

**JUNE 14, 2022
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MINUTES OF REGULAR COUNCIL WORK SESSION
VERSAILLES MUNICIPAL BUILDING/4:30 P.M.**

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

DEPT. HEADS: BART MILLER, MIKE MURRAY, AND ARIEL O'REEL WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

Water and Sewer Adjustment Policy

Council member Laura Dake began the discussion stating that she previously sent everyone an email with the 2021 and 2022 minutes from the water and sewer committee meetings. Ms. Dake claimed that the water and sewer committee agreed in the past that to be consistent, the city would not credit water. Ms. Dake stated that when city residents would experience a situation and would come to ask for a credit, they were actually getting a break on sewer but never on water. She felt that the city residents were ultimately happy with the outcome because they were getting a credit. She noted that when residents in the county come to ask for an adjustment, if they do not have sewer services, then the city could not issue a credit solely on water. Ms. Dake stated that in 2021 there were at least five situations where the committee did not credit water so no adjustment was given.

City Attorney Bill Moore noted that the city still has to pay to pump the water out of the river, treat it and then it get it to a resident's home.

Public Works Director Bart Miller claimed that the new AMI meters are coming sooner rather than later and they will be a big help in noting when there is a leak at a property. He also mentioned that if you start giving adjustments to those that do not have sewer, it is not fair to those who do because they are not getting a water adjustment.

Council member Lisa Johnson asked if the county has any sort of hardship fund to help these residents when a situation arises. Mayor Brian Traugott answered that he is unaware of any sort of fund that currently exists.

Council member Dake pointed out that if the council were to do something, there are five homeowners from 2021 that they would need to go back to and make it fair to them.

Council member Johnson asked Council member Dake if her recommendation still stands that the city should not credit water. Council member Dake responded that that is the ordinance and the city should still not credit water.

Policy Regarding Suspending and Repealing Business Licenses

Mayor Traugott opened the discussion by stating that the only business license that has been repealed since his tenure has been at the recommendation of the police department. Mayor Traugott claimed that currently the ordinance has dual due process which requires effort on the council's part.

City Attorney Moore questioned if this would fall under someone operating a business and offering goods which is not what they applied for or something that is more of a nuisance. Mayor Traugott answered that the one case where they repealed the business license was because the city used the argument that it was a licensed profession by the state and the business operating did not have the professional license to do so.

Council member Aaron Smither asked if the merit of the police department alone would be sufficient to pull the business license. City Attorney Moore answered that the police act as the investigator and bring it to the attention of the council and mayor to decide if they are going to make an action against the claim. Council member Smither stated that he thought the mayor should have the authority to do what he thought best with the information.

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Council member Dake expressed that she thought it would look worse for a mayor as an individual to shut down a business versus a group of six individuals as a council making that decision. Mayor Traugott stated that he is fine with how the first reading of the current proposed ordinance is written and asked for any input.

Council member Dake asked if a business license issue like this were to come before the council, how much detail would city council members get. City Attorney Moore answered that council members would be presented with all of the facts need to make a decision and a hearing would be open.

Economic Development

Mayor Traugott presented a PowerPoint regarding possible financing for several upcoming capital projects including the purchase of the Edgewood property along with infrastructure, the downtown project, the construction of a new maintenance garage, and improvements to Fire Station #1. The total for the projects would be \$11,650,000. He noted that there are expected offsetting revenues including a KU grant in the amount of \$250,000, a PDI grant for \$600,000, and the sale of lots at Edgewood. He mentioned other governments or state grants, corporate sponsorships, and other fundraising ideas for downtown. The Enterprise Fund will pay for half of the Maintenance Garage Project. The Council discussed the estimated expenditure amounts with Mayor Traugott noting that Thoroughbred Engineering had come in under budget for their work at Edgewood. Council member Dake noted that the improvements to the Fire Station had been increased and asked if that was estimated high? Mayor Traugott stated that the original amount was for necessary repairs but the higher amount also includes renovations. Chief Murray stated that improvements to the Fire Station will definitely help with recruitment. Mayor Traugott presented a proposal for a \$9.8 million dollar general obligation bond issue with a goal being to use escrowed funds to pay off the balloon payment and make long-term financing unnecessary. The Council went on to discuss the City's investments and what the fund balance should be maintained at. The ARPA and CARES money will go to the general fund bottom line except for \$300,000 of the ARPA funds that were earmarked for the Smart Meter Project. Mayor Traugott brought up the possibility of a water impact fee. The City currently charges a sewer impact fee but not for water so any upgrades to the Water Treatment Plant cannot be paid for with the current impact fee funds. Mayor Traugott stated that Stan Kramer, with First Kentucky Securities, will be here he first meeting in July to talk about the proposed multi-project bond.

Mayor Traugott adjourned the meeting without objections.

APPROVED:

BRIAN TRAU GOTT, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK