

**JULY 5, 2022
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MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

ROLL CALL: MAYOR BRIAN TRAUGOTT PRESIDED OVER THE MEETING. ALSO PRESENT WERE COUNCIL MEMBERS MARY BRADLEY, LISA JOHNSON, KEN KERKHOFF, FRED SIEGELMAN, AND AARON SMITHER. COUNCIL MEMBER LAURA DAKE WAS ABSENT. ATTORNEY BILL MOORE WAS ALSO PRESENT.

DEPT. HEADS: MITZI DELIUS, MIKE MURRAY, T.A. RANKIN, AND ELIZABETH REYNOLDS WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

Prior to the start of the meeting, Mayor Brian Traugott noted the recent tragedies in our state and nation including the Floyd County shooting that resulted in the deaths of three law enforcement officers and several others injured and the mass July 4th shooting in Highland Park, Illinois. He asked that everyone keep the families and communities in their prayers.

PUBLIC COMMENT

No public comment was received.

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE AND ADOPT THE MINUTES OF THE JUNE 21, 2022 REGULAR MEETING OF THE COUNCIL.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

At the request of Council member Bradley, City Attorney Bill Moore provided second reading of Ordinance 2022-27 Annexing a Total of 93.52 Acres Owned by the Estate of Josephine Barrows, Deceased and Adjoining Adena Woods Subdivision and Falling Springs Boulevard, as follows:

**CITY OF VERSAILLES
ORDINANCE NO. 2022-27**

TITLE: AN ORDINANCE ANNEXING A TOTAL OF 93.52 ACRES OWNED BY THE ESTATE OF JOSEPHINE BARROWS, DECEASED AND ADJOINING ADENA WOODS SUBDIVISION AND FALLING SPRINGS BOULEVARD.

Whereas, the City of Versailles has received the written consent of the owner of the 93.52 acre tract adjoining Adena Woods Subdivision and Falling Springs Boulevard that is included in the parcel designated as Parcel No. 31-000-002-00 by the Woodford County Property Valuation Administrator's Office for purposes of local ad valorem taxation, which property is more fully described herein, and

Whereas, the City has determined that:

**A. The property to be annexed is contiguous to the current City boundaries;
B. The property to be annexed is suitable for development for urban purposes without unreasonable delay;
C. No part of the area to be annexed lies within the boundary of another incorporated city;**

D. No part of the area to be annexed lies within an agricultural district; and

E. No part of the area to be annexed lies within another county; and

The City of Versailles desires to proceed with annexation of such property.

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

Section 1. The City of Versailles hereby annexes the property into the City boundaries of the City of Versailles the 93.52 acre tract of real property adjoining Adena Woods Subdivision and Falling Springs Boulevard which is described in the metes and bounds legal description dated June 6, 2022 prepared by Richard B. Nunnery, Professional Engineer and Professional Land Surveyor, attached to this Ordinance as Exhibit A.

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Section 2. It is desirable to annex the property described in Section 1 above because it is contiguous to City boundaries, and it is either being utilized or planned to be utilized for urban purposes requiring provision of City services and it is urban in character.

Section 3. This ordinance shall become effective after passage, and upon 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 21st day of June, 2022, and fully adopted after the second reading at a meeting of said council held on the 5th day of July, 2022.

CITY OF VERSAILLES

BRIAN TRAUGOTT, MAYOR

ATTEST:

ELIZABETH REYNOLDS, CITY CLERK

Council member Johnson asked if this property is mentioned in the Comp Plan and Mayor Traugott responded that yes, it was in the Urban Services Boundary.

MOTION BY SIEGELMAN, SECONDED BY BRADLEY TO APPROVE AND ADOPT ORDINANCE 2022-27 ANNEXING A TOTAL OF 93.52 ACRES OWNED BY THE ESTATE OF JOSEPHINE BARROWS, DECEASED AND ADJOINING ADENA WOODS SUBDIVISION AND FALLING SPRINGS BOULEVARD.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

At the request of Council member Bradley, City Attorney Moore provided first reading of Ordinance 2022-28 Authorizing the Issuance of the City of Versailles, Kentucky General Obligation Bond Anticipation Notes, Series 2022 in the Approximate Aggregate Principal Amount of \$9,195,000.

Stan Kramer with First Kentucky Securities addressed the Council regarding the bonding and the projects that would be completed with those funds, including Edgewood infrastructure, downtown improvements, repairs to Fire Station #1, and the construction of a new maintenance garage. Council member Kerkhoff stated that the original discussions were to bond \$12 million but Mayor Traugott noted that getting the total under \$10 million would result in a modest savings in interest. Mayor Traugott stated that an additional \$2 million is being borrowed from the Enterprise Fund, which the council approved at the previous meeting. Mr. Kramer stated that the Bond Anticipation Notes are similar to a construction loan and the City is planning to sell industrial lots in the Edgewood property which would result in the long-term debt being for a much smaller amount. Council member Kerkhoff reiterated Mr. Kramer's statement that while the City could raise taxes if there is a problem making the debt payments, that is absolutely not the plan.

It was noted that the agenda item "Contract Renewal – Economic Development Consultant" will be placed on the next Council meeting agenda.

Mayor Traugott presented the following Fiscal Year 2023 Road Salt Reverse Auction bids for the total purchase of 350 tons:

Morton Salt, Inc.	\$124.00/ton	\$43,400
Magic Salt	\$125.00/ton	\$43,750
Compass Minerals America, Inc.	\$155.92/ton	\$54,572

He noted that Public Works Director Bart Miller recommends the low bid.

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MOTION BY KERKHOFF, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE BID AS PRESENTED BY MORTON SALT, INC. FOR ROAD SALT FOR FISCAL YEAR 2023 IN THE AMOUNT OF \$124.00 PER TON, FOR A TOTAL OF \$43,400 FOR 350 TONS.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

Mitzi Delius, Utilities Manager, presented the following quotes for the Filter Press Belt Replacement at the Waste Water Treatment Plant:

Phoenix Process Equipment	\$5,125.00
MSD Environmental	\$6,342.05

MOTION BY BRADLEY, SECONDED BY SIEGELMAN TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY BRADLEY, SECONDED BY SIEGELMAN TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY PHOENIX PROCESS EQUIPMENT IN THE AMOUNT OF \$5,125.00 FOR THE FILTER PRESS BELT REPLACEMENT AT THE WASTE WATER TREATMENT PLANT.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

MOTION BY SIEGELMAN, SECONDED BY KERKHOFF TO ACCEPT THE RECORD OF THE PLANNING COMMISSION FOR A ZONING MAP AMENDMENT AND FINAL DEVELOPMENT PLAN – SUPER SEVEN FRANKFORT ST., LLC – 155 FRANKFORT ST – R-3 TO B-4 DISTRICT.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

MOTION BY SIEGELMAN, SECONDED BY SMITHER TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION RELATING TO THE ZONING MAP AMENDMENT AND FINAL DEVELOPMENT PLAN – SUPER SEVEN FRANKFORT ST., LLC – 155 FRANKFORT ST – R-3 TO B-4, AND INSTRUCT CITY ATTORNEY BILL MOORE TO PREPARE AN ORDINANCE.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE THE NEIGHBORHOOD GRANT APPLICATION AS PRESENTED BY ROSE RIDGE NEIGHBORHOOD IN THE AMOUNT OF \$3,296.42 ON THE CONDITION OF IT BEING SIGNED OFF BY DAN KNIGHT, ASSISTANT PUBLIC WORKS DIRECTOR.

Mayor Traugott noted that this application is in addition to a previously approved Neighborhood Grant Application for Rose Ridge Neighborhood.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

MOTION BY SIEGELMAN, SECONDED BY SMITHER TO ENTER INTO EXECUTIVE SESSION PURSUANT TO KRS 61.810(1)(B) TO DELIBERATE ON THE FUTURE ACQUISITION OR SALE OF REAL PROPERTY AND KRS 61.810(1)(C) TO DISCUSS PROPOSED OR PENDING LITIGATION AGAINST OR ON BEHALF OF THE CITY OF VERSAILLES AND KRS 61.810(1)(G) DISCUSSIONS BETWEEN A PUBLIC AGENCY AND A REPRESENTATIVE OF A BUSINESS ENTITY AND DISCUSSIONS CONCERNING A SPECIFIC PROPOSAL, IF OPEN DISCUSSIONS WOULD JEOPARDIZE THE SITING, RETENTION, EXPANSION, OR UPGRADING OF THE BUSINESS.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

MOTION BY SIEGELMAN, SECONDED BY KERKHOFF TO RETURN FROM EXECUTIVE SESSION, TO THE REGULAR MEETING OF THE COUNCIL, WITH NO ACTION TAKEN.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

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Mayor Miscellaneous

Mayor Traugott provided a final update from Community Action on the City's Individual Assistance Program which ended June 30, 2022. He noted that all funds were exhausted with the final two week period assisting fourteen households, forty-nine residents, totaling \$1,983.41.

He noted that the City of Versailles 230th Birthday Party was a fantastic event that was well attended.

Mayor Traugott praised Event Coordinator Katie Cooley for the great July 4th event. He also thanked the Woodford County Detention Center inmates who provided critical assistance throughout the day with setup and cleanup. He stated that the fireworks display was spectacular.

He invited everyone to attend the upcoming Block Party.

Mayor Traugott stated that the upcoming July 12th Council Work Session has been cancelled.

Mayor Traugott noted that the "no action taken" during Executive Session means the City will continue with the purchase of old Kroger building as negotiated to house a privately owned family entertainment venue. He stated that the proposed entertainment attractions will include an indoor playground for children 10 and under, a restaurant, rentable private party areas, an arcade, and gold and sport simulators.

He stated that the bond anticipation notes will also be used to fund the big downtown project and the Edgewood purchase which will have long-term gains including employment and taxes.

Mayor Traugott noted that tomorrow night the School Board meeting includes an agenda item to vote on moving forward on a new high school. He stated that this is a big deal for our community and is hopeful that at this time tomorrow we will be planning the new school.

Council Miscellaneous/ Committee Reports

Council member Siegelman thanked all those for their hard work on the 4th of July events. He also expressed his prayers for Council member Dake and her family as they are battling illness.

Council member Smither presented two sewer adjustment recommendations from the Water and Sewer Committee, which met prior to tonight's meeting.

MOTION BY KERKHOFF, SECONDED BY JOHNSON TO APPROVE THE SEWER ADJUSTMENT FOR 114 PRESTON COURT IN THE AMOUNT OF \$357.60.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

MOTION BY KERKHOFF, SECONDED BY BRADLEY TO APPROVE THE SEWER ADJUSTMENT FOR 405 BARROWAY LANE IN THE AMOUNT OF \$306.94.

The vote was as follows: Bradley, Johnson, Kerkhoff, Siegelman and Smither voting aye.

Department Directors

Drew Chandler, Director of Emergency Management, stated that there will be a weather radio giveaway tomorrow in Midway.

Mayor Traugott adjourned the meeting without objections.

APPROVED:

BRIAN TRAUGOTT, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK