

**JANUARY 17, 2023  
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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 CHANTEL BINGHAM, MARY BRADLEY, LAURA DAKE, LISA JOHNSON, GARY JONES, AND ANN MILLER. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.**

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

Mayor Traugott recognized two recent losses that have affected our community – the loss of Toss Chandler who was a well-known Versailles resident and the loss of Joseph Coleman a 22 year employee of Kentucky League of Cities who worked with Versailles in many aspects.

**PUBLIC COMMENT**

No public comment was received.

**ARGUMENT STYLE HEARING**

Mayor Traugott opened the Argument Style Hearing for the Zoning Map Amendment request from Springs of Versailles, LLC to change the zone for 581 Falling Springs Blvd from A-1 to R-1B District. He noted that each attorney would have thirty minutes to speak and anything discussed must be from the Planning Commission's record that the Council had previously accepted.

Attorney Robert Stilz, on behalf of Springs of Versailles, LLC spoke for nearly fifteen minutes, electing to save his remaining time for rebuttal. Mr. Stilz stated that the zoning request went before the Planning Commission and was recommended to the City Council for approval. He listed several reasons it should be approved, including that it is in compliance with the 2018 Comprehensive Plan, passed three reviews of the Technical Review Commission, availability of municipal services, a completed 400 page drainage study, a traffic report, and two public hearings. He noted that at all level of reviews it was found to be acceptable.

Council member Johnson asked about the vote of the Planning Commission, noting that it was not unanimous. Mr. Stilz stated that abstained votes are counted with the majority, and the vote was 4-1 with one abstention.

Attorney Hank Graddy, representing residents of Adena Trace and Adena Woods, spoke for thirty-one minutes. He noted that there were six people present at the Planning Commission's vote on the zone change and that it was divided with only three people voting in favor. Mr. Graddy referenced reasons why the zone change request should not be approved, including current drainage issues, lack of school capacity, and possible sinkholes where lots are planned. He mentioned current flooding and drainage issues affecting residents of Adena Woods. He stated that this development is not smart growth or controlled growth. Mr. Graddy referenced the availability of 4,000+ lots in Versailles that are already zoned residential and stated that community needs show that we only need 900 of those to be developed.

Council member Miller asked if the School Board has, or will have, a traffic study based on the new school and mentioned that it could be helpful. Ms. Miller also asked about evidence of any flooding in Adena Woods. Mr. Graddy responded that there had been testimony at the public hearings held by the Planning Commission that referenced flooding on properties and in basements but noted that nothing is being done to address it.

Mr. Stilz stated that the Planning Commission had a quorum present at their vote and the majority voted to recommend the zone change request. He also noted that the development plan satisfies all of the contemporary neighborhood polices and was reviewed by Planning and Zoning Engineer Mary Beth Robson. He stated that Ms. Robson also reviewed the stormwater plans. Mr. Stilz noted that she is a professional engineer and that Mr. Graddy did not provide any information from a professional.

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He also stated that the 4,000+ lots previously mentioned is not accurate as several developments are still being included in those “available” numbers. Mr. Stiliz noted that engineers testified regarding the lots that were referenced as being over a sinkhole and that more testing will be done by the developers and if it is found that it can’t be developed, then they will remove those lots from the plan.

Council member Miller asked if there are existing stubs in Adena, referencing interconnectivity. Mr. Stiliz responded that yes, there are currently stubs ready to be connected.

Council member Johnson asked about the practice of draining stormwater into a sinkhole, and Mr. Stiliz responded that is he not qualified to answer that question.

**MOTION BY BRADLEY, SECONDED BY JOHNSON TO APPROVE AND ADOPT THE MINUTES OF THE JANUARY 3, 2023 REGULAR MEETING OF THE COUNCIL.**

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

**MOTION BY BRADLEY, SECONDED BY DAKE TO APPROVE AND ADOPT THE MINUTES OF THE JANUARY 10, 2023 SPECIAL MEETING OF THE COUNCIL.**

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

At the request of Council member Bradley, City Attorney Bill Moore provided first reading of Ordinance 2023-1 Annexation of 2.615 Acres Located on Paynes Mill Road, Versailles, Kentucky, Woodford County.

At the request of Council member Bradley, City Attorney Moore provided first reading of Ordinance 2023-2 Amending Section 30.04 of the City’s Code of Ordinances to Change the Time of the Regular Monthly Work Session of the Council.

Fire Chief Rankin requested to surplus thirteen four-foot tables, eleven two-foot tables, and forty two chairs that were donated to the Fire Training Center several years ago by Chick-Fil-A. He stated that BCTC has supplied all new tables and chairs.

**MOTION BY BRADLEY, SECONDED BY BINGHAM TO DECLARE AS SURPLUS AND ADVERTISE ON GOVDEALS.COM THIRTEEN FOUR-FOOT TABLES, ELEVEN TWO-FOOT TABLES AND FORTY TWO CHAIRS PREVIOUSLY DONATED BY CHICK-FIL-A.**

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

Chief Rankin also requested to surplus a Life Fitness elliptical machine that has been replaced with an upgraded model.

**MOTION BY DAKE, SECONDED BY BINGHAM TO DECLARE AS SURPLUS AND ADVERTISE ON GOVDEALS.COM A LIFE FITNESS ELLIPTICAL MACHINE.**

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

**Mayor Miscellaneous**

Mayor Traugott stated that there is gas-line work currently being performed on Rose Hill and should be completed in the next day or two.

He noted that there is a CDBG grant public hearing in the council chambers on Monday, January 23<sup>rd</sup> at 2:00pm. Grayson Evans with Bluegrass ADD will be conducting the hearing.

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Mayor Traugott also mentioned that there have been several complaints relating to Spectrum contractors being in resident's yards in the middle of the night and early morning hours. He stated that our franchise agreement does not limit the times they can work and they are currently working 11pm – 8am to limit problems due to internet outages. He told the council they could consider three options – limiting the hours they are allowed to work, requiring notice prior to performing work, or do nothing since it is not something that has happened very often in the past.

**Council Miscellaneous/ Committee Reports**

Council member Dake stated that a Elected Officials Food Drive will be held Saturday, January 21<sup>st</sup> 10am – 5pm at Kroger with all proceeds going to the Woodford County Food Pantry.

Council member Johnson praised the MLK celebrations and stated that they showed unity in our community and noted that there is still work to be done.

**Department Directors**

Public Works Director Bart Miller stated that leaf vacuum service has ended.

Mr. Miller noted that the new residential meter installation will be 8am – 6pm Monday through Friday. Residents will receive two door hangers – one giving a two day notice. All work will be done at the meter and water will be shut off for approximately 15-20 minutes. Work will begin in 2-4 weeks.

Mayor Traugott stated that the City is expected to close on the old Kroger building before our next council meeting.

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**