

**AGENDA**  
**MEETING OF THE CITY COUNCIL**  
**VERSAILLES MUNICIPAL BUILDING**  
**January 20, 2026 AT 5:30 P.M.**

1. Prayer
2. Pledge
3. Roll Call
4. Approval of January 6, 2026 Meeting Minutes
5. Approval of January 13, 2026 Special Meeting Minutes
6. Presentation- St. Leo 5<sup>th</sup> Grade- Building Bridges Between Cultures
7. Versailles Center Unit 1 and Unit 2 Bond Release
8. Tyrone Pike Sidewalk TAP Grant
9. Economic Development Authority Reappointment- Maria Bohanan (7/1/25-6/30/29)
10. Public Comment
11. Mayor Miscellaneous
12. Council Miscellaneous/Committee Reports
13. Department Directors
14. Adjournment

**SUBJECT TO REVISION**

JANUARY 6, 2026

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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, LISA JOHNSON, GARY JONES, ANN MILLER, AND FRED SIEGELMAN. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.

**DEPT. HEADS:** DAN KNIGHT, T.A. RANKIN, 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 DECEMBER 16, 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.

Rich Pictor, Executive Director of Parks and Recreation, and Sioux Finney, Huntertown Community Interpretive Park (HCIP) Board, addressed the council regarding the construction of a pavilion, restrooms, and a gravel parking area at the HCIP. They provided documentation showing the original 2022 estimated construction costs of \$500,000 for the project and the projected updated estimate of \$780,000. Ms. Finney noted that they had applied for a \$250,000 matching Land & Water Conservation Fund Grant in 2022 and the city had agreed to pay 45% of the match, totaling \$101,250. They have now been notified that they have been awarded the Land & Water Conservation Fund Grant for \$125,000, half of what they originally applied for. Mr. Pictor stated that it has been determined that the original area where they had planned to put the pavilion is not sufficient so they are hoping to lower the current construction cost estimate some by choosing a better suited area of the HCIP to complete the project. Ms. Finney stated that they are hoping to have the pavilion project completed by August, 2026, which is the 5<sup>th</sup> anniversary of the HCIP and the 155<sup>th</sup> anniversary of the settlement of Huntertown. Mr. Pictor noted that they are not asking the City to commit additional funding today, but once they get more solid numbers, they will be asking for additional funding for the Fiscal Year 2027 budget.

Mr. Pictor also addressed the council regarding the replacement of the turf field at the Community Stadium. He stated that the field is owned and mostly maintained by the Woodford County Fiscal Court. He noted that Parks and Recreation does provide basic maintenance of the area, mostly using inmate labor. Mr. Pictor presented the proposal on behalf of the Fiscal Court to split the total cost of \$558,797 for the turf replacement as follows: Fiscal Court, City of Versailles, and Woodford County Public Schools each paying \$152,932.39 and Woodford Youth Football and Woodford Youth Soccer each paying \$50,000.00. He stated that the Fiscal Court pays for the majority of improvements to the property and they receive \$1 from each ticket sold to games held at the stadium. After further discussion, the council agreed to have the Budget/Finance Committee meet to consider the proposal. Mr. Pictor noted that the work has already begun to replace the turf.

Mayor Dake stated that they had received one proposal for the recent Versailles Entertainment Complex RFP regarding the old Kroger property at 525 Marseilles Road. She stated that the proposal was submitted by Andover Construction LLC and Andover Management Group. Mayor Dake asked the council for permission to negotiate with Andover. She noted that any negotiated proposal would then be brought to the council for approval. Mayor Dake stated that a meeting of the Entertainment Recreation Evaluation Committee had already been tentatively scheduled for Wednesday, January 7<sup>th</sup> at 9:30am to discuss the RFP with representatives from Andover.

**MOTION BY BINGHAM, SECONDED BY JONES TO APPROVE NEGOTIATING WITH ANDOVER CONSTRUCTION LLC AND ANDOVER MANAGEMENT GROUP THE PROPOSAL FOR 525 MARSAILLES ROAD.**

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

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**MINUTES OF REGULAR COUNCIL MEETING**

**VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

Mayor Dake recommended the appointment of Teresa James to complete the term of Tony Wilson on the Versailles Housing Authority. She stated that Mr. Wilson had resigned after serving over twenty years. Mayor Dake stated that she had solicited applications on Facebook and she noted that KRS states that appointed board members must reside in Versailles and that there can be no more than two appointed board members of the same political party and there are already two members that are registered Republican. She listed Ms. James qualifications, including being the former Commissioner of the Kentucky Department for Community Based Services.

**MOTION BY BRADLEY, SECONDED BY MILLER TO APPROVE THE APPOINTMENT OF TERESA JAMES TO THE VERSAILLES HOUSING AUTHORITY BOARD FOR A TERM OF JANUARY 6, 2026 THROUGH DECEMBER 31, 2027.**

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

**Mayor Miscellaneous**

Mayor Dake mentioned the Landlord Tenant Act and reviving council discussion. She stated that Council member Miller would provide more information.

She noted that she would like to have the regular scheduled Work Session on January 13<sup>th</sup> at 5:30pm to discuss a proposed addressing ordinance. She stated that Kenneth Johns would be in attendance to provide explanation and answer questions.

She stated that the 19<sup>th</sup> issue of the City's e-newsletter went out by email on January 1<sup>st</sup> and is available on the City's website and Facebook page.

Mayor Dake shared information she received from Columbia Gas notifying us of an upcoming pipeline replacement project in the Cleveland Avenue area. She noted that all affected customers received mailed information regarding the project and there is also information on Facebook and the City's website. The project is expected to begin in the next two-three weeks.

**Council Miscellaneous/Committee Reports**

Council member Bingham stated that a Street/Stormwater/Cemetery Committee Meeting will be held on January 14<sup>th</sup> at 5:30pm at City Hall.

Council member Miller stated that the Housing Task Force would meet on Monday evening, January 19<sup>th</sup>, to discuss a few different agenda items including the Landlord Tenant Act.

Council member Siegelman asked about sidewalk repairs. Dan Knight, Assistant Public Works Director, stated that they had paused repairs during the winter months because of the weather but they will start back up as soon as it is consistently warm. He stated that the priority included Elm Street, all Housing Authority streets, and Arbor Meadow Way.

**Department Directors**

Mr. Knight stated that the developers of Legends Unit 4, Phases 1 & 2, had requested that their development bonds, in the form of Certificates of Deposit, be released. He is recommending that the bond for Unit 4, Phase 1 be partially released – the original bond amount was \$88,062 and he is recommending it all be released except for \$19,660. Mr. Knight is recommending that the full bond amount of \$39,285 for Unit 4, Phase 2 be released.

**MOTION BY SIEGELMAN, SECONDED BY MILLER TO PARTIALLY RELEASE THE DEVELOPMENT BOND FOR LEGENDS UNIT 4 PHASE 1, RELEASING \$68,402.00 PLUS ANY INTEREST EARNED AND THE CITY WILL CONTINUE TO HOLD A DEVELOPMENT BOND IN THE AMOUNT OF \$19,660.00.**

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

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**MINUTES OF REGULAR COUNCIL MEETING**

**VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

**MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO RELEASE THE DEVELOPMENT BOND FOR LEGENDS UNIT 4, PHASE 2, RELEASING THE FULL AMOUNT OF \$39,285.00 PLUS ANY INTEREST EARNED.**

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

**Mayor Dake adjourned the meeting without objections.**

**APPROVED:**

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**LAURA DAKE, MAYOR**

**ATTEST:**

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**ELIZABETH C. REYNOLDS, CITY CLERK**

JANUARY 13, 2026

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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 CHANTEL BINGHAM, MARY BRADLEY, LISA JOHNSON, GARY JONES, ANN MILLER, AND FRED SIEGELMAN. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.

**DEPT. HEADS:** ELIZABETH REYNOLDS AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

Kenneth Johns, GIS and Addressing Director, presented a proposed Addressing Ordinance that would cover Versailles, Midway, and Woodford County. He noted that throughout Woodford County we have run into instances of addressing imperfections which can cause issues for first responders. He also mentioned the differences between the three different government agencies current addressing ordinances including the fines ranging from \$25.00 to \$100,000.00. He stated that he would like to streamline the ordinances between all three legislative bodies. He also presented a draft Addressing Guide which goes into further detail of the addressing process for all of Woodford County.

**MOTION BY MILLER, SECONDED BY SIEGELMAN TO ENTER IN EXECUTIVE SESSION PRUSUANT TO KRS 61.810(1)(b) TO DELIBERATE ON THE FUTURE ACQUISITION OR SALE OF REAL PROPERTY.**

Mayor Dake stated that they would be inviting Mike Hall, Andover Construction, and Brad Rose, Andover Management Group, to join the Executive Session.

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

Councilmember Bradley left during Executive Session.

**MOTION BY BINGHAM, SECONDED BY JOHNSON TO RETURN FROM EXECUTIVE SESSION WITH NO ACTION TAKEN.**

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

Mayor Dake adjourned the meeting without objections.

**APPROVED:**

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LAURA DAKE, MAYOR

**ATTEST:**

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ELIZABETH C. REYNOLDS, CITY CLERK

## VERSAILLES CENTER BOND RELEASE

Lindsey Flora with Versailles Land Group LLC has requested bond release for Versailles Center Unit 1 and Unit 2. An inspection has been completed and all bond items meet the criteria to release the bonds.

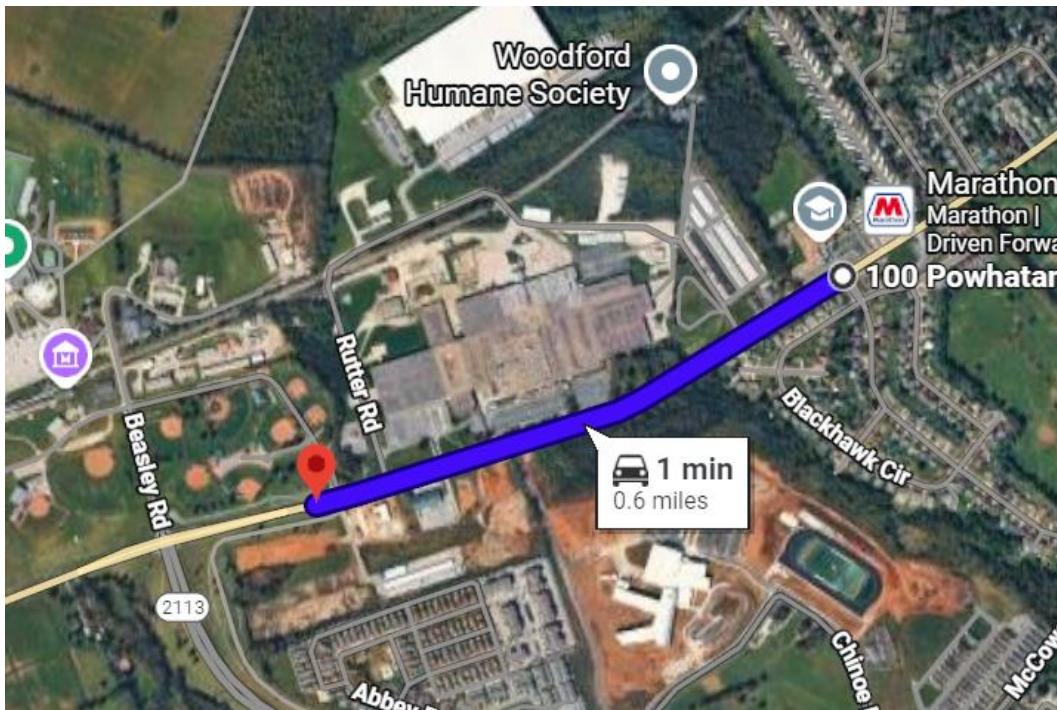
VERSAILLES CENTER UNIT 1      \$14,749.43      ASPHALT, SIDEWALK, CLEANUP

VERSAILLES CENTER UNIT 2      \$35,380.24      ASPHALT, SIDEWALK, CLEANUP

## Tyrone Pike Sidewalk

### Transportation Alternatives Program FFY2026

*The Transportation Alternatives Set-Aside from the Surface Transportation Block Grant (STBG) Program provides funding for a variety of transportation projects such as pedestrian and bicycle facilities; construction of turnouts, overlooks, and viewing areas; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; recreational trails; safe routes to school projects; and vulnerable road user safety assessments.*



#### Project Description

Construct a sidewalk connection from the existing multi-use path to The Village subdivision. This sidewalk will provide a safe route for residents of the subdivision to a nearby store and restaurant, and further connection via the existing multi-use path to many other neighborhoods and the Fallings Springs Recreation Center.

#### Maintenance Plan

The project along US 62 will be maintained as part of regular public works maintenance. The city budgets maintenance costs in annual budget. Rising costs are accommodated in the budget as both entities are committed to safe pedestrian facilities.

## **Cost Estimate**

3000-ft concrete sidewalk, 5' wide. At least 5' from travel lane of Tyrone Pike.

<b>PHASE</b>	<b>COST</b>
<b>Preliminary Engineering/Design (PE &amp; FINAL)</b>	<b>\$162,000</b>
<b>Right of Way (ROW)</b>	<b>0</b>
<b>Utilities</b>	<b>0</b>
<b>Construction</b>	<b>\$462,000</b>
<b>Construction Engineering/Inspection (15%)</b>	<b>\$69,300</b>
<b>Contingency (10%)</b>	<b>\$46.200</b>
<b>TOTAL PROJECT COST - 100% including match</b>	<b>\$739,500</b>
<b>TOTAL FEDERAL FUNDS REQUESTED – 80% Federal Funding</b>	<b>\$591,600</b>
<b>TOTAL LOCAL MATCH REQUIRED-20% of Project Cost</b>	<b>\$147,900</b>