCTION - Alternates as Selected By Owner:

_____ (\$ _____)
 (Use Words) (Figures)

(Above Is To Be Filled In By Owner After Review of Bid Alternates)

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FINAL CONTRACT AWARD AMOUNT:

_____ (\$ _____)
 (Use Words) (Figures)

(Above Is To Be Filled In By Owner for Final Contract Award Amount)

ALTERNATIVE EQUIPMENT INFORMATION			
Equipment Item	Base Bid Equipment Manufacturer	Alternate Bid Equipment Manufacturer	Lump Sum Deduction
1. Standby Power Generators Section 263213	Kohler 130 WATT LOAD TINES	a. CUMMINS	a. 300,000.00
		b. 70 WATT LOAD TINES	b.
		c.	c.
2. Transfer Switches Section 263213	Asco	a.	a.
		b.	b.
		c.	c.
		a.	a.
		b.	b.
		c.	c.
		a.	a.
		b.	b.
		c.	c.

B. Notes:

- Where more than one Base Bid equipment manufacturer is listed above, the BIDDER has the option of including any of the listed manufacturers in the Base Bid. The BIDDER must indicate the Base Bid equipment included in the BID by circling the selected manufacturer at the time of the submission of the Bid. The design has been completed using the first listed Base Bid equipment manufacturer. Should the BIDDER list the second or third Base Bid equipment or the OWNER select other Alternate Bid equipment, the BIDDER, at no additional cost to the OWNER, shall make any changes to structure, piping controls, electrical, instrumentation, architectural, mechanical, etc. that may be necessary to accommodate this equipment.
- Space is provided within the above list for BIDDERS to offer lump sum deductions for alternate equipment not listed under the Base Bid equipment manufacturer. BIDDERS are not required to offer deductive alternates. However, should the BIDDER choose to offer for consideration to the OWNER, any alternate manufacturers/products to those listed above, the BIDDER shall provide a detailed submittal of applicable items such as

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catalog cut sheets, pump curves, hydraulic calculations, specifications, wiring diagrams, P&ID's, technical literature, dimensional drawings, etc., or any other information requested by the OWNER. This submittal information shall be included with the BIDDER's bidding documents for proper evaluation by the OWNER. These submittal items shall be in addition to the submittal requirements listed in the respective technical specifications section of the equipment item or product hereinafter. Alternates will not be evaluated or pre-qualified prior to BID opening.

- G. The lowest BIDDER will be determined based on the lowest Base Bid Contract Price. Bid Alternate equipment prices will not be used in determining the best and lowest BIDDER. After selection of the best and lowest BIDDER, the OWNER reserves the right to select any, all, or none of the proposed alternates offered by the selected BIDDER.
- D. Bonds required under Paragraph 6.01 of the General Conditions will be based on the Contract Price.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within 510 calendar days (17 months) after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 540 calendar days (18 months) after the date when the Contract Times commence to run.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. ✓ Required Bid security;
 - B. ✓ List of Proposed Subcontractors;
 - C. ✓ List of Project References;
 - D. ✓ Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - E. ✓ Required Bidder Qualification Statement with supporting data; and

ARTICLE 8 – DEFINED TERMS

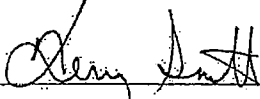
- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Smith Contractors, Inc.

By:
[Signature]

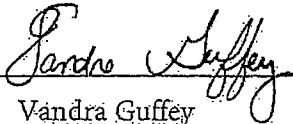


[Printed name]

Kerry Smith

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.) **ATTACHED**

Attest:
[Signature]



[Printed name]

Vandra Guffey

Title:

Treasurer

Submittal Date:

11/13/24

Address for giving notices:

Smith Contractors, Inc.

P.O. Box 480 / 1241 Bypass N.

Lawrenceburg, KY 40342

Telephone Number:

502-839-4196

Contact Name and e-mail address:

Kerry Smith

ks@sci82.com

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BID FORM

PROJECT DESCRIPTION

Versailles Generators
Water Treatment Plant & Raw Water Pump Station
City of Versailles, KY

PROJECT NUMBER

5134

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to: City of Versailles
196 South Main Street
Versailles, KY 40383

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:
A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>1</u>	<u>November 1, 2024</u>
<u>2</u>	<u>November 8, 2024</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

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- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Bidding Documents, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Bidding Documents, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract.

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ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

A. Notes:

1. Bids shall exclude sales tax, see typical Certificate of Exemption 006217.
2. All specific cash allowances, where required, are included in the price(s) set forth and have been computed in accordance with Paragraph 11.02 of the General Conditions.

ALLOWANCES: (See Specification 012100 for Description of Allowances. Allowances shall be included in the BASE BID CONTRACT PRICE below.)

BASE BID CONTRACT PRICE:

Item No.	Description	Bid Price
1.	Water Treatment Plant Generator	\$ 1,592,000
2.	Raw Water Pump Station Generator	\$ 3,073,000
3.	Allowance for Electrical Utility Connections Fees for both sites. (RWPS and WTP)	\$ 30,000.00
Total Base Bid Price		\$ 4,695,000

LUMP SUM DEDUCTION - Alternates as Selected By Owner:

_____ (~~\$ 695,000~~)
 (Use Words) (Figures)

(Above Is To Be Filled In By Owner After Review of Bid Alternates)

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FINAL CONTRACT AWARD AMOUNT:

_____ (\$ _____)
 (Use Words) (Figures)

(Above Is To Be Filled In By Owner for Final Contract Award Amount)

ALTERNATIVE EQUIPMENT INFORMATION			
Equipment Item	Base Bid Equipment Manufacturer	Alternate Bid Equipment Manufacturer	Lump Sum Deduction
1. Standby Power Generators Section 263213	Kohler	a. <i>COMMONS</i>	a. <614,000>
		b.	b.
		c.	c.
2. Transfer Switches Section 263213	Asco	a.	a.
		b.	b.
		c.	c.
		a.	a.
		b.	b.
		c.	c.
		a.	a.
		b.	b.
		c.	c.

B. Notes:

- Where more than one Base Bid equipment manufacturer is listed above, the BIDDER has the option of including any of the listed manufacturers in the Base Bid. The BIDDER must indicate the Base Bid equipment included in the BID by circling the selected manufacturer at the time of the submission of the Bid. The design has been completed using the first listed Base Bid equipment manufacturer. Should the BIDDER list the second or third Base Bid equipment or the OWNER select other Alternate Bid equipment, the BIDDER, at no additional cost to the OWNER, shall make any changes to structure, piping controls, electrical, instrumentation, architectural, mechanical, etc. that may be necessary to accommodate this equipment.
- Space is provided within the above list for BIDDERS to offer lump sum deductions for alternate equipment not listed under the Base Bid equipment manufacturer. BIDDERS are not required to offer deductive alternates. However, should the BIDDER choose to offer for consideration to the OWNER, any alternate manufacturers/products to those listed above, the BIDDER shall provide a detailed submittal of applicable items such as

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catalog cut sheets, pump curves, hydraulic calculations, specifications, wiring diagrams, P&ID's, technical literature, dimensional drawings, etc., or any other information requested by the OWNER. This submittal information shall be included with the BIDDER's bidding documents for proper evaluation by the OWNER. These submittal items shall be in addition to the submittal requirements listed in the respective technical specifications section of the equipment item or product hereinafter. Alternates will not be evaluated or pre-qualified prior to BID opening.

- C. The lowest BIDDER will be determined based on the lowest Base Bid Contract Price. Bid Alternate equipment prices will not be used in determining the best and lowest BIDDER. After selection of the best and lowest BIDDER, the OWNER reserves the right to select any, all, or none of the proposed alternates offered by the selected BIDDER.
- D. Bonds required under Paragraph 6.01 of the General Conditions will be based on the Contract Price.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within 510 calendar days (17 months) after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 540 calendar days (18 months) after the date when the Contract Times commence to run.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. Required Bid security;
 - B. List of Proposed Subcontractors;
 - C. List of Project References;
 - D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - E. Required Bidder Qualification Statement with supporting data; and

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

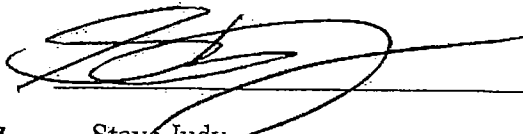
ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Judy Construction Company

By:

[Signature]



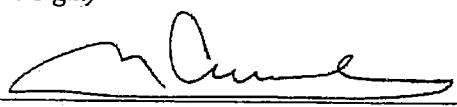
[Printed name]

Steve Judy

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]



[Printed name]

James Cowley, Secretary/Treasurer

Title:

President

Submittal Date:

November 13, 2024

Address for giving notices:

103 South Church Street

PO Box 457

Cynthiana, KY 41031

Telephone Number:

859-234-6900

Contact Name and e-mail address:

Steve Judy, President

sjudy@judycc.com

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Lexington Office
651 Perimeter Drive, Suite 300 | Lexington, KY 40517
Ph | 859.368.0145

January 15, 2025

Mr. Dan Knight
City of Versailles
196 South Main Street
Versailles, KY 40383

Subject: RFQ | Safe Streets and Roads for All Demonstration Projects

Dear Mr. Knight,

PRIME AE Group Inc. (PRIME AE) is excited to submit our qualifications for the City of Versailles Safe Streets and Roads for All Demonstration Projects in Woodford County.

PRIME AE is an engineering firm with offices located in Lexington, Louisville and Fort Mitchell Kentucky. We have assembled the perfect team with qualifications tailored to match this RFQ. Our team will be led by myself, Project Manager Brett Malloy, PE, PTOE. I am a traffic and design engineer with over a decade of experience working on projects for KYTC. I have been involved with everything from new routes to minor safety improvements like restriping and signing. My traffic experience includes traffic data collection, as well as predictive traffic modeling. I am very familiar with KYTC processes and look forward to working with the City of Versailles on this project.

I will be supported by several design, traffic, and data collection staff for this project. Below are some key items that the PRIME AE team can offer in support of the Safe Streets for All Demonstration Projects.

- ✓ **KYTC Experience:** PRIME AE has served as a consultant for KYTC's Statewide Highway Safety Improvement Project (HSIP) for the past ten years. It has been an honor to work with KYTC for a decade on safety improvement projects across the state that are data driven and implemented quickly.
- ✓ **Traffic Counting - Miovision:** PRIME AE has our own fleet of Miovision cameras. These cameras record traffic at intersections to gather daily counts as well as turning movements. In addition, they have the ability to capture crashes, as well as near-misses and pedestrian movements. We are excited to utilize this information on the demonstration projects for the City of Versailles. Having the ability to include near-misses with crashes allows us to work with the City to determine solutions that address all levels of safety concerns.
- ✓ **Traffic Counting - Tube Counters:** PRIME AE is currently on the Statewide Traffic Counting Contract and own several tube counters. Unlike Miovision, the tube counters are utilized to dive deeper into the vehicle type with the ability to differentiate between axles and vehicle sizes/classifications. This information will be beneficial in analyzing the transportation users and providing a solution to address concerns while accommodating existing traffic.
- ✓ **Innovative Ideas:** As a result of our safety work, every member of our PRIME AE team have been involved in innovative intersection design, as well as innovative approaches to gathering data. We have developed complete street plans, roundabouts, R-Cuts, and Green T intersections. Our team has also developed online surveys and GIS data bases to gather data from residents that we can incorporate into design.
- ✓ **Capacity:** The PRIME AE team has the capacity to dedicate each member identified in this proposal to the project. We have recently completed several KYTC assignments and can dedicate this staff to the Safe Streets for All Demonstration Projects.

Thank you for your consideration of our qualification, we look forward to working with the City of Versailles in the future.

Sincerely,

Brett Malloy, PE, PTOE
Project Manager
PRIME AE Group, Inc.



CONNECTING. CREATING. CONSERVING. COMMUNITY.
www.primeeng.com

PRIME AE is excited to present our qualification for the City of Versailles Safe Streets and Roads for All Demonstration Projects. Our firm has three offices located in Kentucky, with Lexington being our largest office location. While we specialize in many areas of design and inspection, we have several that are tailored to make PRIME AE a great candidate to work on this project for the City of Versailles. Our safety, traffic, and roadway design engineers along with our team of GIS and data collection staff allow PRIME AE to be your one stop shop when selecting a firm for this project.

PROJECT FAMILIARITY AND INNOVATIVE IDEAS

The staff dedicated to this project have worked on projects in Versailles and specifically along this corridor. Most recently we have produced traffic studies for developers along the US 60 corridor. These traffic studies were performed for developments that are requesting an access point on US 60 from KYTC. PRIME AE is familiar with the traffic and vehicle movements on US 60 from these recent studies. **We are familiar with KYTC District 7 staff and procedures for construction permit approval.** Knowing the process before beginning any project is invaluable to saving time, money, and effort.

In addition to working in and around the project area, our team has several skill sets that set us apart from other firms. After reading the RFQ we feel our team has the staff and expertise to help the City identify issues and safety concerns as well as develop temporary plans to address them.

Our team is currently working on two Safe Streets for All (SS4A) design projects in Louisville. We understand the time sensitive nature of grant awards, as well as the goals and requirements of the SS4A program.

We understand that this RFQ is both data-based and data-driven. Rather than proposing design projects upfront, we will allow the data to guide us toward the most appropriate solutions. However, we have prepared a brief summary outlining the initial steps we anticipate taking at each of the preliminary locations to kick off this project.



Wide Existing Entrance: Unmarked Crosswalks: Asphalt Islands with no pedestrian access



Footprints in the snow show high ped utilization and potential location of sidewalk

1. Woodford Plaza Vehicular Traffic:

- a. Known High Crash location, we will pull data and look for patterns
- b. Develop plans to show location of cones/ delineators or temp devices to restrict left turns to or from Woodford Plaza. Monitor with cameras to see if temporary solutions are deterring the movement. *PRIME AE owns our own Miovision cameras*
- c. Conduct Road Safety Audit (RSA) with the City before and after installation

2. Woodford Plaza: Pedestrians

- a. Create survey for business owners to collect observed movement of peds
- b. Conduct site visit to look for ped indicators (worn path or visual cues of peds)
- c. Potential use of planters or delineators to define pedestrian areas
- d. Look at defined crossing at Wilson Avenue

3. Laval Heights

- a. Collect crash data at this location, look for patterns
- b. One fatality, confirm background on fatality
- c. Propose temporary left-turn restriction
- d. Conduct RSA with the City before and after installation

4. Digital Speed Signs on Midway Road

- a. Install speed detection devices to see if the speeds are reduced, as a result determine if crashes and near-misses lessened
- b. Use of tube counters to get speed data without a warning device for comparison to speed detection devices
- c. Use HSIP speed calming techniques like raised paint at curves and horizontal rumble strips. Perhaps rumble strips on the edge lines and centerlines