

MAY 13, 2025
PAGE ONE
MINUTES OF SPECIAL COUNCIL WORK SESSION
VERSAILLES MUNICIPAL BUILDING/6:00 P.M.

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

DEPT. HEADS: MARLENA JACOBS WAS PRESENT REPRESENTING HER DEPARTMENT.

Mayor Dake opened the Work Session stating that tonight’s meeting had been scheduled to discuss Short Term Rentals and the information that has been gathered since the last discussion. Ms. Dake suggested they first go over the information collected, then discuss how they would like to proceed with an ultimate goal of deciding if they want to continue the discussion in a regular council meeting, if they want to set up an ad-hoc committee, or put it in an existing committee.

Short Term Rentals (STRs)

Council member Bingham provided the following information about surrounding cities:

- Elizabethtown – allows STRs in every zone
- Burgin, Radcliff, Georgetown and Harrodsburg – no ordinance currently
- Berea – referenced in land management and development ordinance; different than what we are targeting
- Frankfort – allows STRs (max stay of 29 days)
- Richmond – allows STRs; has a density based standard
- Mercer County as a whole – in definitions as conditional uses; nothing specific
- Danville – allows STRs
- Midway – allow in some areas (R3 and R4)

Council member Johnson stated that she had emailed out information including a link to Lexington’s Short Term Rental ordinances and a link to their process of establishing policy on STRs. She noted the importance of moving forward in the process and needing to be proactive rather than reactive. Ms. Johnson stated that Lexington has conditional use in all zones with density restrictions and occupancy caps, with no events allowed over the approved occupancy limit. She also referenced a reporting line they have funded specifically for STRs and they review the complaints annually and report to council.

The council discussed code enforcement fines and what the City can do currently if there are illegal STRs. They also discussed overnight stay demands, as well as the difference if a property owner remains on the property and rents out a room. It was also noted that business taxes are not being paid by Airbnb, Vrbo, etc and transient room tax is not being collected on all STRs, especially those not licensed.

The council decided to use the Lexington-Fayette County ordinance as a template; a starting point for Versailles to govern STRs.

Council member Siegelman suggested that City Attorney Moore looked further into everything before we build a committee.

The council is going to further review all of the information that was collected and discuss more in next month’s Work Session. They agreed to invite other people to participate in the discussion, including: a Woodford County representative, a Tourism representative, a hotel owner, and possibly a STR owner.

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK