

AGENDA
MEETING OF THE CITY COUNCIL
VERSAILLES MUNICIPAL BUILDING
May 20, 2025 AT 5:30 P.M.

1. Prayer
2. Pledge
3. Roll Call
4. Approval of May 6, 2025 Meeting Minutes
5. Approval of May 13, 2025 Work Session Meeting Minutes
6. Public Comment
7. Southside Elementary School 4th Grade Groups- City of Versailles Flag Presentations
8. Big Spring Park Project Update- Rich Pictor
9. FY 2026 Budget Presentation
10. Abandoned/Blighted Tax Collection- 145 Bell Ave.
11. Executive Session - Pursuant to KRS.61.810(1)(b) to Deliberate on the Future Acquisition or Sale of Real Property
12. Mayor Miscellaneous
13. Council Miscellaneous/Committee Reports
14. Department Directors
15. Adjournment

SUBJECT TO REVISION

**MAY 6, 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, LISA JOHNSON, GARY JONES, ANN MILLER, AND FRED SIEGELMAN. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT. COUNCIL MEMBER MARY BRADLEY WAS ABSENT.

DEPT. HEADS: BRANDON BROWN, BART MILLER, ELIZABETH REYNOLDS, AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY SIEGELMAN, SECONDED BY BINGHAM TO APPROVE AND ADOPT THE MINUTES OF THE APRIL 15, 2025 REGULAR COUNCIL MEETING.

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

Public Comment

No public comment was received.

City Attorney Bill Moore presented two properties, 320 Bryanwood and 145 Bell Avenue, to the council and requested approval to move forward with the legal process to collect on the nuisance liens and past due taxes. He noted that both properties have been on the Abandoned and Blighted Property List for a number of years and that there are no heirs that we have been able to make contact with. Mr. Moore stated that the properties are in disrepair but not to the point that they need to be demolished.

Council member Bingham stated that she knows one of the heirs of the Bell Avenue property and would like to postpone a decision on that property. Mr. Moore and the council agreed to postpone until the next regular council meeting.

MOTION BY JOHNSON, SECONDED BY MILLER TO AUTHORIZE CITY ATTORNEY MOORE TO PROCEED WITH LEGAL ACTION AGAINST THE OWNERS OF 320 BRYANWOOD TO COLLECT PAST DUE TAXES AND NUISANCE LIENS.

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

Police Chief Young presented Municipal Order 2025-11 amending the position description for the 911 Executive Director. He stated that the current position description states that the person hired must have required certifications prior to being hired while the amended version gives someone one year after they are hired to complete the required certifications. He noted that are starting the process of filling that position.

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO APPROVE AND ADOPT MUNICIPAL ORDER 2025-11 UPDATING THE POSITION DESCRIPTION FOR 911 EXECUTIVE DIRECTOR WITHIN THE VERSAILLES MIDWAY WOODFORD COUNTY 911 DEPARTMENT.

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

Public Works Director Miller presented the following quote for a cemetery surveillance system. Mr. Miller stated that this is the company that is currently used in other areas in the city, including the Versailles Fire Department. He noted that the system will focus on the garage where cemetery equipment is stored.

Tech Monster	\$5,309.96
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Council member Bingham stated that the Streets Stormwater and Cemetery Committee is still discussing a camera system that will cover the actual burial areas of the cemetery. Mr. Miller stated that this system could be expanded to cover more areas if the council decides to do that.

MOTION BY SIEGELMAN, SECONDED BY JONES TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY TECH MONSTER IN THE AMOUNT OF \$5,309.96 FOR A SURVEILLANCE SYSTEM AT THE VERSAILLES CEMETERY.

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

Mr. Miller presented the following quotes for a new roof and gutters on the Versailles Cemetery House:

On the Roof Contracting, LLC	\$9,637.40
Precision Elite Roofing	\$12,937.90
Bone Dry	\$16,077.00

He recommended the low bid as presented.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY ON THE ROOF CONTRACTING, LLC FOR A NEW ROOF AND GUTTERS ON THE VERSAILLES CEMETERY HOUSE IN THE AMOUNT OF \$9,637.40.

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

Mr. Miller also presented the following quotes for vinyl siding on the Versailles Cemetery Garage:

On the Roof Contracting, LLC	\$7,343.96
Precision Elite Roofing	\$13,896.03
Bone Dry	\$14,950.00
Sharper Homes	\$15,703.00

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY ON THE ROOF CONTRACTING, LLC FOR VINYL SIDING FOR THE VERSAILLES CEMETERY GARAGE IN THE AMOUNT OF \$7,343.96.

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

Assistant Fire Chief Brown presented the following quote for a F-150 Pickup Truck for the Versailles Fire Department. He noted that it is state contract government pricing and that this was the nearest dealer that had one in stock since they need to make the purchase in the current fiscal year.

Gary Yeoman's Ford	\$49,053.00
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MOTION BY BINGHAM, SECONDED BY SIEGELMAN TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY GARY YEOMAN'S FORD FOR A F-150 PICKUP TRUCK IN THE AMOUNT OF \$49,053.00.

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

Assistant Chief Brown also presented the following quote for equipment and installation for the F-150 Pickup Truck, including radio and lightbars.

L&W Emergency Equipment	\$15,644.77
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He noted that L&W is also a state price contract vendor.

MOTION BY SIEGELMAN, SECONDED BY BINGHAM TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY L&W EMERGENCY EQUIPMENT FOR EQUIPMENT AND INSTALLATION FOR THE F-150 PICKUP TRUCK IN THE TOTAL AMOUNT OF \$15,644.77.

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

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Mr. Miller presented the following quotes for an electric valve wrench for water distribution. He noted that this is a needed replacement.

Ferguson Waterworks	\$10,345.00
Wachs Utility Products	\$10,345.00
CITCO Water	\$12,993.75

MOTION BY BINGHAM, SECONDED BY MILLER TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY FERGUSON WATERWORKS FOR AN ELECTRIC VALVE WRENCH IN THE AMOUNT OF \$10,345.00.

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

Mr. Miller also presented the following quotes for a sounding device replacement for the water department. He stated that this tool is used to detect leaks in water mains.

FCS (Fluid Conservation)	\$6,859.00
CITCO Water	\$8,863.00

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY FCS FOR A SOUNDING DEVICE IN THE AMOUNT OF \$6,859.00.

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

Mr. Miller ask the council to approve calling the development bond for Sugartree Unit 2. He stated that the certificate of deposit was established by the original developer in 2012. Since then the developer has changed, the bank has taken over the development, and a final grade of blacktop has not been completed. He stated that the current amount of the bond is \$78,186.00 plus interest.

MOTION BY SIEGELMAN, SECONDED BY BINGHAM TO AUTHORIZE THE CITY CLERK/TREASURER TO CASH IN THE DEVELOPMENT BOND (CERTIFICATE OF DEPOSIT) FOR SUGARTREE UNIT 2 IN THE AMOUTN OF \$78,186.00 PLUS INTEREST AND USE THE PROCEEDS FOR THE PURPOSE OF ROAD IMPROVEMENTS.

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

Mayor Dake recommended Lois Gaines for a vacant position on the Human Rights Commission for a term through December 31, 2026.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE THE APPOINTMENT OF LOIS GAINES TO THE HUMAN RIGHTS COMMISSION FOR A TERM BEGINNING MAY 6, 2025 THROUGH DECEMBER 31, 2026.

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

Mayor Miscellaneous

Mayor Dake stated that the May-June edition of the City e-newsletter was recently sent out and included a calendar of some of the upcoming events, including the Thursday Night Concert Series and the Saturday Market Days.

She announced that it is Professional Municipal Clerks Week and recognized City Clerk Elizabeth Reynolds and Assistant City Clerk Marlena Jacobs for their hard work.

She suggested changing the Work Session next week to begin at 6:00pm so that they could all attend the Fiscal Court meeting recognizing Superintendent Danny Adkins at 5:30pm. The council agreed to change the start time for the Work Session.

Mayor Dake noted that they have not received the final approval on the Safe Streets and Roads for All Grant. She said they had reached out to their contact on the federal level and were told that there is a current hold on executive all grant agreements.

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She stated that the upstairs renovations at City Hall are progressing and invited the council to go up and look at the work that is complete so far.

Council Miscellaneous/Committee Reports

Council member Bingham stated that Big Spring Park looks awesome! She also announced Art in the Park will be held next Friday and Saturday at The District and the Juneteenth Festival will be held on June 20th featuring Honeychild Band.

Council member Miller asked Mayor Dake and City Attorney Moore how to respond to constituents who email the council regarding Planning and Zoning matters.

City Attorney Moore explained the duties of the council regarding Planning and Zoning matters including zone change requests. He stated that the council should be impartial and they should not express their opinion, or they run the risk of being prohibited from participating if the matter comes before the council.

Department Directors

Public Works Director Miller noted that a residential tree on Morgan will be taken down this Saturday and Morgan Street will be closed from the stop sign (Locust Street) to the stop light (South Main Street) from 8:00am – 4:00pm.

Police Chief Young stated that their copier is going out of service and he presented the following quotes for a replacement:

Duplicator Sales & Service	\$17,895.00 new
	\$5,985.00 reconditioned (includes warranty)

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY DUPLICATOR SALES & SERVICE FOR A RECONDITIONED COPIER FOR THE VERSAILLES POLICE DEPARTMENT IN THE TOTAL AMOUNT OF \$5,985.00.

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

Deputy Brian Clark of Emergency Management, in response to a question from Mr. Miller, stated that government agencies have not been approved for public assistance in relation to the recent flooding event.

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

MAY 13, 2025
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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 STRs.

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 look 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