

**MARCH 14, 2023
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MINUTES OF REGULAR COUNCIL WORK SESSION
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. ALSO PRESENT WAS CITY ATTORNEY BILL MOORE.

DEPT. HEADS: BRANDON BROWN, BART MILLER, T.A. RANKIN, AND ELIZABETH REYNOLDS WAS PRESENT REPRESENTING HER RESPECTIVE DEPARTMENT.

STEVE HUNTER, PLANNING DIRECTOR WAS ALSO PRESENT.

Comprehensive Plan

Steve Hunter, Planning Director, provided an explanation of the role of each legislative body in the Comprehensive Plan Update and the role of the Planning Commission and distributed the KRS regulations regarding the Comp Plan. He stated that each legislative body formally ratifies the goals and objectives. The elements of the Comp Plan are approved by the Planning Commission. The Planning Commission has a five-member subcommittee that works on the Comp Plan. Council member and/or the Mayor are invited to attend any of the subcommittee meetings as members of the public. Mayor Traugott noted that the Council could pass a resolution if there is an element that they want to recommend as a whole. Mr. Hunter distributed a quote from Kentucky League of Cities for a Limited Scope Comp Plan Update in the amount of \$10,000. He stated that the quote includes KLC assisting with updating the goals and objectives as well as four public meetings.

Common Area Maintenance Ordinance

Mayor Traugott had previously distributed to the Council a draft ordinance from 2021 that authorizes the City to maintain common areas and stormwater facilities and pass that charge on to homeowners who benefit from the service. He referenced Rose Ridge neighborhood which has a stormwater facility that the City has been maintaining using development bond funds. The funds are nearly depleted and the neighborhood does not have a Homeowners Association to maintain the area. An ordinance would allow the City to assess a fee to each homeowner in Rose Ridge who benefits from the stormwater facility to cover the costs the City incurs by contracting out the mowing for the area. He noted that affected people would receive a letter prior to the fee being assessed and added to their property tax bill so that they could come up with a solution to the mowing if they so choose. Council member Miller expressed her concern that the ordinance is not clear on what is included as “common areas” and who is responsible. City Attorney Bill Moore noted that the plats determine the responsibility and the issue is for local government to protect the residents. Public Works Director Bart Miller stated that they are not trying to force a HOA on neighborhoods, they are simply trying to ensure the common areas are taken care of. Council member Johnson stated that an ordinance could encourage neighborhoods to come together to take care of areas. Council member Bingham stressed the importance of notifying affected people before assessing any additional fees. The Council agreed to have first reading of the ordinance at the next regular council meeting.

Fire Inspection Ordinance

City Attorney Bill Moore distributed a draft ordinance that he compiled using examples from ordinances currently active in other cities similar to Versailles. Council member Dake noted that they had previously discussed mandating inspections every three years on commercial buildings. Assistant Chief Brown stated that he is not comfortable going in a residential home to perform inspections like those mentioned in the draft ordinance. Chief Rankin agreed, noting that their current goal is to require inspections on commercial properties. Council member Miller suggested the Public Safety Committee discuss the matter. Chief Rankin stated that the inspection ordinance does affect the short term rentals and any requirements they may establish for them. Assistant Chief Brown noted that the Versailles Fire Department currently has five employees that are certified inspectors. He also stated that they currently receive several calls each week asking for them to perform inspections. The Council decided to put the topic into the Public Safety Committee to be discussed on Monday, March 27th.

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Update to Property Maintenance Code

Mayor Traugott stated that the City currently uses the 1980 BOCA code for property maintenance. He recommended changing to the 2021 International Property Maintenance Code. Council member Duke asked about the difference between the two. Mayor Traugott responded that the IPMC is just the newer version of the BOCA. As new versions are released, the City should update their ordinances to adopt the most recent version.

Short Term Rentals

Mayor Traugott noted that tonight's Work Session has already gone past the normal hour mark. He stated that the topic of Short Term Rentals is very important and could possibly be a lengthy discussion so they will devote the April work session to that topic.

Mayor Traugott adjourned the meeting without objections.

APPROVED:

BRIAN TRAUGOTT, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK