

**SEPTEMBER 13, 2022**

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**MINUTES OF REGULAR COUNCIL WORK SESSION  
VERSAILLES MUNICIPAL BUILDING/4:30 P.M.**

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

**Council member Fred Siegelman arrived at 4:36 p.m.**

**DEPT. HEADS: BART MILLER, MIKE MURRAY AND ELIZABETH REYNOLDS WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.**

**Sidewalks**

**Mayor Traugott distributed a draft Municipal Order assigning responsibility for the upkeep of sidewalks to the owners of the property adjacent to it. The draft Order also details an inventory process of all sidewalks within the city limits, a grading system for sidewalks, a process for sidewalk repairs at the city's expenses for those sidewalks that are in the worst grade(s) of disrepair, and a cost sharing program that allows homeowners, with sidewalks that they would like repaired, to share in the cost.**

**Assistant Public Works Director Dan Knight stated that the City would be proactive as they go and that it would be very economical for a homeowner to participate in the cost sharing program.**

**Public Works Director Bart Miller noted that the majority of the trip hazards are caused by street trees.**

**Council member Johnson suggested adding language similar to that in Midway's sidewalk ordinance regarding liability. Mayor Traugott responded that the City currently has an ordinance to that effect on the books which places responsibility on the homeowner, but it has not been enforced.**

**Mr. Miller stated that the inventory grading system is key to the process. Mr. Knight noted that homeowners that elect to participate in the cost sharing program would be invoiced by the City after the contractor has performed the repairs.**

**Mayor Traugott asked City Attorney Moore to finalize the Municipal Order for the next regular meeting. Council member Johnson asked that a draft application also be presented with the Order.**

**Residential Building Permits**

**At the September 6, 2022 council meeting, Mayor Traugott presented Municipal Order 2022-9 establishing limits on the number of residential building permits issued within the City of Versailles annually. The Order limits single family permits to 50 units and multifamily permits to 60 units. He noted that he prepared the Order to spur discussion regarding whether the City is growing too rapidly. Mayor Traugott stated that the current population growth in the city limits averages 2% per year. He also stated that we have adequate water and sewer systems and that the elementary schools are under capacity. Mayor Traugott noted that any growth will also have transportation impacts.**

**Mayor Traugott distributed Residential Development Assessment information that shows over 1,500 currently platted lots in the urban service area. He stated that, while not likely, all of those building permits could be issued since they have already been approved and platted.**

**City Attorney Moore stated that he had received a phone call from an attorney for Ball Homes to state that they believe this Municipal Order to be unconstitutional.**

**Council member Dake asked how many permits are typically issued in a year. Mayor Traugott stated that last year there were 21 single family permits issued but he is unsure how many multi-family as it is hard to determine. He also noted that we have not issued fifty single family permits in the last seven years.**

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**The Council further discussed whether the Council should be approving orders regulating and restricting Planning and Zoning. Council member Siegelman expressed his support to follow Planning and Zoning's recommendations as they are a city and county funded commission. The Council also discussed the Comp Plan and the need for affordable housing.**

**Mayor Traugott stated that he has spoken with Planning Director Steve Hunter regarding the proposed Order and that Mr. Hunter concedes that it is the City's right to regulate the number of permits issued and that they will enforce it if approved.**

**The Council agreed that they all support controlled growth and the need for affordable housing, but they are unsure of how to accomplish it.**

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

**APPROVED:**

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**BRIAN TRAUGOTT, MAYOR**

**ATTEST:**

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**ELIZABETH C. REYNOLDS, CITY CLERK**