

AGENDA
MEETING OF THE CITY COUNCIL
VERSAILLES MUNICIPAL BUILDING
December 16, 2025 AT 5:30 P.M.

1. Prayer
2. Pledge
3. Roll Call
4. Approval of December 2, 2025 Meeting Minutes
5. Public Comment
6. 2nd Reading Ordinance 2025-20 An Ordinance Closing the Public Pass Way Between 270 And 274 High Street
7. Bid Award- VFD Homeland Security Grant Structural Collapse Specialist Course
8. Change Order #1-Water Distribution System Low Pressure Improvements Phase II
9. Paddock Drive Extension- Proposed Engineering Agreement
10. Versailles Standardbred Group, LLC- Lease Agreement
11. VFD- Request to Donate Property to Anderson County Fire Commission (A Mutual Aid Partner)
12. Public Works-Vehicle Surplus Request
13. Sugar Plum Run Donation to Huntertown Community Interpretive Park
14. Mayor Miscellaneous
15. Council Miscellaneous/Committee Reports
16. Department Directors
17. Adjournment

SUBJECT TO REVISION

DECEMBER 2, 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 MARY BRADLEY, LISA JOHNSON, GARY JONES AND ANN MLLER. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT. COUNCIL MEMBERS CHANTEL BINGHAM AND FRED SIEGELMAN WERE ABSENT.

DEPT. HEADS: MITZI DELIUS, BART MILLER, T.A. RANKIN, ELIZABETH REYNOLDS AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY JOHNSON, SECONDED BY BRADLEY TO APPROVE AND ADOPT THE MINUTES OF THE NOVEMBER 18, 2025 REGULAR COUNCIL MEETING.

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

Public Comment
No public comment was received.

Police Chief Rob Young publicly recognized Versailles resident Stefano Slone for his recent lifesaving actions on Tyrone Bridge in Woodford County. Chief Young stated that on November 26, 2025, Mr. Slone, an employee of Carey’s Towing, was towing a vehicle from an earlier accident in Versailles when he approached traffic backed up on Tyrone Bridge. A gentleman that was in a mental health crisis was on the bridge and an unidentified bystander was trying to stop the gentleman from committing suicide. Mr. Slone saw an opportunity to pull the man to safety and hold him down until first responders arrived. Chief Young presented Mr. Slone with a Certificate of Chief’s Commendation for his actions on November 26, 2025. The Mayor and Council applauded Mr. Slone and praised his selfless act.

Mayor Dake read Resolution 2025-12 Honoring Judge Tony Wilhoit’s 90th Birthday on November 5, 2025. The Resolution referenced Judge Wilhoit’s extensive legal education and experience, awards and accolades, and his love for his family including eight children, twenty-seven grandchildren, and twenty-six great-grandchildren with three more on the way.

MOTION BY JOHNSON, SECONDED BY MILLER TO APPROVE AND ADOPT RESOLUTION 2025-12 HONORING JUDGE TONY WILHOIT’S 90TH BIRTHDAY.

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

Cathy Weil, Chair of the Code Enforcement Board, presented the proposed 2026 Abandoned and Blighted Properties as follows:

320 Bryanwood	102 M. L. King Blvd
111 Bell Ct	112 M. L. King Blvd
145 Bell Avenue	157 Bell Avenue
108 MLK Blvd	171 Tyrone Pike
176 Ridgewood	798 Tyrone Pike

City Attorney Moore noted that all properties classified as Abandoned or Blighted have a substantially increased tax rate for ad valorem taxes.

MOTION BY JOHNSON, SECONDED BY BRADLEY TO APPROVE THE 2026 ABANDONED AND BLIGHTED PROPERTIES LIST AS PRESENTED BY THE CODE ENFORCEMENT BOARD.

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

At the request of Council member Miller, City Attorney Moore provided first reading of Ordinance 2025-20 An Ordinance Closing the Public Pass Way Between 270 and 274 High Street.

**DECEMBER 2, 2025
PAGE TWO
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

Public Works Director Bart Miller stated that the City had advertised for RFQs to procure professional engineering services to a new connector road that will extend Paddock Drive. He noted that it was part of the City's agreement when they sold a portion of the Edgewood acreage that the City would put in 360 feet of the connector road up to the developers frontage and two turn lanes by December 31, 2026. Mr. Miller stated that the RFQ process received five submissions which he, along with Mayor Dake and City Engineer Mary Beth Robson, reviewed and they are recommending that the City proceed with negotiations with QK4, Inc.

MOTION BY JONES, SECONDED BY BRADLEY TO APPROVE MAYOR DAKE TO NEGOTIATE A PRICE PROPOSAL WITH QK4, INC. FOR ENGINEERING SERVICES FOR THE PADDOCK DRIVE EXTENSION PROJECT.

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

Utilities Director Mitzi Delius presented the 2026 Water and Sewer Chemical Bids.

MOTION BY MILLER, SECONDED BY JOHNSON TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY BRENNTAG MID-SOUTH IN THE AMOUNT OF \$0.8920 PER POUND OF CHLORINE GAS FOR THE WATER TREATMENT PLANT.

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

MOTION BY JOHNSON, SECONDED BY JONES TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY BRENNTAG MID-SOUTH IN THE AMOUNT OF \$0.1628 PER POUND OF LIQUID CAUSTIC SODA FOR THE WATER TREATMENT PLANT.

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

MOTION BY JOHNSON, SECONDED BY JONES TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY UNIVAR IN THE AMOUNT OF \$0.30 PER POUND OF HYDROFLUOSILICIC ACID FOR THE WATER TREATMENT PLANT.

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

MOTION BY MILLER, SECONDED BY JOHNSON TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY BRENNTAG MID-SOUTH IN THE AMOUNT OF \$0.21 PER POUND OF AQUA AMMONIA FOR THE WATER TREATMENT PLANT.

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

MOTION BY JOHNSON, SECONDED BY MILLER TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY BRENNTAG MID-SOUTH IN THE AMOUNT OF \$1.13 PER POUND OF ACTIVATED CARBON FOR THE WATER TREATMENT PLANT.

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

MOTION BY JOHNSON, SECONDED BY JONES TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY USALCO IN THE AMOUNT OF \$0.375 PER POUND OF POLYALUMINUM CHLORIDE FOR THE WATER TREATMENT PLANT.

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

MOTION BY JOHNSON, SECONDED BY JONES TO ACCEPT AND APPROVE THE BID AS SUBMITTED BY CITCO IN THE AMOUNT OF \$2.85 PER GALLON OF LIQUID ODOR CONTROL FOR THE LIFT STATIONS.

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

DECEMBER 2, 2025
PAGE THREE
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.

Fire Chief T.A. Rankin presented the following quotes for a Thermal Imaging Camera for the Versailles Fire Department:

America's Bravest Equipment Co.	\$7,200.00
Atlantic Emergency Solutions	\$8,307.12

Chief Rankin stated that \$3,250.00 of the purchase price will be paid from a Kentucky Fire Commission thermal imaging grant that they were awarded. The remaining balance will be paid from the Fire Department's capital budget.

MOTION BY BRADLEY, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY AMERICA'S BRAVEST EQUIPMENT CO. IN THE TOTAL AMOUNT OF \$7,200.00 FOR A THERMAL IMAGING CAMERA FOR THE VERSAILLES FIRE DEPARTMENT.

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

Utilities Director Delius presented a Contract Amendment for Kentucky Engineering Group, PPC for the Low Pressure System Improvements Project in the amount of \$30,000. Mrs. Delius stated that the amendment is to extend the scope of the project since there are remaining grant and budgeted funds. She stated that this is the engineering amendment to replace approximately 1,700 feet of water main and there will be a change order for the contractor at a later date.

MOTION BY JOHNSON, SECONDED BY BRADLEY TO APPROVE AND ACCEPT THE CONTRACT AMENDMENT AS PRESENTED BY KENTUCKY ENGINEERING GROUP, PLLC FOR THE LOW PRESSURE SYSTEM IMPROVEMENTS PROJECT IN THE TOTAL AMOUNT OF \$30,000.00.

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

Mayor Miscellaneous

Mayor Dake listed the upcoming Christmas events as follows:

- Tree Lighting, Friday, December 5th at 5:30pm Downtown Versailles/Court Street
- Sugar Plum Run, Saturday, December 6th at 2:00pm The District with the free Kids Dash at 1:45pm
- Christmas Parade, Saturday, December 6th at 5:00pm Downtown Versailles
- Pet Pics with Santa, Friday, December 12th 11:00am – 3:00pm Community Trust Bank
- A Wonderful Woodford Christmas, Saturday, December 13th 12:00 – 5:00pm The District, includes bounce houses, iceless skate rink, food trucks, carriage rides, and Jane's School of Dance performances
- Festival of Living Windows, Saturday, December 13th 5:00pm – 7:00pm Downtown Versailles
- City of Versailles Employee Christmas Luncheon, Thursday, December 18th 11:45am – 1:45pm The District

Council Miscellaneous/Committee Reports

Council member Jones stated that the Water and Sewer Committee met prior to tonight's meeting and they are recommending a sewer adjustment for 124 Stout Avenue in the amount of \$1,332.61.

MOTION BY JONES, SECONDED BY JOHNSON TO APPROVE A SEWER ADJUSTMENT FOR 124 STOUT AVENUE IN THE AMOUNT OF \$1,332.61.

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

Council member Johnson stated today is Giving Tuesday and that the Blue Grass Foundation's Bluegrass Gives will be going until midnight with eight local non-profits participating. She stated that donations given today through the Bluegrass Gives website are often matched by sponsors which really increases the work that can be done by these non-profits.

DECEMBER 2, 2025
PAGE FOUR
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.

Council member Johnson stated that as part of the Non-Profit Roundtable, twenty-six local non-profits will have banners displayed on Main Street during the month of January.

Department Directors
No reports were received.

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

CITY OF VERSAILLES
ORDINANCE NO. 2025-20

TITLE: AN ORDINANCE CLOSING THE PUBLIC PASSWAY LOCATED
BETWEEN 270 HIGH STREET AND 274 HIGH STREET.

WHEREAS, a public passway sixteen feet in width is presently located between
270 High Street and 274 High Street in the City of Versailles; and

WHEREAS, this public passway has not been utilized by the public for a number
of years; and

WHEREAS, KRS 82.405 permits the City to close a public passway if the
adjoining property owners agree to the closing; and

WHEREAS, the adjoining property owners of the passway at issue are the City of
Versailles and K & J Frye Properties; LLC; and

WHEREAS, the City of Versailles and K & J Frye Properties, LLC have been
provided written notice of the proposed closing of the public passway at issue; and

WHEREAS, both the City of Versailles and K & J Frye Properties, LLC have
given their written notarized consent to the passway being closing; and

WHEREAS, the City Council has determined that it is appropriate for the City to
close such passway.

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

Section 1. The sixteen foot wide public passway located between 270 High
Street and 274 High Street in the City of Versailles is hereby closed for its entire length.

Section 2. The Mayor is authorized to execute and deliver deeds from the City to the adjoining property owners conveying the City's interest in the passway, with each property owner receiving to the midpoint of the passway.

Section 3. 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 2nd day of December, 2025, and fully adopted after the second reading at a meeting of said Council held on the 16th day of December, 2025.

CITY OF VERSAILLES

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH REYNOLDS, CITY CLERK

Versailles Fire Department

Headquarters (859) 873-5829
131 South Locust Street
Versailles, KY 40383

T.A. Rankin
Fire Chief

Bid Award for Versailles Fire Homeland Security Grant Structural Collapse Specialist Course

Spec Rescue International	\$89,985.00

This Bid award is for the 2025 Homeland Security Grant/Structural collapse specialist course. This project award amount is \$96,450.00.

Public bid opening was held at the Versailles Municipal Building on 11/28/25 at 10:00 am. Chief's Rankin and Davis were present. Only 1 bid packet was received. It was opened at 10:04 am.

CITY OF VERSAILLES
196 SOUTH MAIN STREET
VERSAILLES, KY 40383
(859) 873-5436

INVITATION TO BID
FEMA Curriculum Equivalent Structural Collapse Specialist (SCS) Course

Bid Opening: November 28, 2025
10:00am

Lump Sum Base Bid

The bidder agrees to furnish all equipment, tools, and training as detailed in accordance with the terms, conditions, and specifications contained in this Invitation to bid for the amount set forth below:

LUMP SUM AMOUNT:

Eighty-nine thousand, nine hundred eighty-five DOLLARS AND _____ 00 _____ CENTS
(use words)

\$ 89,985.00
(use figures)

Submitted By:

Company Name: SPEC International _____
Address: 2697 International Pkwy, STE 128-3 _____
Virginia Beach, VA 23452 _____
Phone Number: 757-468-4513 _____
Authorized Signature Dennis E. Macedo
Dennis E. Macedo, Educational Director/President BOD
Date November 22, 2025 _____



Spec. Rescue International

**High Performance Technical Rescue
Training, Consultation and Equipment**

To: T.A. Rankin, Chief
Versailles Fire Department
131 S. locust St.
859-873-5828 (office)
859-753-2929 (cell)
trankin@versaillessky.com

Re: FEMA Curriculum Equivalent Structural Collapse Specialist (SCS) includes computer-based training (CBT)

Thank you for the opportunity to submit our proposal for Technical Rescue Training. Spec Rescue International (SRI) is a leading provider of advanced training solutions, specializing in both technical and logistical support. With decades of real-world operational experience, we offer a wide range of customized training programs tailored to the specific needs of government and commercial clients.

Our team is committed to delivering top-tier service, combining innovative course designs, effective teaching methodologies, and an extensive equipment cache to ensure every client receives the highest quality training. At SRI, we understand that every organization has unique requirements, and we partner closely with our clients to address those challenges and deliver real-world, actionable results.

Key Highlights of SRI's Capabilities:

- **Custom Training Solutions:** We create specialized programs for tactical operations, logistics support, and operational exercises, designed to enhance readiness and operational excellence.
- **Experienced Instructors:** Our instructors bring decades of hands-on experience in diverse and complex environments, ensuring a practical and engaging learning experience.
- **High-Quality Equipment:** SRI provides a robust inventory of the latest training tools and equipment, ensuring that exercises replicate real-world conditions and enhance skill development.
- **Cost-Effective Strategies:** We are committed to collaborating with your team to reduce costs while maintaining the highest standards of performance and outcomes.

SRI values our partnerships with clients and aims to build long-term relationships based on trust and results. We are dedicated to helping your team achieve excellence, operational readiness, and superior performance in technical rescue scenarios.

Structural Collapse Specialist will be delivered in 8 consecutive 10-hour days. Host agency to supply suitable site for both classroom and hands on delivery.

Yours in service,
Dennis E. Macedo
Educational Director / President BOD
Spec International
Dennis@specrescue.com
774-644-0894

Change Order No. 1

Date of Issuance:	11/17/2025	Effective Date:	11/17/2025
Owner:	City of Versailles, Kentucky	Owner's Contract No.:	
Contractor:	Buchanan Contracting Inc.	Contractor's Project No.:	
Engineer:	Kentucky Engineering Group, PLLC	Engineer's Project No.:	24051
Project:	Water Distribution System Low Pressure Improvements Phase 2	Contract Name:	Water Distribution System Low Pressure Improvements Phase 2

The Contract is modified as follows upon execution of this Change Order:

Description: Extension of water main replacement in original contract.

Attachments: See attached cost estimate.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>799,790.00</u>	Original Contract Times: Substantial Completion: <u>November 8, 2025</u> Ready for Final Payment: <u>December 8, 2025</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : \$ <u> </u>	[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : Substantial Completion: <u> </u> Ready for Final Payment: <u> </u> days
Contract Price prior to this Change Order: \$ <u>799,790.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>November 8, 2025</u> Ready for Final Payment: <u>December 8, 2025</u> days or dates
Increase of this Change Order: \$ <u>245,000.00</u>	Increase of this Change Order: Substantial Completion: <u>March 8, 2026</u> Ready for Final Payment: <u>April 8, 2026</u> days or dates
Contract Price incorporating this Change Order: \$ <u>1,044,790.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>March 8, 2026</u> Ready for Final Payment: <u>April 8, 2026</u> days or dates

RECOMMENDED:		ACCEPTED:	
By: <u>Ryan Carr</u>	By: _____	By: <u>Carr</u> <u>SWC</u>	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	
Title: <u>PROJECT MANAGER</u>	Title _____	Title <u>Estimator / Pm</u>	Title _____
Date: <u>11/17/25</u>	Date _____	Date <u>11/18/25</u>	Date _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



Preliminary Project Cost Estimate

Project : Low Pressure System Improvements Phase 2

Date : 01/20/25

Job No. : 24051

Revised : 11/17/25

Est. By: EMC

ITEM NO.	SUMMARY OF: Low Pressure System Improvements Phase 2	QUANTITY				TOTAL COST
		NO. OF UNITS	UNIT MEAS.	COST PER UNIT		
VIRGINIA AVENUE EXTENSION						
1	6" PVC Water Main	1,712	LF	\$ 74.00		\$ 126,688.00
2	6 " Gate Valve and Box	4	EA	\$ 2,500.00		\$ 10,000.00
3	Flushing Hydrant Assembly	2	EA	\$ 9,700.00		\$ 19,400.00
4	Reconnect Customer Service(Same Side)	16	EA	\$ 1,550.00		\$ 24,800.00
5	Reconnect Customer Service(OppositeSide)	15	EA	\$ 2,800.00		\$ 42,000.00
6	Cut and Cap Existing Water Main	1	EA	\$ 1,750.00		\$ 1,750.00
	Paving Allowance Increase	1		\$ 20,000.00		\$ 20,000.00
						\$ -
	SUBTOTAL AMOUNT					\$ 245,000

Versailles Fire Department

Headquarters (859) 873-5829
131 South Locust Street
Versailles, KY 40383

T.A. Rankin
Fire Chief

Request to Donate Property to Anderson County Fire Commission (a Mutual Aid partner)

QTY: 7	NX-700 Radios
QTY: 13	NX-200 Radios
QTY: 5	Mobile Radio Microphones
QTY: 4	Mobile Radio Brackets
QTY: 1	Portable Radio Microphone
QTY: 2	External Speakers
QTY: 3	KSC-32 Chargers

Request to Surplus

December 16, 2025 City Council Meeting

Public Works Requests to surplus the following items using either GovDeals or JJ Kane Auctions national auction websites.

GovDeals is an online government surplus of all types; JJ Kane specializes in vehicles and construction equipment. We have successfully used both in the past.

Council previously gave us permission to surplus the bottom four trucks on the list through Govdeals; we have them listed again so that we can sell them through JJ Kane.

The lawn mowers listed will be sold through Govdeals.

Vehicles:

<i>Year</i>	<i>Brand</i>	<i>Description</i>	<i>Last 4 #'s of VIN</i>	<i>Mileage on 12/12/2025</i>	<i>Pub. Works Unit #</i>
2005	Chevrolet	3500 Silverado Cab and Chassis	6053	122,674	N/A
2012	Chevrolet	1500 Silverado 4WD Pickup	8791	140,571	22
2014	Ford	F150 4WD Pickup	8514	103,793	19
2007	International	Pumper/Flush	9526	22,384	32
2008	Chevrolet	6500, Cab and Chassis Flatbed	6421	75,430	27
2010	Ford	Explorer, 4WD	4434	137,041	N/A
2013	Ford	F-150 4WD Pickup	4437	117,676	3

Lawn Mowers:

	<i>Model</i>	<i>Serial #</i>	<i>Purchased</i>
Exmark	LHP23KC523	749468	2008
Exmark	LZE742GKC603A2	316659620	2017