

**AUGUST 26, 2025
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MINUTES OF SPECIAL 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, ANN MILLER, AND FRED SIEGELMAN. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT. COUNCIL MEMBER CHANTEL BINGHAM WAS ABSENT.

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

Public Hearing – 2025 Property Tax

Mayor Dake opened the Public Hearing stating that the tax rate levied last year was 5.0 cents on every \$100.00 of real property and produced revenues in the amount of \$564,962. This year's compensating rate is 4.6 cents on every \$100.00 of real property and is estimated to produce revenues in the amount of \$624,798. The City of Versailles proposes to lower the tax rate to 4.9 cents on every \$100.00 of real property which is estimated to produce \$665,545 in revenues. He also stated that revenue expected from Personal Property is \$83,292; revenue expected from Motor Vehicle and Watercraft is \$119,700. Mayor Dake noted that a public hearing is required any time the revenue from the proposed tax rate is expected to produce a 4% increase in revenue.

Mayor Dake opened the floor for public comment. No public comment was received. She noted that the notice for the Public Hearing asked for written comments to be submitted by 4:00pm today. City Clerk Reynolds stated that no written comments were received.

Mayor Dake stated that the proposed tax rate would result in increased revenue due to the recently increased assessments of properties across the City.

Mayor Dake closed the Public Hearing.

At the request of Council member Siegelman, City Attorney Bill Moore provided first reading of Ordinance 2025-16 General Taxation Ordinance.

Mayor Dake stated that there is a large crowd in attendance here tonight regarding agenda item Resolution 2025-9 which establishes a moratorium on the issuance of building permits where approved preliminary development plans show connectivity within existing streets and such connections have not yet occurred. She stated that after receiving many comments from the public and council, the Resolution has been revised. She noted that the revisions include removing the language regarding the committee to study affordable housing, removing the language regarding the completion of the housing study, and removing the language with references to specific subdivisions. Mayor Dake distributed copies of the revised Resolution.

Mayor Dake noted that due to the large crowd and the several people interested in speaking regarding the proposed Resolution, they would first have the attorneys for each side speak, then they would allow each speaker that signed in 2-3 minutes to speak.

Mayor Dake stated that on July 24, 2025, the City was first notified, by Legends Development Attorney Cassie Barnes, of the developer's concerns with putting the connection road through on Edmonds Crossing. She stated that a week and a half ago a proposed Resolution was sent to Ms. Barnes and then today an email was sent to the Mayor and Council from the President of the Legends Community Association. Mayor Dake stated that she feels their anger is misplaced as the connecting road has been in the development plan since 2018, there has been a sign at the end of Edmonds Crossing, in Legends, stating that a connecting road will go through, and the developers and realtors knew that the connecting road was planned. Mayor Dake stated that she, and the City Council, simply want the developer to follow through.

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Attorney Cassie Barnes, Legends Development, addressed the Council regarding the Edmonds Cross connection. She noted that the purpose of the July 24th meeting was to express safety concerns regarding the planned connection, and to note their position to not move forward until a mobility study has been completed. Ms. Barnes stated that the developer is offering to pay the total cost of the mobility study if the City will agree to be a collaborating partner.

She noted that the Edmonds Crossing connection was never intended to be the sole connection for that end of Woodford County and referenced the three failed connections. Ms. Barnes reiterated that if the connection goes through, then it will become a bypass for all of southern Woodford County. She went on to provide information on the potential traffic impact, stating that they expect 8,000-12,000 vehicles daily if the connection goes through.

City Attorney Bill Moore responded to Ms. Barnes comments, noting that when the development plan was submitted it included the Edmonds Cross connection. He stated that the three failed connections were not required to be completed by the government agencies. He further noted that the proposed Resolution gives the City and the Planning Commission authority and mechanism to force proposed connections to happen.

Public Comment – Resolution 2025-9

The following residents addressed the Mayor and Council regarding proposed Resolution 2025-9:

- Kris Williams, 3021 Rose Bud Road
 - submitted letter that was read, attached as Exhibit “A”
- Toni Curtis, Montgomery Avenue
- Drew Costa, Stourbridge
 - submitted letter that was read, attached as Exhibit “B”
- Vernon Azevedo, 150B Rumsey Circle
 - submitted letter that was read, attached as Exhibit “C”
- Brad Keeton (President of Legends Community Association), 830 Edmonds Crossing
- Dave Melanson, 211 Prospect Place
- Tom Stumph, 128 Shermans Crescent
- David Haydon, 110 Shermans Crescent
- Victoria Partridge, 121 Montgomery Avenue
- Fred Powers, 7004 Arbor Meadow Way
 - submitted letter was that read, attached as Exhibit “D”
- David Kratt, 204 Stourbridge

Attorney Cassie Barnes addressed some of the public comments including that the 8,000-12,000 vehicles per day data was compiled using camera data from state approved software. Ms. Barnes stated that several people referenced connectivity in the Comprehensive Plan and she noted that it discusses both connectivity and traffic/pedestrian safety. She stated that she is asking the council to be proactive by collaborating on a traffic study. Ms. Barnes also noted that one of the stakeholders of the Legends development is also a stakeholder of The Springs and that they will be putting a connection in during Phase 1 of The Springs.

City Attorney Moore referenced the connection road from the March 8, 2018 minutes of the Planning Commission.

Claudia Green, resident of Legends, asked if the City would look into putting in the failed connections so that Legends isn't the only one getting all of the traffic.

**MOTION BY BRADLEY, SECONDED BY SIEGELMAN TO APPROVE AND ADOPT
RESOLUTION 2025-9 A RESOLUTION ESTABLISHING A MORATORIUM ON THE ISSUANCE
OF BUILDING PERMITS, WATER TAPS AND SEWER TAPS FOR ANY SUBDIVISION
CONSISTING OF MORE THAN FOUR LOTS LOCATED ON A STREET IN A SUBDIVISION
WHERE THE APPROVED PRELIMINARY DEVELOPMENT PLAN SHOWS CONNECTIVITY
WITH EXISTING STREETS IN ADJOINING NEIGHBORHOODS AND SUCH CONNECTIONS
HAVE NOT YET OCCURRED OR BEEN BONDED.**

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Council member Jones noted that, as a resident of Legends, he would be abstaining from the vote. He stated that is does agree with a traffic study if the developer is paying for it.

Council member Johnson asked if we agree to a traffic study, can we can enter into a moratorium on all building permits until the completion of the study, which could be a year. City Attorney Moore stated that a moratorium may not be upheld by the court for that long, but that there is no precedence on the matter.

Council member Siegelman stated that this is not an easy answer and it isn't possible to please everyone. He noted that it is their role, as elected officials, to try and do what is best for the majority of the constituents.

Council member Miller noted her appreciation for everyone's patience and stated that the original plan for the connection road was proposed as naturally calming for traffic issues.

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

Mayor Dake stated that she had received a variance request for a digital display billboard to go on a billboard owned by Lamar that is on city owned property. She stated that it is the billboard on U.S. 60 near Advance Auto Parts, which Lamar was given an easement for in the deed when the City purchased the property.

Skye Spann, Real Estate Manager with Lamar, stated that the proposed billboard would have eight static images with each image rotating every eight seconds. She noted that there would be a ninth space that is left empty to be used for emergency notifications such as amber alerts, etc. She stated that there are similar billboards in Nicholasville and Georgetown.

Council member Miller asked if there were any complaints or safety issues with the digital billboards.

Ms. Spann stated that no safety issues have been reported and billboards in general have been determined to not be a distraction or threat to safety. She noted that the digital billboards automatically dim at sunset and that they do not have light spill from the sides, they can only be seen when looking at them directly.

Planning Director Steve Hunter stated that the ordinances need to be updated regarding wall signs and that the current ordinance is very confusing.

Attorney Moore stated that the Variance Application for the Board of Adjustments requires the city to sign off as the property owner.

MOTION BY JONES, SECONDED BY MILLER TO AUTHORIZE MAYOR DAKE TO SIGN THE VARIANCE APPLICATION BEING FILED BY LAMAR FOR A DIGITAL BILLBOARD.

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

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

EXHIBIT A

Kris Williams
3021 Rose Bud Road
Versailles, Kentucky 40383

Versailles City Council
Versailles Municipal Building
196 South Main Street
Versailles, Kentucky 40383

August 26, 2025

Dear Mayor Dake and City Council Members:

As a resident of Versailles, I respectfully urge you to pass Resolution 2025-9: A Resolution Establishing a Moratorium on the Issuance of Building Permits, Water Taps, and Sewer Taps.

While I understand and sympathize with the homeowners wanting to limit traffic on Edmonds Crossing Road, the approved development plan has always included its extension to Huntertown Road to help manage local traffic. A posted sign has marked where this connection would occur, so purchasing a home along this road came with disclosure of the developer requirement.

It is my understanding that the Legends subdivision was granted its zoning change in part on a Preliminary Development Plan that incorporated the road's extension, which met the City's design standards requiring an easy flow of traffic and connectivity between subdivisions. Stubbed connections in Legends and other Versailles subdivisions demonstrate the long-standing vision for neighborhood connectivity, regardless of individual developer intent.

The Legends developer should be required to extend Edmonds Crossing Road as proposed in their plat and as understood by the City Council at the time of approval. It corrodes public trust when a developer is allowed to change the rules in the middle of the game.

Approving Resolution 2025-9 would:

- Protect the integrity of the City's long-range traffic and development planning;
- Ensure that developers honor the commitments made in their approved development plans;
- Reinforce citizens' trust in the Versailles City Council to make and uphold carefully planned decisions about our community; and,
- Set a precedent that commitments made during the approval process must be kept.

For these reasons, I respectfully urge you to pass Resolution 2025-9 and uphold the integrity of our Comprehensive Plan. I wish to submit this document into the record.

Thank you for your time, consideration, and your service to the City and its residents.

Best regards,



Kris Williams

Versailles City Council
Special Meeting August 26, 2025

I would first like to express my appreciation for the time to speak and to state that in all instances the safety and wellbeing to all citizens of Versailles and Woodford County should be paramount to each and every resident, city and county representative and every government agency. **All steps necessary must be taken to ensure that outcome**

In looking at the stated projected vehicles traveling thru the Legends, I was taken back, so I looked at those numbers compared to census data and broke it down to a number easier for me to visualize.

As a disclaimer, this analysis is in no way a thorough body of work, merely something to help me better understand the magnitude of the potential traffic impact.

Population Estimates	Versailles	Woodford County	Source
	10,347	26,871	(2020 census for both
	10,416		(2022 estimate)

Assumptions - number of vehicles 8,000 – 12,000 vehicles per day traversing Edmonds Crossing Road thru and onto Marsailles Road, I chose to look at a 15 hour period (commuting thru recreation hours (~7:00AM-10:00PM))

Results

-12,000 vehicles per day divided by 15 hours equals 800 vehicles/hour and 13.333 vehicles/minute sustained

-8,000 vehicles per day divided by 15 hours equals 533.333 vehicles/hour and 8.89 vehicles/minute sustained

My Conclusion

- The connection was an integral part of the development plan.
- 8,000 - 12,000 vehicles/day seems excessive by any measure.
- Further development cannot have a positive impact on potential safety concerns without knowing if there is real traffic/safety issue and identifying what steps would be required to address those potential issues.

Drew Costa

August 26, 2025

Mayor Dake
Members of the City Council

I am Vernon Azevedo, a resident of the city of Versailles, residing at 150B Rumsey Circle. I am a retired Professional Engineer and Registered Land Surveyor.

I am here tonight to urge the Council to adopt Resolution 2025-9: A Resolution Establishing a Moratorium on the Issuance of Building Permits, Water Taps and Sewer Taps.

The Versailles Midway Woodford County 2018 Comprehensive Plan Update, Chapter IV Transportation, in addressing congestion and increased traffic in downtown Versailles, cites a lack of roadway connectivity as a cause. Chapter VI Plan Implementation, Transportation, calls for new developments to be undertaken with the goal of promoting connectivity among secondary roads. It further states that many through streets that were not intended as such have suffered over the years due to poor connectivity.

The Planning Commission and the city council, in approving the development plan for the Legends of Versailles viewed the plan as a furtherance of the Comprehensive Plan goals regarding connectivity.

The council recognized that the connectivity of KY 33/Troy Pike and Huntertown Road was key to alleviating and redirecting from downtown Versailles, traffic generated by development in the Troy Pike Falling Springs corridor.

The developer of the Legends is now retreating from its commitment to the city regarding connectivity of Edmonds Crossing citing safety concerns.

As a former consulting engineer, city engineer, and utility manager, I propose that failure to connect Edmonds Crossing is just the opposite.

The city retained the services of Palmer Engineering Company, a nationally recognized transportation engineering firm, to study and make recommendations to the Ky 33 Falling Springs corridor. The study took into account the future land use of all properties in this corridor including that of the new high school. Trip generation for each parcel was considered and per the study, trip generation with the Edmonds Crossing connector being completed will increase traffic generation by approximately 450 trips per day -- not the 8,000 - 12,000 trips claimed by the developer.

But connectivity goes beyond traffic counts. Emergency response requires multiple means of access for each and every development. We have an opportunity not to make the same mistakes that now hover over Cedar Ridge, Rose Ridge and Adena with the single access points to those subdivisions.

Edmonds Crossing was planned and designed as a roadway to connect KY 33 / Troy Pike and Huntertown Road. The intent and functionality of this connector was recognized in the plan approval process.

I urge the city council to

- Tackle the problem of traffic congestion and reduced level of service to city streets.
- Prohibit construction of another single-entry neighborhood.
- Acknowledge the recommendations of a national engineering firm.
- Send a message to all developers that the city of Versailles will not tolerate actions such as this from the development community.
- Pass Resolution No. 2025-9.

I request that this statement be made a part of the record of this meeting.

Thank you.

EXHIBIT D

Good evening, Commissioners,

My name is Fred Powers, and as a Citizen and Voter in the city of Versailles, I respectfully urge you, the City Council, to pass Resolution 2025-9: *A Resolution Establishing a Moratorium on the Issuance of Building Permits, Water Taps, and Sewer Taps.*

The reason I am for the passage of this resolution is because the representatives of the Legends of Versailles have raised traffic safety concerns as a reason to stop the connection of Edmonds Crossing Road between The Legends and Edmonds Cross Subdivision. However, traffic safety is a concern for **all** Versailles citizens, and this is exactly why additional connectivity from The Legends to Edmonds Cross via Edmonds Crossing Road was highlighted as a key benefit of The Legends original plan. A complete road would help balance traffic across multiple routes rather than funneling traffic onto already burdened streets.

Furthermore, Edmonds Crossing Road would provide a critical secondary entrance into both the Legends of Versailles and Edmonds Cross subdivision. This is not just a matter of convenience—it is a matter of safety. Multiple points of ingress and egress improve conditions for residents and ensure that emergency vehicles have reliable access.

The City has already shown its commitment to traffic safety through the creation of a dedicated Police Traffic Control Unit. That resource, combined with thoughtful roadway design—speed humps, traffic islands, four-way stops, and other measures—can effectively manage speeding and reduce the risk of cut-through traffic.

Most importantly, the Legends of Versailles should be held accountable to the intent and functionality of Edmonds Crossing Road as presented in their original plat and approved by City Council. If developers are allowed to win approvals by promising benefits to the community, only to walk back those commitments later, then both citizens and officials are deprived of the ability to make informed, sustainable decisions about growth.

In summary, approving Resolution 2025-9 would:

- Protect the integrity of Versailles' planning process and ensure accountability for developers.
- Preserve the safety benefits that were promised through Edmonds Crossing Road.
- Help ensure that the Legends development follows common-sense, safety-focused practices to address citizens' concerns.
- Set a clear model- for future developments: projects must be completed as approved.

Thank you for your time and for your commitment to protecting the safety and integrity of our community. I request that this statement be submitted into the record.

Sincerely,

Fred Powers

