

Woodford County Fiscal Court

Regular Meeting 2nd Floor Court Room Tuesday, May26, 2026, at 5:30 PM EST (4:30 PM CT)

1. Call To Order And Roll Call

2. Invocation And Pledge

3. Good Of The County

4. Public Comment

5. Approval Of Minutes

Documents:

[MINUTES MAY 12, 2026 COMMITTEE OF THE WHOLE.PDF](#)
[MINUTES MAY 12, 2026.PDF](#)

6. Reports

6.a. Run/Walk Event Request

- Run 4 DC

Documents:

[RUNWALK EVENT - RUN4DC.PDF](#)

6.b. Treasurer

6.c. Solid Waste & Recycling

- Household Hazardous Waste Grant Agreement

- Bid Process for the Household Hazardous Waste Event

- Waste Tire Grant Agreement

7. General Orders And Unfinished Business

7.a. Board Appointments

7.b. Claims

Documents:

[5-15-2026 BILL LIST \(ADDITIONAL BILL LIST FOR THE 5-26-2026 F. CT. MTG.\) \(APPROVED VIA EMAIL APPROVAL ON 5-14-2026\).PDF](#)
[5-26-2026 BILL LIST.PDF](#)

7.c. Transfers

Documents:

[5-26-2026 TRANSFER LIST.PDF](#)

7.d. Personnel Order

7.e. Big Sink Sidewalk Project

- Supplemental Letter Agreement

Documents:

[BIG SINK SW - LET_AECOM NO.3.PDF](#)
[BIG SINK SW AND SUP-CHANGE ORDER NO 3.PDF](#)

8. New Business

8.a. Proposed First Reading Ordinance 2026-04 - Budget FY 2026-2027

8.b. Proposed First Reading Ordinance 2026-05 Zoning Map Amendment - Liftoff Equestrian
2108 Huntertown Road

Documents:

[ORD. 2026-05 ZONING MAP AMEND. LIFTOFF EQUESTRIAN 2108
HUNTERTOWN RD RR TO A1.PDF](#)

9. Announcements

9.a. Magistrates

9.b. County Attorney

9.c. Judge/Executive

10. Adjournment

This agenda is subject to change. Public attendance is welcome. All meetings are livestreamed to the Woodford County, Kentucky [Facebook page](#) and [YouTube channel](#).

SPECIAL FISCAL COURT MEETING: Woodford County Courthouse,
Tuesday, May 12, 2026, at 3:00 p.m.

PRESIDING: James Kay, Woodford County Judge/Executive

PRESENT: Magistrates Liles Taylor, John Gentry, Darrell Varner, Kelly Carl, William Downey,
Larry Blackford, Mary Ann Gill, and Jackie Brown

The Fiscal Court held a Special Meeting for the purpose of meeting as a Committee of the Whole for the Employee Health Benefit presentation, continued discussion on the IRB for Castle & Key, and the budget discussion for FY 2026-2027.

Employee Health Benefit Presentation

1. A motion was made by Kelly Carl and seconded by William Downey to approve option 1 with the least impact on employee contribution as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

FY 2026-2027 Budget Discussion

2. A motion was made by Liles Taylor and seconded by Larry Blackford to include the allocation of \$350,000.00 in the proposed budget for FY 2026-2027 for property acquisition and affordable housing.

VOTING AYE: All Present

MOTION CARRIED

IRB – Castle & Key (1:05:12 YouTube Recording)

The County Attorney explained that an amended ordinance was submitted after the first reading passed at the May 12, 2026, meeting, adding a provision allowing the issuer to terminate the bonds after 20 years. Because this is a substantive change, he recommended nullifying the prior first reading and conducting a new first reading with the updated language.

Mr. Eifler clarified that the Industrial Revenue Bonds (IRBs) are conduit bonds, meaning the County acts only as issuer and bears no financial responsibility. Repayment comes solely from company lease payments, with no pledge of County credit or taxing authority, and no County liability in the event of default.

Mr. Eifler further explained that the County would hold only “nominal paper title” during the term and would transfer it back to the company at the end for a nominal amount, with the company treated as the economic owner throughout. He noted the County was directed to work with the fire district regarding an estimated \$6,000 annual revenue impact. The County proposed a “hold harmless” approach using a PILOT structure, funded by growing barrel tax revenues (approximately \$22,000 in 2023 increasing to about \$58,000 in 2025), but the fire board rejected the proposal.

Mr. Eifler also explained that a PILOT (Payment in Lieu of Taxes) is used in IRB structures to offset tax abatements and hold taxing districts harmless, particularly school districts affected under Kentucky’s SEEK funding formula. Because increased taxable value can reduce state SEEK funding, the proposal uses a percentage-based PILOT tied to property value, so it automatically adjusts over time and keeps districts financially neutral.

Mr. Eifler stated the estimated immediate local impact of the bonds is about a \$30,000 annual reduction across taxing districts, including roughly \$8,650 to the county, \$6,980 to the fire district, \$7,400 to the library, \$2,900 to the health district, and \$2,300 to the extension district. He contrasted this with approximately \$796,000 in annual revenue currently generated by the company through barrel taxes, occupational taxes, and net profits taxes, with barrel tax revenue growing from about \$320,000 in 2023

to roughly \$726,000 in 2025. Overall, he emphasized that the proposed 20-year abatement is small compared to the company’s significant and growing local economic contribution. Hoppy Henton emphasized the importance of agriculture in Woodford County and its strong “symbiotic” relationship with the distilling industry, noting that local farms supply major crops—especially corn used by distilleries like Castle & Key—supporting both agriculture and the local economy. The discussion also noted that Castle & Key currently supports about 100 local jobs, with additional anticipated employment including 3–5 jobs from a pizza restaurant and 20–30 future hotel jobs, reflecting phased growth tied to development.

Judge Kay indicated that the first reading vote would be addressed later in the meeting under committee reports.

FY 2026-2027 Budget Discussion (Continued)

- 3. A motion was made by Liles Taylor and seconded by John Gentry to include the allocation of \$250,000.00 in the proposed budget for FY 2026-2027 for Property Development Rights Project.

VOTING AYE: Taylor, Gentry, Carl, Downey, Blackford
VOTING NAY: Varner, Gill, Brown **MOTION CARRIED**

- 4. A motion was made by Liles Taylor and seconded by Darrell Varner to include the allocation of \$2,000.00 in the proposed budget for FY 2026-2027 for Property Development Rights Project.

VOTING AYE: All Present
ABSTAINED: Blackford **MOTION CARRIED**

Judge/Executive Kay recessed the meeting and reconvened as the Committee of the Whole following the Regular Meeting at 5:30 p.m. on May 12, 2026, to continue discussion.

FY 2026-2027 Budget Discussion (Continued)

- 5. A motion was made by John Gentry and seconded by Liles Taylor to increase the Road Department Overtime allocation from \$45,000.00 to \$55,000.00.

VOTING AYE: All Present **MOTION CARRIED**

- 6. A motion was made by Kelly Carl and seconded by Liles Taylor to include the allocation of \$1,250,000.00 in the proposed budget for FY 2026-2027 for the logistics facility project.

VOTING AYE: All Present **MOTION CARRIED**

- 7. A motion was made by Darrell Varner and seconded by Larry Blackford to include the allocation of \$40,000.00 in the proposed budget for FY 2026-2027 for the dry hydrant assistance cost.

VOTING AYE: All Present **MOTION CARRIED**

- 8. A motion was made by Liles Taylor and seconded by Kelly Carl to allow email approval for any additional include and exclusion items to the proposed budget that were not covered during the May 12, 2026 Committee of the Whole budget discussion.

VOTING AYE: All Present **MOTION CARRIED**

Fire Protection District Budget

9. A motion was made by Mary Ann Gill and seconded by Jackie Brown to accept into the record the budget for the Woodford County Fire Protection District for FY 2026-2027 as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Adjournment

With no objection from the committee, the meeting was adjourned at 7:25 p.m.

JAMES KAY
JUDGE/EXECUTIVE

ATTEST:

Jordan Molla-Coyle, Fiscal Court Clerk

FISCAL COURT REGULAR MEETING: Woodford County Courthouse
Tuesday, May 12, 2026, at 5:30 p.m.

PRESIDING: James Kay, Woodford County Judge/Executive

PRESENT: Magistrates Liles Taylor, John Gentry, Darrell Varner, Kelly Carl, William Downey,
Larry Blackford, Mary Ann Gill, and Jackie Brown

BMX Presentation

Parks and Recreation Director Rich Pictor presented a proposal for Bluegrass BMX to use approximately 4.5 acres of the county park’s “new park land” for a future BMX track. He noted the area is currently leased farmland and would not displace existing park activities. The Parks Board previously approved the proposed location pending Fiscal Court approval.

Bluegrass BMX representatives stated the project would create a BMX facility for youth and family recreation in Central Kentucky and requested land-use approval only, with construction funded through donations and sponsorships rather than county funds. Discussions included tourism potential, public access, parking, maintenance, safety, liability coverage, and future Parks and Recreation programming opportunities.

BMX Land Use at County Park

1. A motion was made by Mary Ann Gill and seconded by Liles Taylor to contingently approve proceeding with the concept for a BMX park at the Woodford County Farm property located at the County Park, previously approved by the Parks and Rec. Board and to allow the Judge/Executive and Director of Parks and Rec. to continue discussion and negotiations thereon.

VOTING AYE: All Present

MOTION CARRIED

COMMITTEE REPORTS

The Fiscal Court Committee of the Whole met prior to the Regular Meeting, May 12, 2026, with all members in attendance.

Proposed First Reading of Ordinance 2026-03 – IRB Castle and Key (with changes to language since first reading April 28, 2026)

2. A motion was made by John Gentry and seconded by William Downey to have the first reading of Ordinance 2026-03 authorizing the issuance of Industrial Building Revenue Bonds in an aggregate principal amount not to exceed \$90,000,000, designated as the County of Woodford, Kentucky Industrial Building Revenue Bonds, Series 2026 (Castle and Key Distillery Project), for the purpose of financing an industrial building project; approving and authorizing the execution and delivery of (A) a Lease Agreement between the County, as lessor, and Peristyle, LLC, as lessee, (B) a Bond Purchase Agreement providing for the issuance, sale, and delivery of the Bonds through a negotiated sale, and (C) related documents; and taking other related actions.

**VOTING AYE: Taylor, Gentry, Carl, Downey,
Blackford**

VOTING NAY: Varner, Gill, Brown

MOTION CARRIED

PUBLIC COMMENT

Mary Katherine Gratz, representing the Woodford County NAACP, thanked the Fiscal Court for approving a \$2,000 budget allocation and said the organization will use the funds to support mentoring and leadership opportunities for minority youth in the community.

APPROVAL OF MINUTES

Judge/Executive Kay called for any additions, corrections, or amendments to the minutes of the Special and Regular Meetings of April 28, 2026. Hearing none, these minutes stood approved as presented.

REPORTS

Treasurer, Melody Traugott – Treasurer Traugott provided a report of the financial status through May 8, 2026, with a total cash amount of \$21,207,723.35, less ARPA restricted funds of \$3,671,928.36, less Sheriff asset forfeiture funds of \$661,369.35, less County Clerk storage fees of \$39,954.68, less opioid settlement funds of \$417,214.20, less payroll \$789,855.05, leaving an adjusted money market checking account balance of \$15,627,401.71.

Emergency Management Director, Drew Chandler

3. A motion was made by Liles Taylor and seconded by Kelly Carl to approve the modified FY 2023 EMP contract as presented and authorize the Judge/Executive to sign same. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

4. A motion was made by Mary Ann Gill and seconded by Liles Taylor to authorize the Emergency Manager to submit pre-applications with no match for the flood mitigation assistance grant opportunity as presented.

VOTING AYE: All Present

MOTION CARRIED

GIS Director, Kenneth Johns

5. A motion was made by William Downey and seconded by Kelly Carl to approve the out-of-state travel request for the GIS Director and members of the Maintenance Department as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Purchase of a Stage

6. A motion was made by Liles Taylor and seconded by Larry Blackford to approve the purchase of a stage as presented with the out-of-state travel request by the GIS Director.

VOTING AYE: All Present

MOTION CARRIED

Road Department – Additional Bid Process for Striping and Paving

7. A motion was made by Kelly Carl and seconded by Darrell Varner to authorize the bid process for striping and paving to be completed in the current fiscal year if deemed necessary by the Road Supervisor.

VOTING AYE: All Present

MOTION CARRIED

Section 125 Plan and Flexible Spending Account Renewal

8. A motion was made by Kelly Carl and seconded by Liles Taylor to approve the Section 125 and Flexible Spending Account for FY 2026-2027 as presented and authorize the Judge/Executive to sign same. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Sheriff's Office Franchise Settlement for May 2025 – April 2026

9. A motion was made by Mary Ann Gill and seconded by Darrell Varner to approve the 2025 property tax settlement for the Sheriff's Office as presented and authorize the Judge/Executive to sign same. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

COMMITTEE REPORTS (CONTINUED)

The Committee of the Whole met prior to the Fiscal Court meeting to review the fiscal year budget and approved Option 1 of the employee health benefits plan with no changes to employee contributions.

The committee also discussed the Castle & Key IRB and conducted budget discussions, which were scheduled to continue later in the meeting following completion of the remaining agenda items.

Employee Health Benefit Presentation

10. A motion was made by Liles Taylor and seconded by Kelly Carl to approve option 1 with the least impact on employee contribution as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

GENERAL ORDERS AND UNFINISHED BUSINESS

Board Appointments

11. A motion was made by John Gentry and seconded by William Downey to reappoint Marilyn Sears to the Cemetery Preservation Board for a three-year term set to expire May 31, 2029. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Claims

With no objection from the court, the claims due will be paid.

12. A motion was made by Mary Ann Gill and seconded by Jackie Brown to approve the claim from Blackburn and Ward in the amount of \$750.00 for indigent burial fund request previously approved April 14, 2026, and authorize the disbursement of those funds. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Transfers

13. A motion was made by Kelly Carl and seconded by Larry Blackford to approve the transfers as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Personnel Order

14. A motion was made by John Gentry and seconded by Liles Taylor to approve the personnel order as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Opioid Abatement Fund Request – The City of Versailles approved the use of funds for the position as well and made a change to the title of the Opioid Resource Specialist.

NEW BUSINESS

AOC Facilities Reimbursement Lease Agreements

15. A motion was- made by Mary Ann Gill and seconded by Liles Taylor to approve the reimbursement lease agreements between AOC and the Woodford County Fiscal Court for the Annex and Courthouse for FY 2026-2027 as presented and authorize the Judge/Executive to sign any and all documents related thereto. (Attachment)

VOTING AYE: All Present

MOTION CARRIED

South Woodford Water District – Water Tower Property

Judge/Executive Kay provided an update on the South Woodford Water District, noting ongoing improvements and major infrastructure projects funded through a large state allocation secured with support from local legislators. He highlighted plans for a new water tower in the Dry Ridge Road area and ongoing upgrades to water lines throughout the district

Adjournment

With no objection, the Judge/Executive called a brief recess to reconvene as the Committee of the Whole. After the committee adjourned, the Fiscal Court reconvened for announcements and then adjourned the meeting at 7:32 p.m., concluding with a moment of silence in memory of Dr. Julia Robinson.

JAMES KAY
JUDGE/EXECUTIVE

ATTEST: _____
Jordan Molla-Coyle, Fiscal Court Clerk

Woodford County Run/Walk Event Request Form - Submission #194

Date Submitted: 4/28/2026

The primary purpose of this form is to facilitate a comprehensive review process by the governing body. It allows for the assessment of potential impacts on the community, ensures compliance with local regulations, and helps coordinate necessary resources such as police assistance, medical support, and sanitation services. By providing detailed information upfront, organizers can streamline the approval process and identify any requirements or restrictions early in the planning stages.

1. Event Details

Event Name:*

Simmons Elementary Run 4 DC 5K

Requested Date(s)*

9/19/2026

08:00 AM

—

9/19/2026

09:30 AM

Alternate Date(s)

mm/dd/yyyy

hh:mm am/pm

—

mm/dd/yyyy

hh:mm am/pm

Event Description:*

This will be the 15th Simmons Elementary Run 4 DC 5K. The purpose of this race is to raise funds that will offset the cost of the 5th Grade Washington, DC in April 2027. The race starts right across the street from Simmons in the Village. Runners will cross High Street, turn right on South Hill, cross Falling Springs Blvd into Adena Trace, turn around at the dead end, and come back to Simmons.

Expected Number of Attendees*

250

Historical Attendance Figures (if applicable)

2. Organizer Information

Organization Name:*

Simmons Elementary

Type of Organization*

Educational Institution



Primary Contact Person*

Kendra Wadsworth

Phone Number*

859-612-1211

Email Address

kendra.wadsworth@woodford.kyschools.us

3. Logistics and Operations

Route Map

Run 4 DC Route.docx

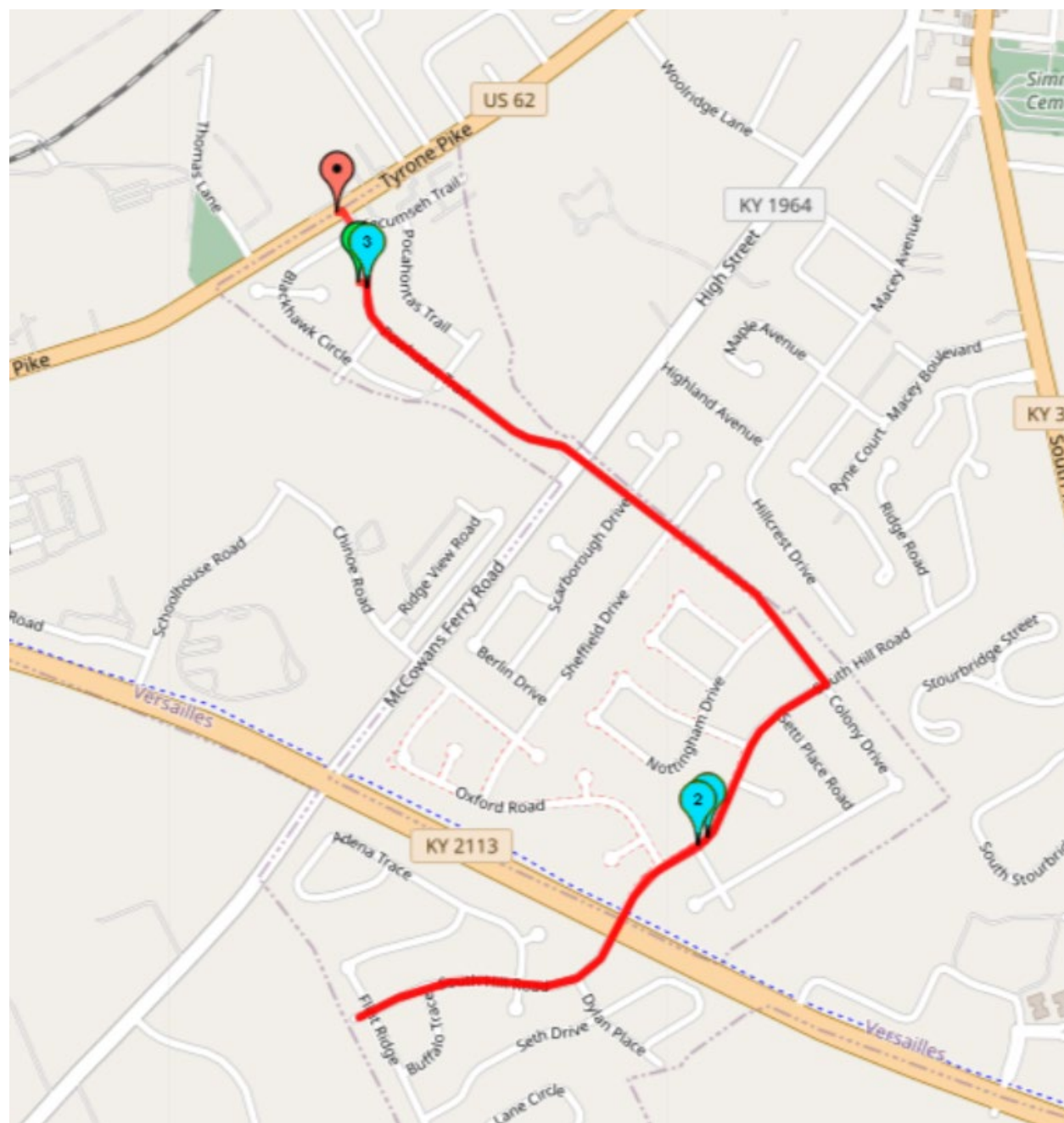
Marking Methods

The timing company marks the route with arrows and mile markers.

Need for Road Closures or Traffic Control*

☒ Yes

☐ No



*Additional Bill List for the 5-26-26 F. Ct. Mtg. (Approved via Email Approval on 5-14-26)

Woodford County Fiscal Court

5-15-2026 Outstanding Vendor Claims*

006352: VISA-2 (STOCK YARDS BANK)

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/14/2026	USPS 105	SO 1-GROUND ADVANTAGE MAIL	01-5015-5630	SHERIFF POSTAGE		\$8.85
5/14/2026	USPS 693	SO 2-LARGE ENVELOPES 1ST CLASS MAIL & 1-GROUND ADVANTAGE MAIL	01-5015-5630	SHERIFF POSTAGE		\$15.41
5/14/2026	CB000713 4-16-26	SO CREDIT SCORECARD CASHBACK REWARD	01-5015-4450	SHERIFF OFFICE SUPPLIES		(\$4.42)
5/14/2026	IDENTOGO UZKY6QSHB	SO FINGER PRINTING SERVICE: FB	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$22.00
5/14/2026	IDENTOGO UZKY6QVQV	SO FINGER PRINTING SERVICE: GB	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$22.00
5/14/2026	IDENTOGO UZKY6QKJ4V	SO FINGER PRINTING SERVICE: JF	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$22.00
5/14/2026	IDENTOGO UZKY6QKKN	SO FINGER PRINTING SERVICE: RO	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$22.00
5/14/2026	H KROGER 24142G	SO JUROR BOTTLED WATER	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$19.83
5/14/2026	JIMMY JOHNS 4-28-26	SO JUROR MEALS	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$196.69
5/14/2026	AXON 00361955	SO TASER INSTRUCTOR SCHOOL 2-DAY: RO	01-5015-5740	SHERIFF TRAINING		\$895.00
006352: VISA-2 (STOCK YARDS BANK)						\$1,219.36

006896: PNC BANK NATIONAL ASSOCIATION

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/14/2026	DOLLAR GENERAL 443242	AC LAUNDRY DETERGENT	01-5205-4020	ANIMAL CONTROL SUPPLIES & EQUIP		\$40.00
5/14/2026	DOLLAR GENERAL 437951	AC MAGIC ERASERS & LAUNDRY DETERGENT	01-5205-4020	ANIMAL CONTROL SUPPLIES & EQUIP		\$22.90
5/14/2026	KROGER 016827	AC PEANUT BUTTER	01-5205-4020	ANIMAL CONTROL SUPPLIES & EQUIP		\$23.96

5/14/2026	KROGER 016827	AC WAX PAPER	01-5205-4030	ANIMAL CONTROL FOOD	\$2.99
5/14/2026	AMAZON 114- 1216148- 0049841	ANNEX TOILET BOWL CLEANER & TISSUE PAPER	01-5086-4110	ANNEX CUSTODIAL SUPPLIES	\$121.16
5/14/2026	AMAZON 113- 5641840- 3796218	ANNEX WASP & HORNET KILLER	01-5086-5710	ANNEX REPAIRS	\$96.50
5/14/2026	QUALITY OUTDOOR PRODUCTS	CLIFTON PAVILION PANELS, EAVE DRIPS, OUTSIDE CORNERS, RIDGE CAPS. & WOOD SCREWS	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$655.40
5/14/2026	22912 QUALITY OUTDOOR PRODUCTS	CLIFTON PAVILION SERVICE CHARGE FOR CC PURCHASE	01-5085-5030	OFF-SITE BANK CHARGES/CREDIT CARD FEES	\$19.66
5/14/2026	22912 CENTRAL KY TRUSS 260168- A	CLIFTON PAVILION TRUSSES	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$411.00
5/14/2026	LOWE'S 75761	CLIFTON PAVILION WRAP PRISM LED, SCREWS, EAVE TRIM, RAKE TRIM, MASTER RIB, TUFTEX P CR COPY PAPER, CONTRACTOR	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$1,062.18
5/14/2026	AMAZON 111- 3727503- 2912260	CR COPY PAPER, CONTRACTOR BAGS, & HAND SOAP	01-5020-3080	CORONER SUPPLIES	\$74.08
5/14/2026	HARBOR FREIGHT 003337361095	CRITTENDEN CABIN WINCH & WINCH GLOVES	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$94.97
5/14/2026	150 AMAZON 114- 1216148- 0049841	CT TOILET BOWL CLEANER & TISSUE PAPER	01-5080-4110	MAINTENANCE CUSTODIAL SUPPLIES	\$121.15
5/14/2026	USPS 978	ELECTION 4-13-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$67.60
5/14/2026	USPS 229	ELECTION 4-15-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$67.60
5/14/2026	USPS 127	ELECTION 4-17-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$67.60
5/14/2026	USPS 169	ELECTION 4-21-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$72.80
5/14/2026	USPS 216	ELECTION 4-23-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$26.00
5/14/2026	USPS 991	ELECTION 4-6-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$145.60
5/14/2026	USPS 004	ELECTION 4-7-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$49.40
5/14/2026	USPS 867	ELECTION 4-8-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$65.00
5/14/2026	USPS 072	ELECTION 4-9-26 POSTAGE	01-5065-5630	ELECTION POSTAGE	\$41.60
5/14/2026	AMAZON 114- 3351528- 6498614	EMS ALL PURPOSE CLEANER	01-5140-5710	AMBULANCE BLDG MAINT	\$148.00
5/14/2026	1ST RESPONSE	EMS PALS & ACLS PROVIDER ECARDS	01-5140-5740	AMBULANCE TRAINING	\$48.00

	OF THE BLUEGRASS 8FEZZAZE34J				
5/14/2026	AMAZON 114- 8766998- 9303412	EMS PLEDGE, AIR FRESHENER, ZEVO REFILL CARTRIDGES, WATER FILTERS, & LAUNDRY DETERGENT	01-5140-5710	AMBULANCE BLDG MAINT	\$219.36
5/14/2026	AMAZON 114- 3415699- 8757805	EMS PRINTER INK CARTRIDGES	01-5140-4450	AMBULANCE OFFICE/SUPPLIES	\$78.39
5/14/2026	1ST RESPONSE OF THE BLUEGRASS 8FEZZAZE34J	EMS SERVICE CHARGE FOR PALS & ACLS PROVIDER ECARDS	01-5140-5030	AMBULANCE BANK CHARGES/CREDIT CARD FEES	\$1.44
5/14/2026	YOUTUBE 04132026	EMS YOUTUBE TV 4K PLUS	01-5140-5730	AMBULANCE TELEPHONE	\$10.83
5/14/2026	AMAZON 113- 8471045- 4452259	FOUR LETTER OPENERS, PENS, NOTE PADS, POST-IT NOTES, RECEIVED/DATE STAMP, & FILE	01-5025-4450	FISCAL COURT OFFICE SUPPLIES	\$172.84
5/14/2026	QUALITY OUTDOOR PRODUCTS 27104	FOIDERS GC BLACK TRIM, OUTSIDE CORNER, & WOOD SCREWS	01-5082-5710	CO CLERK SATELLITE OFFICE RENEWAL REPAIRS	\$169.30
5/14/2026	QUALITY OUTDOOR PRODUCTS 27104	GC SERVICE CHARGE FOR CC PURCHASE	01-5082-5030	CO CLERK SATELLITE OFFICE BANK CHARGES/CREDIT CARD FEES	\$5.08
5/14/2026	QUALITY OUTDOOR PRODUCTS27	GC SERVICE CHARGE FOR CC PURCHASE	01-5082-5030	CO CLERK SATELLITE OFFICE BANK CHARGES/CREDIT CARD FEES	\$1.86
5/14/2026	QUALITY OUTDOOR PRODUCTS 105	GC SOLAR SEAL GREEN CAULK & 6" HEX DRIVER	01-5082-5710	CO CLERK SATELLITE OFFICE RENEWAL REPAIRS	\$62.06
5/14/2026	27105 N-ABLE TECHNOLOGI ES 5239414	IT 3/1/26-2/28/27 SUBSCRIPTION N- ABLE MSP MANAGER/MSPM COMMITMENT	01-5091-3980	INFORMATION TECHNOLOGY CONTRACTED SERVICES	\$420.00
5/14/2026	BEST BUY 012683	IT CREDIT HDMI SPLITTER	01-5091-7390	INFORMATION TECHNOLOGY EQUIPMENT	(\$69.99)
5/14/2026	BEST BUY 001316	IT HDMI SPLITTER	01-5091-7390	INFORMATION TECHNOLOGY EQUIPMENT	\$69.99
5/14/2026	STARLINK INV-DF-US- MHK4ZHZV5 UZ2CE9RLW	IT LOCAL PRIORITY TERMINAL ACCESS CHARGE & 50G DATA BLOCK 3/1-4/1/26	01-5091-3980	INFORMATION TECHNOLOGY CONTRACTED SERVICES	\$130.00

5/14/2026	HARBOR FREIGHT 03886769	JAIL PREMIUM JUMP STARTER	03-5101-3400	JAIL VEHICLE REPAIR	\$159.99
5/14/2026	KI HUMANITIES COUNCIL, INC. KY250-	JH KENTUCKY HUMANITIES COUNCIL	01-5435-3420	JOUETT HOUSE OPERATIONS	\$150.00
5/14/2026	03 AMAZON 113- 0432427-	MCC AIR FILTERS	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$98.06
5/14/2026	1336263 HARBOR FREIGHT 003336211115	MN 24" DIGITAL LASER LEVEL	01-5080-5710	MAINT. CTHOUSE RENEWAL REPAIRS	\$69.99
5/14/2026	703 AMAZON 114- 0451052-	MN POISON IVY OIL REMOVAL & ITCH RELIEF PADS	01-5080-5710	MAINT. CTHOUSE RENEWAL REPAIRS	\$65.96
5/14/2026	6240262 THE BOOK DEPOT 271546010409	MN UNIFORM BOOTS: JC	01-5080-4810	MAINTENANCE UNIFORMS	\$96.25
5/14/2026	2618702 AMAZON 114- 7971720-	MN UNIFORM BOOTS: RH	01-5080-4810	MAINTENANCE UNIFORMS	\$99.97
5/14/2026	6011434 O'REILLY AUTO PARTS 5209-330918	MN VENT CLIPS	01-5080-3400	MAINTENANCE VEHICLE REPAIRS	\$9.99
5/14/2026	SPYPOINT SO- W3310732	PARKS MONTHLY PREMIUM PLAN FEES FOR 2-CAMERAS	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$30.00
5/14/2026	LOWE'S 75788	PARKS TRACK & FIELD BLDG 48' SOLAR PLAS LE, 40W A15 APPL GE, SLR FLOOD, TWISTER PROFLEX	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$319.21
5/14/2026	CALLIES HOMESTYLE RESTAURAN T 3-27-26	MINI COAX STPL RD & MN MANDATORY MEETING MEALS	01-9100-4250	MANDATORY TRAINING/MEETINGS REFRESHMENTS	\$249.60
5/14/2026	O'REILLY AUTO PARTS 5209-331349	RD FUEL FILTER	02-6105-3360	ROAD MACH/EQUIP REPAIRS	\$521.16
5/14/2026	AMAZON 113- 6230610-	RD FUEL HOUSE SHIELDED WIRE	02-6103-3340	ROAD BLDG MAINT & REPAIR	\$83.99
5/14/2026	2461844 AMAZON 111- 9601087-	RD PENS	02-6103-4450	ROAD OFFICE SUPPLIES	\$21.82
5/14/2026	8017028 AMAZON 111- 6281402	RD PUSH PINS, LAMINATING BOUCHES PAPER CLIPS CORP	02-6103-4450	ROAD OFFICE SUPPLIES	\$130.13

5/14/2026	0281495- 4325830 AMAZON 114- 8997919-	POUCHES, PAPER CLIPS, CORK BOARD. & COPY PAPER SW CORDLESS IMPACT WRENCH	01-5215-4680	RECYC/SW SUPPLIES	\$89.99
5/14/2026	5428240 AMAZON 114- 8997919-	SW FLOOR JACK	01-5215-4680	RECYC/SW SUPPLIES	\$42.38
5/14/2026	5428240 KY DEPT REVENUE	TR SALES & USE TAX 1/1-3/31/26	01-9500-5720	SALES & USE TAX	\$28.13
5/14/2026	139110018 KY DEPT REVENUE 139110018	TR SERVICE FEE FOR SALES & USE TAX PAYMENT ONLINE	01-5040-5030	TREAS/TAX ADM BANK CHARGES/CREDIT CARD FEES	\$0.77
006896: PNC BANK NATIONAL ASSOCIATION					<u>\$7,083.70</u>
Grand Total					<u><u>\$8,303.06</u></u>

Woodford County Fiscal Court

5-26-2026 Outstanding Vendor Claims

000007: DISPONETTE SERVICE CO, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	54664	JAIL LABOR & MATERIALS TO FURNISH & INSTALL COMMERCIAL HOT-WATER BOILER	03-5101-3340	JAIL BUILDING REPAIR		\$24,512.00
5/20/2026	54668	JAIL LABOR & MATERIALS TO REPLACE LEAKING BOILER ASSEMBLY	03-5101-3340	JAIL BUILDING REPAIR		\$1,093.21
000007: DISPONETTE SERVICE CO, INC						\$25,605.21

000028: JACK KAIN FORD, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	667886/1	EMS VEHICLE EVALUATION DUE TO ROUGH SHIFTING & ROARING WHILE DRIVING	01-5140-3400	AMBULANCE VEHICLE REPAIRS		\$129.95
000028: JACK KAIN FORD, INC						\$129.95

000054: KENWAY DISTRIBUTORS, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	399609	ANNEX WET MOP HEADS & TISSUE PAPER	01-5086-5710	ANNEX REPAIRS		\$269.10
5/20/2026	399609	CT WET MOP HEADS & TISSUE PAPER	01-5080-5710	MAINT. CTHOUSE RENEWAL REPAIRS		\$269.10
000054: KENWAY DISTRIBUTORS, INC						\$538.20

000096: WOODFORD SUN CO., INC.-1

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	3042	FC ADS	01-5025-3020	FISCAL COURT ADVERTISING		\$6,577.55
5/20/2026	3042	OTF ADS	01-5310-5480	OPIOID TASK FORCE		\$3,045.00
5/20/2026	3042	RD ADS	02-6103-4450	ROAD OFFICE SUPPLIES		\$78.40
5/20/2026	3042	VC ADS	01-5340-3481	WOODFORD COUNTY VETERANS COMMISSION PROGRAM SUPPORT		\$930.00

000096: WOODFORD SUN CO., INC.-1 **\$10,630.95**

000103: MAGO CONSTRUCTION CO., INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	092545	RD 1,043.95 TONS SURFACE ASPHALT - PATTERSON LANE	02-6105-4310	ROAD MATERIALS		\$99,175.25
5/20/2026	092546	RD 1,093.44 TONS SURFACE ASPHALT - PATTERSON ROAD	02-6105-4310	ROAD MATERIALS		\$103,876.80
5/20/2026	092388	RD 16.34 TONS COLD MIX	02-6105-4310	ROAD MATERIALS		\$1,879.10
000103: MAGO CONSTRUCTION CO., INC.						\$204,931.15

000107: LOGAN'S UNIFORM RENTAL INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	120215633	SO MATS	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$92.79
5/20/2026	120218312	SW DUST MOPS, WET MOPS, & MATS	01-5215-4680	RECYC/SW SUPPLIES		\$66.54
5/20/2026	120216952	SW TOWELS, DUST MOPS, WET MOPS, & MATS	01-5215-4680	RECYC/SW SUPPLIES		\$72.59
000107: LOGAN'S UNIFORM RENTAL INC						\$231.92

000160: WOODFORD FEED CO. INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	1021045	JH 1-LOAD MULCH	01-5435-4060	JOUETT HOUSE BLDG MAINT/SUPPLIES		\$325.00
5/20/2026	1018189	RD 2-RAKES	02-6105-4310	ROAD MATERIALS		\$39.98
5/20/2026	1021144	RD STRAW & KY31 GRASS SEED	02-6105-4310	ROAD MATERIALS		\$87.00
000160: WOODFORD FEED CO. INC.						\$451.98

000179: PARKS & RECREATION DEPT.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	05262026	PARKS CAPITAL IMPROVEMENT FUNDS INDOOR POOL CEILING PAINTING	01-5401-5070	PARKS & RECREATION		\$27,500.00
000179: PARKS & RECREATION DEPT.						\$27,500.00

000253: HARROD CONCRETE & STONE

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	724625	RD 7.52 TONS #2 ROCK & FUEL SURCHARGE	02-6105-4310	ROAD MATERIALS		\$132.73

000253: HARROD CONCRETE & STONE **\$132.73**

000343: MEANS & GAY TOOL CO., LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	120689	PARKS GATE MATERIAL	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$45.00
5/20/2026	120682	PARKS GATE TUBES	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$150.00
000343: MEANS & GAY TOOL CO., LLC						\$195.00

000400: BLUEGRASS INTERNATIONAL

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	N7077	RD 2027 TANDEM-AXLE DUMP TRUCK	02-6105-7210	ROAD MAINT EQUIP		\$266,493.75
000400: BLUEGRASS INTERNATIONAL						\$266,493.75

001493: WILSON EQUIPMENT CO., LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	P88118	RD FILTER ASSEMBLY & DRAIN COCK	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$247.52
001493: WILSON EQUIPMENT CO., LLC						\$247.52

001552: QUALITY FEEDS FARM & PET, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	05082026	AC DOG FOOD	01-5205-4030	ANIMAL CONTROL FOOD		\$114.00
001552: QUALITY FEEDS FARM & PET, INC.						\$114.00

001874: DUPLICATOR SALES & SERVICE, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	1302207	JAIL 4/12-5/11/26 COPIER MAINTENANCE	03-5101-4450	JAIL OFFICE SUPPLIES		\$71.87
5/20/2026	1302206	JAIL 4/12-5/11/26 COPIER MAINTENANCE	03-5101-4450	JAIL OFFICE SUPPLIES		\$50.57
001874: DUPLICATOR SALES & SERVICE, INC						\$122.44

001966: ECOLAB, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	6359075334	JAIL LAUNDRY BLEACH	03-5101-4110	JAIL CUSTODIAL SUPPLIES		\$198.44

5/20/2026	6358994396	JAIL LAUNDRY DETERGENT	03-5101-4110	JAIL CUSTODIAL SUPPLIES	\$612.00
001966: ECOLAB, INC					\$810.44

002201: MAIN STREET HARDWARE, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	91726/2	EMS BATTERIES, HANDLE, FLOOR SQUEEGEE, #7 & #8 ADHV, & EXTENSION CORD	01-5140-5710	AMBULANCE BLDG MAINT		\$117.93
5/20/2026	91756/2	JAIL DOOR CLOSER	03-5101-3340	JAIL BUILDING REPAIR		\$79.49
5/20/2026	91677/2	MN FH PHILIP SMS & ISOPROPYL ALCOHOL	01-5080-3400	MAINTENANCE VEHICLE REPAIRS		\$37.48
5/20/2026	91546/2	PARKS LOCKER ROOM PEX ADAPTER	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$4.99
5/20/2026	91541/2	PARKS LOCKER ROOM PLUMBING SUPPLIES TO PLUMB ICE MACHINE	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$23.97
5/20/2026	91536/2	PARKS LOCKER ROOM PLUMBING SUPPLIES TO PLUMB ICE MACHINE	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$54.97
5/20/2026	91491/2	PARKS LOCKER ROOM PLUMBING SUPPLIES TO PLUMB ICE MACHINE	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$88.25
5/20/2026	91424/2	RD CONNECTOR, ELBOWS, ADAPTER TERMINAL, COUPLING, CONDUIT NIPPLE, & FEMALE ADAPTER	02-6103-3340	ROAD BLDG MAINT & REPAIR		\$26.69
002201: MAIN STREET HARDWARE, INC						\$433.77

002411: RUGGLES SIGN COMPANY, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	00117316	GC PLAQUES	01-5082-7090	CO CLERK SATELLITE OFFICE FURNITURE & FIXTURES		\$5,130.00
002411: RUGGLES SIGN COMPANY, INC.						\$5,130.00

002634: EDMONDSON PLUMBING & HEATING SUPPLY, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	122234-00	AC 20A TP/WP SELF TEST GFI RECP	01-5205-5710	ANIMAL CONTROL BLDG. MAINT.		\$27.83
5/20/2026	122235-00	AC STACKED SWITCH & COVER	01-5205-5710	ANIMAL CONTROL BLDG. MAINT.		\$16.73
5/20/2026	121502-00	ANNEX GFI COVER	01-5086-5710	ANNEX REPAIRS		\$13.74
5/20/2026	122233-00	CT FUSE PULLER	01-5080-5710	MAINT. CTHOUSE RENEWAL REPAIRS		\$3.80

5/20/2026	121680-00	JH FAN & LIGHT COMBO	01-5435-4060	JOUE'TT HOUSE BLDG MAINT/SUPPLIES	\$48.90
5/20/2026	121726-00	PARKS CONCESSION STANDS FLUSHOMETER, WAX RING, & JOHN BOLTS DOUBLE NUT CL BOLT	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$125.58
5/20/2026	121542-00	PARKS STADIUM BRASS SPUDS & TUBING CUTTER	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$88.94
5/20/2026	121503-00	PARKS STADIUM FLUSH VALVE	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$429.76
5/20/2026	122238-00	RD 24" PIPE	02-6103-3340	ROAD BLDG MAINT & REPAIR	\$575.80
5/20/2026	122588-00	RD HYDRAULIC FITTINGS	02-6105-3360	ROAD MACH/EQUIP REPAIRS	\$39.79
5/20/2026	121679-00	RD TWIN S/P BREAKER	02-6105-3360	ROAD MACH/EQUIP REPAIRS	\$40.79
5/20/2026	122236-00	ROAN RD WATERSHED PROJECT 12" CULVERT PIPE & HUGGER BANDS	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$3,967.50
5/20/2026	122237-00	ROAN RD WATERSHED PROJECT TORQUE WRENCH, WET/DRY CEMENT. & STRONGBACK FNCO	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$138.23
002634: EDMONDSON PLUMBING & HEATING SUPPLY, INC.					\$5,517.39

002718: HILLYARD, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	90139264	AC CLOROX BLEACH	01-5205-4020	ANIMAL CONTROL SUPPLIES & EQUIP		\$1,038.88
5/20/2026	90139264	CT CLOROX BLEACH	01-5080-4110	MAINTENANCE CUSTODIAL SUPPLIES		\$445.26
002718: HILLYARD, INC						\$1,484.14

002975: S&S TIRE TRUCK TIRE CENTER

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	3010278628	MN TIRES	01-5080-3400	MAINTENANCE VEHICLE REPAIRS		\$772.28
002975: S&S TIRE TRUCK TIRE CENTER						\$772.28

003055: DC ELEVATOR CO.,INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	INV-537535- N8P5	ANNEX 5/2026 ELEVATOR MAINTENANCE	01-5086-5710	ANNEX REPAIRS		\$109.53
5/20/2026	INV-537536- P9Q2	CT 5/2026 ELEVATOR MAINTENANCE	01-5080-5710	MAINT. CTHOUSE RENEWAL REPAIRS		\$122.60
003055: DC ELEVATOR CO.,INC.						\$232.13

003091: PAYROLL SOLUTIONS, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	1070574	PAYROLL CHECK DATE 5-7-26	01-5040-3150	PAYROLL SERVICES		\$607.46
003091: PAYROLL SOLUTIONS, INC						\$607.46

003587: BOUND TREE MEDICAL, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	86182338	EMS BLOOD GLUCOSE TEST STRIPS & CURAPLEX DART	01-5140-5500	AMBULANCE MED SUPPLIES		\$378.13
5/20/2026	86182337	EMS HYFIN VENT CHEST SEAL	01-5140-5500	AMBULANCE MED SUPPLIES		\$375.80
5/20/2026	86192419	EMS IV CATHETERS & ENDOTRACHEAL TUBE	01-5140-5500	AMBULANCE MED SUPPLIES		\$129.40
5/20/2026	86183876	W/STYLETTE EMS NALOXONE & BLUNT FILTER NEEDLES	01-5140-5500	AMBULANCE MED SUPPLIES		\$512.00
003587: BOUND TREE MEDICAL, LLC						\$1,395.33

003674: ADVANCED SYSTEMS TECHNOLOGY INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	18145	JAIL REMOTE LABOR FOR IP CAMERA/DVR	03-5101-3340	JAIL BUILDING REPAIR		\$135.00
003674: ADVANCED SYSTEMS TECHNOLOGY INC.						\$135.00

003688: CAREY'S TOWING & RECOVERY, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	55777	SW VEHICLE TOW	01-5215-3400	RECYC/SW VEHICLE MAINT		\$65.00
003688: CAREY'S TOWING & RECOVERY, INC.						\$65.00

003725: NEW ERA OF KENTUCKY, INC.-1

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	04232026	EMS MORPHINE VL	01-5140-5500	AMBULANCE MED SUPPLIES		\$94.00
5/20/2026	04282026	EMS MORPHINE VL	01-5140-5500	AMBULANCE MED SUPPLIES		\$94.00
003725: NEW ERA OF KENTUCKY, INC.-1						\$188.00

004071: RUMPKE OF KENTUCKY, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
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5/20/2026	3147894	SW 4/2025 FLOOD 5/2026 DUMPSTER SERVICE	30-5215-3660	RECYC/S WASTE DUMPSTERS - 4/1-4/8/25 FLOOD EVENT	\$670.00
004071: RUMPKE OF KENTUCKY, INC.					\$670.00

004264: JOHN DEERE FINANCIAL

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	V975180	SW PROPANE LP CYLINDER EXCHANGE	01-5215-4290	RECYC/SW GAS/OIL		\$58.00
004264: JOHN DEERE FINANCIAL						\$58.00

004400: TRAILER PARTS & SERVICE

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	3474	RD SIDEWIND SQUARE JACK TO REPAIR ASPHALT HOT BOX	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$80.00
004400: TRAILER PARTS & SERVICE						\$80.00

005000: 84 LUMBER CO

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	0508-791193	PARKS HANDICRETE FOR GATE	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$280.98
005000: 84 LUMBER CO						\$280.98

005163: TOSHIBA BUSINESS SOLUTIONS

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	6840971	EMS 5/4-6/3/26 COPIER MAINTENANCE	01-5140-4450	AMBULANCE OFFICE/SUPPLIES		\$126.93
005163: TOSHIBA BUSINESS SOLUTIONS						\$126.93

005262: KELLWELL FOODS, INC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	221939	JAIL 2,402 TRAYS SERVED & 40 SACK LUNCHES	03-5101-4250	JAIL FOOD		\$4,849.81
005262: KELLWELL FOODS, INC						\$4,849.81

005466: STAPLES CONTRACT & COMMERCIAL, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	6062046558	JAIL CLEANING WIPES	03-5101-4670	JAIL OTHER SUPPLIES		\$47.45

5/20/2026	6062046559	JAIL COPY PAPER, CARD STOCK, DIVIDERS, & FOLDER	03-5101-4450	JAIL OFFICE SUPPLIES	\$151.71
5/20/2026	6062046557	JAIL SCANNER	03-5101-7250	JAIL OFFICE EQUIP	\$449.99
005466: STAPLES CONTRACT & COMMERCIAL, INC.					\$649.15

005523: WOODFORD OIL COMPANY

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	260515114942	AC FUEL	01-5205-4290	ANIMAL CONTROL GAS/OIL		\$165.68
5/20/2026	260515114942	EMS FUEL	01-5140-4290	AMBULANCE GAS/OIL		\$1,744.69
5/20/2026	260515114942	HD FUEL	01-5231-4290	HEALTH DEPT GAS		\$189.66
5/20/2026	260515114942	JAIL FUEL	03-5101-4290	JAIL GAS/OIL		\$228.91
5/20/2026	260515114942	MN FUEL	01-5080-4290	MAINTENANCE GAS/OIL		\$1,037.48
5/20/2026	260515114942	P&Z FUEL	01-5070-4290	PLANNING & ZONING GAS/OIL		\$97.02
5/20/2026	260511113129	PARKS FUEL	01-5401-4290	PARKS & REC GAS/OIL		\$1,431.58
5/20/2026	SI-36798	RD DIESEL EXHAUST FLUID	02-6105-4290	ROAD GAS/OIL		\$206.80
5/20/2026	26050813587	RD FUEL	02-6105-4290	ROAD GAS/OIL		\$1,743.73
5/20/2026	260511113129	RD FUEL	02-6105-4290	ROAD GAS/OIL		\$840.53
5/20/2026	260515114942	SO FUEL	01-5015-4290	SHERIFF GAS/OIL		\$884.61
5/20/2026	260511113129	SO FUEL	01-5015-4290	SHERIFF GAS/OIL		\$409.71
5/20/2026	260511113129	SW FUEL	01-5215-4290	RECYC/SW GAS/OIL		\$1,273.44
005523: WOODFORD OIL COMPANY						\$10,253.84

005589: MMR INVESTMENTS, INC.-1

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	48068	ELECTION SCREEN SECURITY	01-5065-4460	ELECTION MATERIAL SUPPLIES		\$26.95
005589: MMR INVESTMENTS, INC.-1						\$26.95

005608: CENTRAL BUSINESS SYSTEMS, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	222942	CC POSTAGE METER INK CARTRIDGES	01-5010-4450	CO CLERK OFFICE SUPPLIES		\$248.86
5/20/2026	223249	FC 1/6-4/6/26 COPIER MAINTENANCE	01-5025-4450	FISCAL COURT OFFICE SUPPLIES		\$108.22
5/20/2026	222170	FC 2/20-3/19/26 COPIER OVERAGE DUE TO QRTLY OCC TAX FORMS	01-5025-4450	FISCAL COURT OFFICE SUPPLIES		\$445.11
5/20/2026	222801	FC 3/20-4/19/26 COPIER MAINTENANCE	01-5025-4450	FISCAL COURT OFFICE SUPPLIES		\$84.51

5/20/2026	222023	FC 4/6-5/5/26 COPIER MAINTENANCE	01-5025-4450	FISCAL COURT OFFICE SUPPLIES	\$9.00
5/20/2026	222932	FC 5/6-6/5/26 COPIER MAINTENANCE	01-5025-4450	FISCAL COURT OFFICE SUPPLIES	\$9.00
5/20/2026	223631	FC POSTAGE METER TAPES	01-5025-4450	FISCAL COURT OFFICE SUPPLIES	\$107.41
5/20/2026	223250	RD 3/1-3/31/26 COPIER MAINTENANCE	02-6103-4450	ROAD OFFICE SUPPLIES	\$57.08
005608: CENTRAL BUSINESS SYSTEMS, INC.					\$1,069.19

005609: TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	1853210- 202604-1	SO 4/2026 PERSON SEARCH SERVICES	01-5015-7050	SHERIFF COMPUTER/SOFTWARE		\$100.00
005609: TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.						\$100.00

005697: CREDIT BUREAU SYSTEMS, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	0122762-IN	EMS 4/2026 COLLECTIONS	01-5140-3200	AMBULANCE BILLING		\$4,447.59
5/20/2026	0122762-IN	EMS 4/2026 REFUNDS	01-5140-3200	AMBULANCE BILLING		(\$254.25)
5/20/2026	0122762-IN	EMS PRORATED EQUIPMENT BALANCE	01-5140-3200	AMBULANCE BILLING		\$3,559.47
005697: CREDIT BUREAU SYSTEMS, INC.						\$7,752.81

005886: NETWORK INNOVATION SOLUTIONS CORPORATION

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	12844	IT 5/2026 MANAGED SERVICES	01-5091-3980	INFORMATION TECHNOLOGY CONTRACTED SERVICES		\$2,855.00
005886: NETWORK INNOVATION SOLUTIONS CORPORATION						\$2,855.00

005957: CAUDILL HILL VENTURES, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	12387087	RD HYDRAULIC CYLINDER	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$1,075.11
5/20/2026	12387088	RD HYDRAULIC OIL	02-6105-4290	ROAD GAS/OIL		\$146.16
005957: CAUDILL HILL VENTURES, LLC						\$1,221.27

006035: WISEWAY, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
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5/20/2026	S3921641.001	PARKS LED PHOTOCONTROL STEM TYPE & LED PHOTOCONTROL SWIVEL PENCIL TYPE	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE	\$111.17
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006035: WISEWAY, INC.	\$111.17
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006126: VERSAILLES FAMILY MEDICINE, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	05042026	JAIL 6/2026 INMATE HEALTH SERVICES	03-5101-5490	JAIL MEDICAL SERVICES		\$15,000.00

006126: VERSAILLES FAMILY MEDICINE, LLC	\$15,000.00
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006135: QUADIENT, INC.-1

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	Q2345671	CC 6/1-8/31/26 POSTAGE METER LEASE	01-5010-5630	CO CLERK POSTAGE		\$554.46

006135: QUADIENT, INC.-1	\$554.46
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006142: PERFECTION GROUP, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	SCHED004284	CT 5/2026 CERTIFIED	01-5080-5710	MAINT. CTHOUSE RENEWAL		\$2,030.00
	2	MAINTENANCE		REPAIRS		
5/20/2026	SV2047962	JAIL HVAC 6 REPAIR	03-5101-3340	JAIL BUILDING REPAIR		\$924.50

006142: PERFECTION GROUP, INC.	\$2,954.50
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006158: MEDVET ASSOCIATES, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	3586423	AC CREDIT COMMUNAL CREMATION	01-5205-5490	ANIMAL CONTROL MEDICAL SERVICES		(\$79.20)
5/20/2026	3585135	AC EUTHANASIA	01-5205-3990	ANIMAL CONTROL EUTHANASIA		\$93.60
5/20/2026	3585135	AC K-9 MEDICAL	01-5205-5490	ANIMAL CONTROL MEDICAL SERVICES		\$210.60

006158: MEDVET ASSOCIATES, LLC	\$225.00
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006283: WILLIAM BROOK HAYNES

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	1561	EMS MIDWAY 4/2026 MOWING SERVICES	01-5140-5710	AMBULANCE BLDG MAINT		\$375.00
5/20/2026	1560	GC 4/2026 MOWING SERVICES	01-5082-5710	CO CLERK SATELLITE OFFICE RENEWAL REPAIRS		\$340.00

5/20/2026	1551	MCC 4/2026 MOWING SERVICES	01-5085-5710	OFF-SITE	\$1,325.00
5/20/2026	1559	KD 4/2026 MOWING SERVICES H-TOWN & HIGH ST SIDEWALKS & WOODBURN & OXFORD RET RASINS	02-6103-5430	REPAIRS/MAINTENANCE ROAD LICENSE/SERVICE CONTRACTS	\$2,040.00
006283: WILLIAM BROOK HAYNES					\$4,080.00

006292: GREATAMERICA FINANCIAL SERVICES CORPORATION

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	42020173	RD MONTHLY COPIER LEASE	02-6103-5430	ROAD LICENSE/SERVICE CONTRACTS		\$88.91
				006292: GREATAMERICA FINANCIAL SERVICES CORPORATION		\$88.91

006302: VERSAILLES PRINTING, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	26-0296	MN BUSINESS CARDS: RH	01-5080-4450	MAINTENANCE OFFICE SUPPLIES		\$55.00
				006302: VERSAILLES PRINTING, LLC		\$55.00

006444: ODP BUSINESS SOLUTIONS, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	468375045001	SW PRINTER INK CARTRIDGES & COLOR COPY PAPER	01-5215-4450	RECYC/SW OFFICE SUPPLIES		\$265.62
				006444: ODP BUSINESS SOLUTIONS, LLC		\$265.62

006503: PENN CARE, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	M166102.01	EMS FUROSEMIDE	01-5140-5500	AMBULANCE MED SUPPLIES		\$133.62
				006503: PENN CARE, INC.		\$133.62

006612: LEX-A-LOCK, INC.

Vendor		Account			
Invoice Date	Invoice #	Description	Account #	Description	PO # Amount
5/20/2026	62065-2308	ANNEX NEW DUAL KEYED LEVER HANDLE	01-5086-5710	ANNEX REPAIRS	\$175.00
5/20/2026	62081-2310	ANNEX REPAIRED DOOR LATCH	01-5086-5710	ANNEX REPAIRS	\$125.00
5/20/2026	61839-2288	JUDGE'S SIDE & SERVICE RD NEW MORTISE CYLINDER REKEY & SERVICE	02-6103-3340	ROAD BLDG MAINT & REPAIR	\$265.00
006612: LEX-A-LOCK, INC.					\$565.00

006646: EZ CAR CONNECTION

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	1882	EMS AMBULANCE REPAIR FOR DAMAGE TO WHEEL FLARE & BOX	01-5140-3400	AMBULANCE VEHICLE REPAIRS		\$3,294.41
006646: EZ CAR CONNECTION						\$3,294.41

006647: HSI EMERGENCY CARE SOLUTIONS, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	BMP-2472154	EMS HSI/CPR AED PROGRAM PACKAGE	01-5140-5740	AMBULANCE TRAINING		\$189.00
006647: HSI EMERGENCY CARE SOLUTIONS, INC.						\$189.00

006657: QUENCH USA, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	INV10820577	SO 4/29-7/28/26 SERVICES	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$235.88
006657: QUENCH USA, INC.						\$235.88

006666: HEIDELBERG MATERIALS MIDWEST AGG, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	44804788	CRITTENDEN CABIN 17.62 TONS #57 ROCK	01-5085-5710	OFF-SITE REPAIRS/MAINTENANCE		\$313.99
006666: HEIDELBERG MATERIALS MIDWEST AGG, INC.						\$313.99

006709: MARLIN MANUFACTURING COMPANY, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	380768	JAIL BRASS SPRAY HEAD	03-5101-3340	JAIL BUILDING REPAIR		\$154.35
006709: MARLIN MANUFACTURING COMPANY, INC.						\$154.35

006750: MASTER MEDICAL EQUIPMENT, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	3119299	EMS PATIENT CABLE-R & ADULT REUSABLE SENSOR	01-5140-5500	AMBULANCE MED SUPPLIES		\$620.00
5/20/2026	3119887	EMS ZOLL POWER SUPPLIES	01-5140-7391	AMBULANCE MEDICAL EQUIPMENT		\$514.16
006750: MASTER MEDICAL EQUIPMENT, LLC						\$1,134.16

006811: SUTHERLAND CHEVROLET, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	219162	MN LABOR	01-5080-3400	MAINTENANCE VEHICLE REPAIRS		\$135.00
				006811: SUTHERLAND CHEVROLET, INC.		\$135.00

006856: REBECCA WILSON-2

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026		TR/TA 4/2026 SERVICES	01-5040-1050	TREAS/TAX ADMIN CONTRACTOR		\$4,125.00
				006856: REBECCA WILSON-2		\$4,125.00

006878: BAKER PRODUCTIONS, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	490 APRIL	IT 4/2026 LIVE STREAMING SUPPORT FOR FISCAL COURT MEETINGS	01-5091-3980	INFORMATION TECHNOLOGY CONTRACTED SERVICES		\$400.00
				006878: BAKER PRODUCTIONS, LLC		\$400.00

006946: ASHLEY JACKSON

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026		FP 5/2026 SERVICES	01-5330-5070	FOOD PANTRY EXECUTIVE DIRECTOR CONTRIBUTION - WOODFORD COUNTY LOCATION		\$6,250.00
				006946: ASHLEY JACKSON		\$6,250.00

006959: SUPERCOM, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	2642	JAIL 4/2026 ACTIVE BLU TAGS	03-5101-3980	JAIL HOME INCARCERATION		\$57.00
				006959: SUPERCOM, INC.		\$57.00

007058: CULLIGAN PURE WATERS, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	0019908	ANNEX 4/2026 WATER TREATMENT	01-5086-5710	ANNEX REPAIRS		\$145.00
5/20/2026	0019908	CT 4/2026 WATER TREATMENT	01-5080-5710	MAINT. CTHOUSE RENEWAL REPAIRS		\$75.00
				007058: CULLIGAN PURE WATERS, LLC		\$220.00

007098: LIVING GRACE, INC.

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	101	FC TEMPORARY EMERGENCY HOUSING ASSISTANCE	01-5330-5150	GENERAL WELFARE		\$2,000.00
007098: LIVING GRACE, INC.						\$2,000.00

007119: IRON HORSE HARDWARE, LLC

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	11039	JH ROUND POINT D-HANDLE SHOVEL	01-5435-3340	JOUETT HOUSE MAINTENANCE		\$63.98
5/20/2026	10601	PARKS GATE SUPPLIES	01-5085-5710	OFF-SITE		\$113.95
5/20/2026	10199	PARKS STADIUM HOLE STRAP, ELECTRICAL TAPE, BALL VALVE, ADAPTER, PIPE, & HYDRANT ANTISIPHON	01-5085-5710	REPAIRS/MAINTENANCE OFF-SITE		\$190.71
007119: IRON HORSE HARDWARE, LLC						\$368.64

007136: TEAM HEALTH, INC. (1099-G)

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	31980	TA REFUND OCC TAX YEAR 2024	01-5040-5670	TREAS/TAX ADM REFUNDS		\$601.73
007136: TEAM HEALTH, INC. (1099-G)						\$601.73

03518A: GENUINE PARTS COMPANY

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	253227	EMS DIESEL EXHAUST FLUID	01-5140-3400	AMBULANCE VEHICLE		\$56.58
5/20/2026	253295	EMS RESERVOIR CAP	01-5140-3400	REPAIRS AMBULANCE VEHICLE		\$11.66
5/20/2026	252879	RD AIR FILTER	02-6105-3360	REPAIRS		\$14.23
5/20/2026	253313	RD BATTERY	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$209.19
5/20/2026	253358	RD LISLE LEAK DETECTOR	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$46.99
5/20/2026	253065	RD OIL FILTER	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$51.11
5/20/2026	253082	RD STEEL AW WEIGHTS	02-6105-3360	ROAD MACH/EQUIP REPAIRS		\$20.45
5/20/2026	253189	SW RT INNER TIE ROD END & RT OUTER TIE ROD END	01-5215-3400	RECYC/SW VEHICLE MAINT		\$180.03
5/20/2026	253190	SW TIE ROD ADJUSTING SLE	01-5215-3400	RECYC/SW VEHICLE MAINT		\$23.25
03518A: GENUINE PARTS COMPANY						\$613.49

04652A: CINTAS FIRST AID & SAFETY-1

Invoice Date	Vendor Invoice #	Description	Account #	Account Description	PO #	Amount
5/20/2026	5331995305	SO 1ST AID KIT SERVICE	01-5015-4450	SHERIFF OFFICE SUPPLIES		\$165.88
				04652A: CINTAS FIRST AID & SAFETY-1		\$165.88
					Grand Total	\$628,381.48

TRANSFERS**5-26-2026****EXPENDITURES:**

FROM: 01-9200-9990	GENERAL RESERVE FOR TRANSFER	\$	292,122.23
TO: 01-5015-1780	SO Overtime	\$	5,917.44
TO: 01-5015-4450	SO Office Supplies	\$	518.72
TO: 01-5025-3020	FC Advertising	\$	6,577.55
TO: 01-5025-5730	FC Telephone	\$	845.81
TO: 01-5065-5780	ELECTION Utilities (Internet)	\$	218.23
TO: 01-5080-5780	Courthouse Utilities	\$	294.53
TO: 01-5082-7090	CC Satellite Office Furniture & Fixtures	\$	5,130.00
TO: 01-5085-5030	Off-Site Bank Charges/Credit Card Fees	\$	19.66
TO: 01-5121-3150	Fire Protection (Hydrants)	\$	900.00
TO: 01-5140-3200	EMS Billing	\$	2,161.28
TO: 01-5231-4290	HD Gas	\$	189.66
TO: 01-5310-5480	Opioid Task Force	\$	1,904.12
TO: 01-9300-9990	General Reserve for Transfer to Other Funds	\$	951.48
TO: 01-9300-9990	General Reserve for Transfer to Other Funds	\$	266,493.75

GENERAL RESERVE FOR TRANSFER

FROM: 01-9300-9990	TO OTHER FUNDS	\$	951.48
TO: 02-9200-9990	RD Reserve for Transfer	\$	951.48

FROM: 02-9200-9990	RD RESERVE FOR TRANSFER	\$	951.48
TO: 02-6103-3340	RD Bldg Maintenance & Repair	\$	951.48

GENERAL RESERVE FOR TRANSFER

FROM: 01-9300-9990	TO OTHER FUNDS	\$	266,493.75
TO: 02-9200-9990	RD Reserve for Transfer	\$	266,493.75

FROM: 02-9200-9990	RD RESERVE FOR TRANSFER	\$	266,493.75
TO: 02-6105-7210	RD Maintenance Equipment	\$	266,493.75

FROM: 01-5020-3400	CR VEHICLE MAINTENANCE	\$	33.92
TO: 01-5020-5780	CR Utilities	\$	33.92

FROM: 01-5140-2090	EMS WORKERS COMP	\$	1,695.19
TO: 01-5140-5500	EMS Medical Supplies	\$	1,695.19

FROM: 01-5205-2090	AC WORKERS COMP	\$	1,125.74
TO: 01-5205-4020	AC Supplies & Equipment	\$	1,125.74

Date 5/21/2026

FROM: 01-5215-4810	SW UNIFORMS (SAFETY SHOES)	\$	268.28
TO: 01-5215-3400	SW Vehicle Maintenance	\$	268.28
FROM: 01-5215-3020	SW PUBLIC REL/ADVERTISING	\$	370.25
TO: 01-5215-4290	SW Gas/Oil	\$	370.25
FROM: 01-5215-7250	SW OFFICE EQUIPMENT	\$	1,126.86
TO: 01-5215-5780	SW Utilities	\$	1,126.86
FROM: 01-5435-2030	JH HEALTH/LIFE/DENTAL	\$	348.19
TO: 01-5435-5780	JH Utilities	\$	348.19
FROM: 02-6103-7050	RD COMPUTER EQUIP & SOFTWARE	\$	590.94
TO: 02-6103-5430	RD License/Service Contracts	\$	590.94
FROM: 02-6103-7050	RD COMPUTER EQUIP & SOFTWARE	\$	2,346.34
TO: 02-6105-3360	RD Machine/Equipment Repairs	\$	2,346.34
FROM: 30-9200-9990	FLOOD RESERVE FOR TRANSFER	\$	670.00
TO: 30-5215-3660	SW Dumpsters - 4/1-4/8/25 Flood Event	\$	670.00



Andy Beshear
GOVERNOR

TRANSPORTATION CABINET

200 Mero Street
Frankfort, Kentucky 40601

Rebecca Goodman
SECRETARY

May 12, 2026

EXTENSION LETTER AGREEMENT NO. 3xxx

Gregory T. Groves
AECOM Technical Services, Inc.
500 West Jefferson St., Suite 1600
Louisville, KY 40202

Subject: Statewide Local Public Agency (LPA) Services
Woodford County - Big Sink Road
Item No. 07-3037.00

Dear Gregory T. Groves:

WHEREAS, on November 8, 2021, the Transportation Cabinet, DEPARTMENT of Highways (hereinafter referred to as the "Department") and AECOM Technical Services, Inc. (hereinafter referred to as the "Consultant"), entered into a Master Agreement whereby the Consultant would provide various Statewide Local Public Agency (LPA) Services at the request of the Department. The work to be performed by the Consultant shall be administered by the Woodford County (hereinafter referred to as the "LPA") with oversight by the Department.

WHEREAS, under the terms of Master Agreement No. 2022-01-9, PON2 625 2200001033 the Department now desires that the Consultant perform the following items of work on the above subject Project.

STATEMENT OF WORK

This Project provides for Right of Way services for multi-use path along Big Sink Road in Woodford County, Kentucky.

NOW, THEREFORE, in consideration of the aforesaid premises, the Department and the Consultant agree as follows:

1. Comply with the terms, conditions and provisions as set out in the above referenced Master Agreement (No. 2022-01-9).

2. The Department's Project Manager issued the Consultant with Notice to Proceed on this EXTENSION Letter Agreement No. 3xxx on March 10, 2026.
3. Consultant's proposal and scope of work are made a part of this EXTENSION Letter Agreement No. 3xxx.
4. The Department will not directly reimburse the Consultant for any work as a result of this Letter Agreement. The LPA will reimburse the Consultant through a separate arrangement between the LPA and the Consultant. The Department will reimburse the LPA in accordance with a separate contract between the Department and the LPA.
5. It is expected that the Consultant will complete all work by January 15, 2027.
6. Funding: 12F0 C35 D625 FD52 1550 C120 E143
Federal #: 00TAP4000179
State Program #: 1555601D
County/Route: Woodford/Big Sink Road
7. The maximum amount payable under this EXTENSION Letter Agreement No. 3xxx is \$104,491.00. EXTENSION Letter Agreement No. 3xxx increases the total amount for Master Agreement (No. 2022-01-9) to \$1,336,346.00.

Sincerely,

James Ballinger

James Ballinger, PE
State Highway Engineer

ACCEPTED:

AECOM Technical Services, Inc.

By: *Gregory T. Jones*

Date: 5/13/2026

**Please sign and return this Letter Agreement to the Division of Professional Services.
Funding will not be encumbered for reimbursement without return of a signed Letter Agreement.**

AECOM Technical Services, Inc.
District , Woodford Co.



May 8, 2026

Mr. Eric A. Pelfrey, P.E., Director
Division of Professional Services
Kentucky Transportation Cabinet
200 Mero Street
Frankfort, Kentucky 40622

RE: Woodford County
Multi-Use Path along Big Sink Road
Item #7-3037
Supplemental Letter Agreement #3XXX
Cover and Milestone Letter

Dear Mr. Pelfrey:

AECOM is pleased to submit this letter containing a brief scope of work, milestone schedule and payment percentages for right-of-way services for the Big Sink Multi-Use Path Project in Woodford County. Please see the information listed below:

Scope of Work

The Consultant will provide right-of-way services during final design which will include:

1. Development of a right-of-way Project Report and any revision to the report as needed.
2. A Minor Acquisition Review (MAR) – Value of range preparation for ten parcels.
3. Title and Closing attorney coordination for ten parcels.
4. Minor acquisition services for one parcel that include: initial offer meeting and any follow-up meeting, record of contract, parcel file documentation and payment packet.
5. Right of Way Project Management services for ten parcels that include: parcel review-acquisition payment packet, six monthly project status meetings and necessary preparation for each and KYTC District coordination.

Milestone Schedule (Based on a NTP date of 03-10-26 when the MOA was executed. The schedule is also based on assumed Notice to Proceed date from Woodford County)

- | | | |
|----|-----------------------|----------------------------|
| 1) | Right of Way services | |
| | a) | Initial Offer Meeting |
| | b) | Acquisition Payment Packet |
| | c) | Project Closeout |
| | | July 1, 2026 |
| | | October 12, 2026 |
| | | January 15, 2027 |

AECOM
500 West Jefferson Street
Suite 1600
Louisville, Kentucky 40202
Tel: 502.569.2301
Fax: 502.569.2304

Payment Schedule

The contract is lump sum. The consultant may submit monthly invoices for payment based on percentage of work completed with the following maximums:

a)	Initial Offer Meeting	50%
b)	Acquisition Payment Packet	75%
c)	Project Closeout	100%

Sincerely,



Gregory T. Groves, P.E.
Vice President
Office Manager



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF PROFESSIONAL SERVICES
ENGINEERING AND RELATED SERVICES FEE PROPOSAL

TC 40-2
Rev. 12/2022
Page 1 of 1

SECTION 1: PROJECT INFORMATION

DATE:	Mar 13, 2026	COUNTY:	Woodford	ITEM #:	07-3037.00
PROJECT:	Design for a Sidewalk and Multi-use path on north side of Big Sink Road (US 60 to Quail Run Road)				
DESC:	Right of Way Services				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED HOURS	NEGOTIATED HOURS	AVERAGE RATE	ESTIMATED COST
Survey Total				\$ -
Preliminary Line & Grade Total				\$ -
Utility Coordination Total				\$ -
Right of Way Plan Total				\$ -
Final Plans Total				\$ -
Meetings Total				\$ -
Public Involvement Total	40		\$ 85.55	\$ 3,422.00
Project Management QA/QC Total	10		\$ 85.55	\$ 855.50
				\$ -
				\$ -
TOTAL PRODUCTION HOURS & PAYROLL	50			\$ 4,277.50

OVERHEAD (121.28 %)	\$ 5,187.75
PROFIT (15.00 %)	\$ 1,419.79
COST OF MONEY (%)	\$ -

DIRECT COSTS	AMOUNT
Other Direct Costs (Meeting travel)	\$ 309.00
TOTAL DIRECT COSTS	\$ 309.00

SUBCONSULTANTS	AMOUNT
Strand Associates , Inc.	\$ 93,297.00
TOTAL SUBCONSULTANTS	\$ 93,297.00

TOTAL FEE	\$ 104,491
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*Rounded to the nearest dollar

SECTION 3: SIGNATURE

FIRM NAME: AECOM		SIGNED BY: Gregory T. Groves	
	Vice President	5/8/2026	
CONSULTANT SIGNATURE	TITLE	DATE	
PROFESSIONAL SERVICES SIGNATURE	TITLE	DATE	

PRODUCTION-HOUR WORKSHEET (revised 7/14)																	
COUNTY	Woodford	PROJECT TYPE	Prelim. and Final Design, RW Services														
ROUTE	Big Sink Road	CONSULTANT	AECOM														
DESC	Design of a Sidewalk and multi-use path on the north side of Big Sink Road	REVIEWED BY	J. Ramler														
ITEM NO.	07-3037	PREPARED	B. Meade														
			03-13-2026														
MEETINGS																	
No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS											
168	Early Alignment Review -Virtual meeting to review Concepts for 11th Street	2	No.			0											
169	Preliminary line and grade inspection	2	No.			0											
170	Geometric review meeting-	2	No.			0											
171	Drainage inspection	2	No.			0											
172	Final Joint inspection- virtual	2	No.			0											
173	Virtual project team meetings	2	No.			0											
174	Project team meetings	2	No.			0											
MEETINGS MISCELLANEOUS																	
175	Value Engineering Study		LS			0											
176	Constructability Review		LS			0											
177						0											
178						0											
179						0											
MEETINGS TOTAL						0											
PUBLIC INVOLVEMENT																	
No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS											
180	Develop and maintain mailing list		LS			0											
181	Prepare for advisory committee/officials meeting		No.			0											
182	Attend advisory committee/officials meeting	2	No.			0											
183	Prepare for public meetings/hearings		No.			0											
184	Attend public meetings/hearings	2	No.			0											
185	Prepare and distribute newsletters		No.			0											
186	Property owner coordination	2	No.	4	5	40											
PUBLIC INVOLVEMENT MISCELLANEOUS																	
187						0											
188						0											
189						0											
PUBLIC INVOLVEMENT TOTAL						40											
Project Management / QA/QC																	
No.	ITEM		UNIT	AMOUNT	HRS/UNIT	HOURS											
190	Subconsultant contracting, invoice processing, coordination mtgs and review of deliverables		LS	10	1	10											
191	Structure review					0											
QA/QC TOTAL						10											
PRODUCTION-HOUR SUMMARY																	
SURVEY TOTAL																	
PRELIMINARY LINE AND GRADE TOTAL																	
UTILITY COORDINATION TOTAL																	
RIGHT OF WAY PLANS TOTAL																	
FINAL PLANS TOTAL																	
MEETINGS TOTAL																	
PUBLIC INVOLVEMENT TOTAL																	
PROJECT MANAGEMENT QA/QC TOTAL																	
GRAND TOTAL						50											

CONSULTANT: **AECOM**
500 W. Jefferson Street, Suite 1600
Louisville, KY 40202

Escalation:	
Estimated Notice to Proceed:	3/10/2026
Estimated End of Project:	1/15/2027 (Based on an executed contract with Woodford County on 04/15/26)
midpoint:	8/12/2026
rate =	2.60%
period =	1.4
factor =	0.0366
Overhead	121.28%
Cost of Money	0.00%

			Survey	PL&G	Utility Coordination	Right of Way Plans	Final Plans	Meetings	Public Involvement	Project Mngt QA / QC
* effective 3/21/2025										
POSITION	Avg. Rate *	Escalated Rate								
Vice President	\$121.14	\$125.57							0%	0%
Project Manager	\$88.93	\$92.18							50%	50%
Senior Highway Engineer	\$76.14	\$78.93							50%	50%
Senior Traffic Engineer	\$91.96	\$95.32								
		\$0.00								
TOTAL			0% \$0.00	0% \$0.00	0% \$0.00	0% \$0.00	0% \$0.00	0% \$0.00	100% \$85.55	100% \$85.55

DIRECT COSTS

CONSULTANT:



500 West Jefferson Street, Suite 1600
Louisville, KY 40202-4251

COUNTY Woodford

PROJECT A new sidewalk and shared use path on Big Sink Rd in Versailles, KY

Travel Cost for Field Visits/Meetings

Meetings **0 (Virtual)** No Travel Costs

	staff	Site Visit/Meeting	Per diem	Cost
Meals	2	4	\$15	\$120
Meals	0	0	\$36	\$0
Lodging	0	0	\$100	\$0
Airfare	0	0		\$0

	Trips	Distance	Rate	Cost
Roundtrip to Versailles	4	110	\$0.43	\$189
			\$0.43	\$0

Survey Direct Costs

	Vendor	Lump Sum	Rate	Cost
Equipment Rental		0		\$0
		0		\$0

Miscellaneous Direct Costs

		Lump Sum	Rate	Cost
Materials/Shipping/Admin		1		\$0
Reproduction Color Copies		1		\$0
Plotting Supplies		1	\$0	\$0

Total **\$309**



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF PROFESSIONAL SERVICES
ENGINEERING AND RELATED SERVICES FEE PROPOSAL

TC 40-2
Rev. 12/2022
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SECTION 1: PROJECT INFORMATION

DATE:	May 8, 2026	COUNTY:	Woodford	ITEM #:	07-3037.00
PROJECT:	Big Sink Road (CR 1028/CS 1125) Sidewalks and Multi-use Path				
DESC:	Big Sink Road (CR 1028/CS 1125) Sidewalks and Multi-use Path				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED HOURS	NEGOTIATED HOURS	AVERAGE RATE	ESTIMATED COST
Right of Way	333		\$ 77.75	\$ 25,890.75
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL PRODUCTION HOURS & PAYROLL	333			\$ 25,890.75

OVERHEAD (152.20 %)	\$ 39,405.72
PROFIT (15.00 %)	\$ 9,794.47
COST OF MONEY (2.89 %)	\$ 748.24

DIRECT COSTS	AMOUNT
Mileage - PM Project Site Vists and Meetings (10 EA): 140 miles round trip * \$0.43	\$ 602.00
Mileage - ROW Acq.: 3 trips-parcel*10*140 Miles*\$0.43 per mile	\$ 1,806.00
Computer Time - \$14.00/hour (175 hrs. * \$14.00)	\$ 2,450.00
Meals - 40 Trips to site * \$15.00 meal	\$ 600.00
TOTAL DIRECT COSTS	\$ 5,458.00

SUBCONSULTANTS	AMOUNT
EMWN Law - Title Updates and Closings: 10 parcels * \$1,200	\$ 12,000.00
TOTAL SUBCONSULTANTS	\$ 12,000.00

TOTAL FEE	\$ 93,297
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*Rounded to the nearest dollar

SECTION 3: SIGNATURE

FIRM NAME: Strand Assoc., Inc.	SIGNED BY: Mark C. Askin
	Project Manager 5/8/2026
CONSULTANT SIGNATURE	TITLE DATE
PROFESSIONAL SERVICES SIGNATURE	TITLE DATE



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT-OF-WAY SERVICES

Page 1 of 3
Rev. 06/2025

RIGHT-OF-WAY PRODUCTION-HOUR WORKSHEET

SECTION 1: PROJECT INFORMATION

COUNTY:	Woodford	ROUTE:	Big Sink Road (CR 1028/CS 1125)	ITEM #:	07-3037.00
DESC:	Big Sink Road (CR 1028/CS 1125) Sidewalks and Multi-use Path				

SECTION 2: CONSULTANT INFORMATION

CONSULTANT:	Strand Assoc., Inc.			
PREPARED BY:	Mark Askin	DATE:	Mar 12, 2026	

SECTION 3: PRODUCTION HOURS

No.	ITEM	Parcels/ Amount	Hours per Parcel/Unit	Total Hours
APPRAISAL SERVICES				
1	Plan Prep	0		0
2	Administrative	0		0
3	Property Owner Contact/Fieldwork	0		0
4	Research/Record Gathering	0		0
5	Comparable Sales	0		0
6	Finalizing/Assembling Appraisal	0		0
APPRAISAL REVIEW SERVICES				
7	Paperwork	0		0
8	Administrative	0		0
9	Fieldwork	0		0
10	Finalizing/Assembling Appraisal Review	0		0
11	Revised Review	0		0
PROJECT PREPARATION				
12	Project Report Development/Revisions	2	10	20
13	Public Meeting/Right of Way Meeting	0	0	0
14	Acquisition Stage Relocation Report and Updates (Each)	1	4	4
15	Minor Acquisition Review - Value Range Preparation	1	6	6
16	Title and Closing Attorney Coordination	10	1	10
MINOR ACQUISITION				
17	Initial Offer Meeting	10	4.5	45
18	Follow-Up Meeting(s)/Contacts	10	9	90
19	Records of Contact	10	2	20
20	Parcel File Documentation	10	4	40
21	Payment Packet	10	2	20
22	Check Delivery	0	0	0
23	Pro-Rata Property Tax Reminder Letters/Payment Packet	0	0	0
24	Condemnation Packet	0	0	0
COMPLEX ACQUISITION				
25	Initial Offer Meeting	0	0	0
26	Follow-Up Meeting(s)/Contacts	0	0	0
27	Records of Contact	0	0	0
28	Parcel File Documentation	0	0	0
29	Payment Packet	0	0	0
30	Check Delivery	0	0	0
31	Pro-Rata Property Tax Reminder Letters/Payment Packet	0	0	0
32	Condemnation Packet	0	0	0



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT-OF-WAY SERVICES

Page 2 of 3

RIGHT-OF-WAY PRODUCTION-HOUR WORKSHEET

No.	ITEM	Parcels/ Amount	Hours per Parcel/Unit	Total Hours
RESIDENTIAL RELOCATION				
33	Initial Worksheet and Meeting	0		0
34	Certified Inventory	0		0
35	Worksheet Update	0		0
36	RHP/RAP Computations	0		0
37	Relocation Offer Meeting	0		0
38	Advisory Services	0		0
39	Move Estimates/Bids	0		0
40	Move Verification/Monitoring	0		0
41	DS&S Inspections	0		0
42	Parcel File Documentation	0		0
43	Payment Packet	0		0
44	Check Delivery	0		0
COMMERCIAL/BUSINESS RELOCATION				
45	Initial Worksheet and Meeting	0		0
46	Certified Inventory	0		0
47	Move Estimates/Bids	0		0
48	Relocation Offer Meeting	0		0
49	Advisory Services	0		0
50	Move/Re-Establishment/In Lieu of Move	0		0
51	Parcel File Documentation	0		0
52	Payment Packet	0		0
53	Check Delivery	0		0
PERSONAL PROPERTY ONLY MOVE				
54	Initial Worksheet and Meeting	0		0
55	Certified Inventory	0		0
56	Move Estimates/Bids	0		0
57	Relocation Offer Meeting	0		0
58	Advisory Services	0		0
59	Move Verification	0		0
60	Parcel File Documentation	0		0
61	Payment Packet	0		0
62	Check Delivery	0		0



RIGHT-OF-WAY PRODUCTION-HOUR WORKSHEET

No.	ITEM	Parcels/ Amount	Hours per Parcel/Unit	Total Hours
PROPERTY MANAGEMENT				
63	Inspect Parcels-Possible HAZMAT, UST's or AST's	0		0
64	Prepare-PMR & all Required Forms w/salvage values (KYTC Approval)	0		0
65	Status Report of Improvements Updated as Needed	0		0
66	Coordinate with KYTC for environmental remediation and ACM Removal	0		0
67	Photographs and Inspection of Improvements	0		0
68	Parcel File Documentation	0		0
69	Coordinate Clearance from Right of Way	0		0
70	Project Security of Improvements	0		0
71	Coordinate Bid Preparation for Removal of Improvement through KYTC	0		0
72	Monitor Removal of Improvements	0		0
73	Project Close out for Improvement Removal	0		0
ROW PROJECT MANAGEMENT				
74	Parcel Review - Acquisition Payment Packet	10	2	20
75	Parcel Review - Condemnation Packet	0	0	0
76	Parcel Review - Relocation Payment Packet	0	0	0
77	Parcel Review - Tax Reimbursement Payment Packet	0	0	0
78	Monthly Project Status Meetings and Preparation (Each)	6	2	12
79	District Coordination	10	2	20
80	Sub-Consultant Coordination - Appraisal (Each)	0	2	0
81	Sub-Consultant Coordination - Appraisal Review (Each)	0	0	0
82	Sub-Consultant Coordination - Acquisition (Each)	0	0	0
83	Sub-Consultant Coordination - Relocation (Each)	0	0	0
84	Invoicing (Each)	6	1	6
85	Project Close-Out	10	2	20
RIGHT OF WAY TOTAL				333

COUNTY	Woodford
CONSULTANT	Strand Associates, Inc.
PROJECT	Big Sink Road (CR 1028/CS 1125) S
ITEM NO.	07-3073.00

Escalation Rate:	4.83%	Based on September 23, 2025 Approved Rates	
Estimated Midpoint:	8/12/2026	Estimated NTP:	3/10/2026
Period(s):	1.05		
Factor:	1.05%		

O:\97105\negfee.xls

Enter Begin Date (NTP)	3/10/2026
Enter Project Completion Date	1/15/2027
Enter Pay Rate Date	7/25/2025
Enter Escalation Rate	4.83
Midpoint of Project	8/12/2026
Years occurring between Dates	1.05
Escalation Factor	1.05077

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001135792

Invoice Date: 23-APR-26

Invoice Due Date: 22-JUN-26

Amount Due: \$7,257.09 USD

Project Number: 60703837

To process your payment timely and ensure credit is given, please include the AECOM invoice number when sending payment. Including this invoice number will allow AECOM to promptly apply your payment without delay or additional information requests placed upon your organization.

Failure to reference the AECOM invoice number when sending payment may result in delay of your account being credited.

To expedite payment processing, AECOM is asking its clients to submit payments electronically by ACH (Automated Clearing House) if possible.

ACH payments provide an alternative to paper checks, affording you the following advantages:

- Certainty of delivery
- Reduced operating costs through the elimination of paper check mailing

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N



500 West Jefferson Street, Suite 1600, Louisville, KY 40202
Tel: 502-569-2301
Fax: 502-569-2304

Federal Tax ID No. 95-2661922

ATTN : Emily Castle
WOODFORD COUNTY FISCAL COURT
103 South Main Street
#200
VERSAILLES, KENTUCKY 40383
United States

Invoice Date: 23-APR-26
Invoice Number: 2001135792

Agreement Number:
Agreement Description:

Payment Term: 60 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60703837
Bill Through Date : 25-DEC-25 - 03-APR-26
Project Manager: Brian Meade

Project Name : Big Sink Trail - Woodford Co

Big Sink Trail - Woodford Co

For Professional Services Rendered Through 25-DEC-25 - 03-APR-26

Funded Amt **\$241,903.00**

Previous Billings \$169,332.10

Services of Office Personnel:

Lump Sum Amount \$7,257.09

TOTAL CURRENT INVOICE **\$7,257.09**

Funded Amount: \$241,903.00

Bill To Date: \$176,589.19

Remaining Balance: \$65,313.81

CONSULTANT MONTHLY REPORT

CONSULTANT	AECOM Technical Services, Inc.		
COUNTY	Woodford	ITEM NO.	7-3037
STATE PROJECT	Big Sink Road Multi-use Path project	KYTC CONTRACT NO.	

PROJECT DESCRIPTION:

DATE OF NOTICE TO PROCEED FOR STUDIES	N/A
DATE OF NOTICE TO PROCEED PHASE I	02/15/23
DATE OF NOTICE TO PROCEED PHASE II	04/28/25
DATE OF RECEIPT OF MANUSCRIPT	N/A
LETTING DATE (FY OR ACTUAL)	N/A
CONTRACT COMPLETION DATE	

REPORT OF MONTHLY ACTIVITIES (SUBMISSIONS, ACTIONS NEEDED, ETC.):
CONSULTANT UPDATE:

12/19/25 – FINAL meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/29/26 – AECOM sends email to RJ Corman checking on status of RJ Corman plan review and comments. Receive email that they have not completed reviews

01/05/26 – AECOM receives review comments from RJ Corman. AECOM will need to revise plans to accommodate RJC review comments

01/06/26 – AECOM received review comments from Marathon Pipeline related to the work in proximity of their gas pipeline. AECOM will need to revise plans to accommodate Marathon review comments

01/12/26 – AECOM revised plans and send to Marathon for review and comment.

01/12/26 – AECOM sends Parcel pictures to Mike Jones (KYTC Office of Local Programs) to assist with the environmental document

01/20/26 – AECOM attends a meeting with Woodford County and KYTC to discuss the TAP Grant application being prepared by Woodford County

02/03/26 – AECOM sends revised plans to RJ Corman for review and comment.

02/16/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with SHPO review letter of concurrence of “No Adverse Effect”

02/17/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with the environmental documents

03/02/26 – AECOM sends ROW Cost estimate, Right of Way plan set, and the KYTC ROW funding request form to KYTC (H. Crosthwaite and S. Tucker) to assist with the ROW funding request

03/04/26 – AECOM is copied on email where KYTC sends Woodford County the ROW Phase contract (Supplemental Agreement #2) for signatures

03/10/26 -- AECOM receives review comments from RJ Corman. AECOM responds to review comments.

03/18/26 – AECOM sends Draft fee proposal to Woodford County and KYTC for review and concurrence.

03/25/26 – AECOM receives email form Woodford County with their concurrence of the DRAFT fee proposal

03/26/26 – AECOM sends KYTC (Shane Tucker) ROW Plans, parcel deed descriptions, ROW Cost estimate and copy of letter agreement (Woodford and KYTC) to support the KYTC fund request and authorization

03/30/26 – AECOM receives email from RJ Corman that they are in concurrence with the plan revisions and ok with the current design

04/01/26 – AECOM is copied on and email from KYTC to Woodford County with they Fully Executed agreement for the ROW Phase

04/14/26 -- AECOM sends follow-up email to KYTC (Shane Tucker and Holly C.) checking on status of their review of the DRAFT fee proposal for the ROW services.

HISTORY and PROJECT DOCUMENTATION

02/15/23 - Contact executed between Woodford County and AECOM
02/15/23 – AECOM staff visits project site for project walk-thru
02/ 21/23 – Project call with Shane Tucker to discuss project parameters
02/26/23 – Contacted utility providers and gathered available utility information
03/07/23 – Call with RJ Corman to discuss overall project and rail crossing locations
03/07-21/23 – Developed project “issues” manuscript to review with client and KYTC
03/21/23 – Project Coordination Meeting with Woodford County, City of Versailles and KYTC; meeting was held at Woodford County EMS Building followed by a field review
04/03/23 – AECOM sends meeting minutes/notes reflecting the 03/21/23 meeting with follow-up items noted
04/07/23 – AECOM had a virtual meeting with Shane Tucker (KYTC D6) to discuss path related items
04/26/23 – AECOM had a virtual meeting with Woodford County project team members to discuss/clarify Woodford County responses to action items.
04/26/23 – AECOM had a virtual meeting with Woodford County project team members to discuss/clarify Woodford County responses to action items.
05/10/23 – AECOM has coordination call/meeting with KYTC (Shane Tucker) to discuss design parameters for “fire department” pinch point area
06/02/23 – AECOM has a coordination call with Mike Jones (KYTC Office of Local Programs) to provide a project overview and update. Mike Jones is responsible for the development of the required NEPA document associated with the project
06/14/23 – AECOM has a coordination call with Holly Crosthwaite and Jackie Jones (KYTC Office of Local Programs) to discuss the proposed post office connection as it relates to project inclusion and right of way requirements/preferences and future maintenance responsibilities
06/29/23 – AECOM has a project update meeting with Woodford County project team and KYTC (Shane Tucker)
07/01/23 – 07/31/23 – AECOM advances design plans developing roadway model and advancing the RJ Corman crossing plans in advance of meeting with RJ Corman.
08/09/23 – RJ Corman and the project team (Woodford County, City of Versailles and AECOM) met to discuss the proposed rail crossing designs for the shared-use path.
08/10/23 – Meeting minutes from the 08/09/23 meeting with RJ Corman were distributed to meeting attendees.
08/10/23 – RJ Corman sent at-grade crossing application to B. Meade. Brian filled our application and sent to Woodford Co. (J Coyle) for execution.
08/23/23 – Signed RJ Corman application was signed by Judge Kay and sent to RJ Corman
08/23/23 – RJ Corman (Katie Byrd) sent email indicating that RJ Corman is working on an engineering agreement and would send once ready.
09/13/23 – AECOM sends Woodford County revised manuscript/exhibit and some related PowerPoint slides related to the fire department “pinch point” to assist with the fire department coordination.
09/27/23 – AECOM (Woodford Co copied) reached out to RJ Corman for the preliminary engineering agreement and the plan review and estimate. RJ Corman indicates that this is not completed and will send once they have this complete.
10/11/23 – RJ Corman sends Woodford County the Preliminary Engineering Agreement for signature.
10/24/23 -- AECOM provides Holly Crosthwaite with a project update (Woodford County copied)
10/25/23 – Woodford County send RJ Corman the partially executed (Woodford Co. signed) agreement
10/27/23 – RJ Corman send Woodford County the fully executed preliminary engineering agreement.
11/28/23 – AECOM reaches out to RJ Corman to get update on the engineering review and cost estimate. RJ Corman responds and indicates it may be after the holiday season before they can provide.
12/27/23 – AECOM reaches out to Woodford County to see if they had some direction from the fire department and the post office related the shared-use path adjacent to their respective properties.
12/28/23 – Woodford County responds that coordination with the fire department and the post office are still ongoing.
01/31/24 -- AECOM reaches out to RJ Corman to get update on the engineering review and cost estimate. RJ Corman responds and indicates that it is still being developed and they will send once completed.
02/19/24 – RJ Corman send the completed estimate for the project to Woodford County and AECOM
02/28/24 – Woodford County sends email to AECOM with post office connection and bridge/culvert guidance
03/01/24 – AECOM provided revised path concepts for the shared-use path near the fire department parcel to further assist the County with fire department coordination
03/05/24 – KYTC sends email to AECOM indicating that they will “not entertain adding a bridge for the post

office to the scope of work". They might be receptive to the County funding a connection from the shared-use path to the post office.

03/07/24 – AECOM provides a WORD document for each of the alternatives with a detailed description for the area adjacent to the fire department. These documents will be shared with the fire department for project coordination

04/19/24 – AECOM receives email from Woodford County indicating the County's desire to revise the scope of work to pursue a sidewalk instead of a multi-use path for the project.

04/24/24 – KYTC and AECOM meet to discuss the County's request to revise the scope of work. KYTC is receptive to the revised scope of work.

05/22/24 – KYTC, Woodford County and AECOM have a virtual meeting to discuss the revised scope of work and the applying for additional TAP Grant funding.

05/30/24 – AECOM sends Woodford County cost estimates for the new concept (per revised scope of work with partial sidewalk instead of shared-use path).

06/05/24 – Woodford County sent email notifying AECOM that they would not be submitting an additional TAP Grant application at this time

06/06/24 – AECOM sent a revised scope of work and fee proposal package to Woodford County for review and concurrence.

07/22/24 – AECOM sent email to Woodford County checking on status of proposed scope of work and fee proposal package.

07/29/24 – Woodford County sends AECOM an email indicating concurrence with the proposed scope of work and fee proposal

07/31-24 – AECOM sends fee proposal package for revised scope of work to KYTC (Holly) for concurrence. Holly concurs.

08/01/24 – Fee proposal package sent to Susan Oatman (KYTC) and KYTC Professional Services for approval and a signed Letter Agreement.

08/06/24 – AECOM receives and signed Letter Agreement (LA#3x) from KYTC Professional Service

08/07/24 – AECOM sends Woodford County copy of signed KYTC Letter Agreement #3x and a DRAFT Change Order for Woodford County's signature

08/15/24 – Woodford County sends AECOM a signed Contract Modification for the design services for the new scope of work.

08/20/24 – AECOM design team staff do an on-site project walk-thru to gather additional field data

08/24 thru 9/09/24 – AECOM advanced revised concept design with emphasis near RJ Corman rail line crossing locations

09/10/24 – AECOM contact RJ Corman to discuss scope of work revisions and to see what date we can meet to discuss changes and RJ Corman requirements (design and costs)

09/19/24 – Woodford County, RJ Corman and AECOM staff meet to discuss proposed design revisions to project and to discuss RJ Corman requirements, associated costs and next steps.

09/25/24 – AECOM sends out meeting notes/minutes and concept plans from the 09/19 RJ Corman meeting

09/27/24 -- AECOM respond to RJ Corman's request for additional information/questions related to the length of the existing and proposed crossing panels.

10/02/24 – AECOM has a virtual (TEAMS) call with Shane Tucker (KYTC District 6) to provide a project update and overview and to discuss the rail crossing design and the US 60 intersection (signal and crossing markings)

10/15/24 – AECOM reaches out to RJ Corman to see if they have a revised cost estimate. RJ Corman does not have that developed at this time.

10/16/24 – AECOM has a call with Holly Crosthwaite (KYTC) to provide a project update and to discuss dates for an upcoming PL&G Meeting

10/17/24 – AECOM sends out meeting poll to assist with date selection for PL&G meeting.

10/22/24 – AECOM receives an email from Natalia McMillan (KYTC District 6 Traffic Operations) that the signal at US 60/Big Sink Rd is on the list to rebuild but not immediate plans to do so at the time. KYTC would prefer to ultimately have access at each corner for ped accommodations, even if just a ramp to eventually tie-in to.

10/28/24 – AECOM reaches out to RJ Corman to see if they have a revised cost estimate. RJ Corman does not have that developed at this time.

11/06/24 – Preliminary Line & Grade Meeting (PL&G) with Woodford County, KYTC and AECOM. A preferred alternative was selected to advance to final design

11/06/24 – Received updated construction agreement and cost estimate from RJ Corman

11/11/24 – AECOM sends out DRAFT Meeting Minutes for the Preliminary Line & Grade Meeting (PL&G) with and other meeting material to the meeting attendees

11/18/24 – RJ Corman sends a revised construction agreement to Woodford County. The version was requested by Woodford County.

11/19/24 – The Construction Agreement between RJ Corman and Woodford County was fully executed.

11/27/24 – AECOM sends the FINAL Meeting Minutes from the Preliminary Line and Grade (PL&G) meeting

to the meeting attendees

11/27/24 – Preliminary Engineering for the project is complete. The project will advance into the Final Design Phase.

12/02/24 – RJ Corman (Katie Burd) sends fully executed construction agreement to Woodford County and AECOM

12/20/24 – AECOM submits Proposed Production – Hour Units and Unit descriptions to KYTC (District 6 and Central Office) and to Woodford County for review and concurrence. Shane Tucker (KYTC D6) agrees to review proposed Units on behalf of Woodford County.

01/08/25 – KYTC D6 and AECOM have a call to review Production-Hour Units. AECOM revises the Production-Hour Units per KYTC comments and resends for concurrence.

01/09/25 – KYTC concurs with proposed Production-Hour Units via email. AECOM will now develop fee proposal package and send it to KYTC.

01/09/25 – AECOM submits fee proposal package to KYTC Central Office (Susan Oatman and Holly Crosthwaite). KYTC District 6 will need to send an independent estimate for production-hours to Susan and Holly for an independent comparison.

03/10/25 – AECOM receives email from KYTC (Oatman and Crosthwaite) indicating that they had received the KYTC D6 independent hours and that additional funds would be needed. KYTC had received approval for additional design funds from FHWA.

04/14/25 – KYTC sends a fully executed Supplemental Agreement #1 to all parties for the additional design funds.

04/21/25 – AECOM receives a signed Letter Agreement from KYTC approval the fee proposal package and allowing us to enter in contract with Woodford County for final design services

04/23/25 – AECOM sends contact to Woodford County for final design services

04/28/25 – Woodford County send executed contract to AECOM

05/23/25 – AECOM secures the services of Viox & Viox for field surveying

06/18/25 – Field surveying and property determination (field surveying and gathering deed and parcel information) begins

07/15/25 – AECOM receives field survey files and model from Viox & Viox.

08/21/25 – AECOM receives property (source) deeds and other property owner information for V&V

08/21/25 – AECOM begins to revise the horizontal and vertical alignments of the shared-use path and sidewalk based on the survey information.

12/02/24 – RJ Corman (Katie Burd) sends fully executed construction agreement to Woodford County and

10/09/25 – AECOM and Woodford have a virtual meeting to provide a project update and project coordination

10/14/24 – AECOM meets with Sane Tucker, Casey Smith and Natalia McMillian (KYTC District 7) to provide a project update and to further coordinate

10/15/25 – AECOM meets with Mike Jones (KYTC OLP Environmental Coordinator) to provide a project update and to further coordinate

10/15/25 – AECOM has coordination call with RJ Corman to review final design plans and to further coordinate.

19/17/25 – AECOM sends final design plans, right-of-way plans and cross sections as a follow-up to call on 10/15/25. RJC will review and provide comments.

10/22/25 – AECOM sends Mike Jones (KYTC OLP Environmental Coordinator) pictures and other information related to the 4-board plank fencing within the project limits. Mike will coordinate with the Heritage Council to see how the impacted fence should be addressed

10/24/25 – AECOM has a virtual project update meeting with Magistrate Varner, Judge Kay and others from Woodford County

10/30/25 -- AECOM, Woodford Co and KYTC have a meeting with RJ Corman. RJC wanted to meet to discuss the right of way needs for project and to discuss drainage questions

12/03/25 – A Joint Inspection meeting was held to review the Joint Inspection plans, right of way impacts, utility impacts, anticipated projects costs and next steps. Woodford County, KYTC and AECOM were in attendance

12/10/25 – DRAFT meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/19/25 – FINAL meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/19/25 – FINAL meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/29/26 – AECOM sends email to RJ Corman checking on status of RJ Corman plan review and comments. Receive email that they have not completed reviews

01/05/26 – AECOM receives review comments from RJ Corman. AECOM will need to revise plans to accommodate RJC review comments

01/06/26 – AECOM received review comments from Marathon Pipeline related to the work in proximity of

their gas pipeline. AECOM will need to revise plans to accommodate Marathon review comments
 01/12/26 – AECOM revised plans and send to Marathon for review and comment.
 01/12/26 – AECOM sends Parcel pictures to Mike Jones (KYTC Office of Local Programs) to assist with the environmental document
 01/20/26 – AECOM attends a meeting with Woodford County and KYTC to discuss the TAP Grant application being prepared by Woodford County
 02/03/26 – AECOM sends revised plans to RJ Corman for review and comment.
 02/16/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with SHPO review letter of concurrence of “No Adverse Effect”
 02/17/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with the environmental documents
 03/02/26 – AECOM sends ROW Cost estimate, Right of Way plan set, and the KYTC ROW funding request form to KYTC (H. Crosthwaite and S. Tucker) to assist with the ROW funding request
 03/04/26 – AECOM is copied on email where KYTC sends Woodford County the ROW Phase contract (Supplemental Agreement #2) for signatures
 03/10/26 -- AECOM receives review comments from RJ Corman. AECOM responds to review comments.
 03/18/26 – AECOM sends Draft fee proposal to Woodford County and KYTC for review and concurrence.
 03/25/26 – AECOM receives email from Woodford County with their concurrence of the DRAFT fee proposal
 03/26/26 – AECOM sends KYTC (Shane Tucker) ROW Plans, parcel deed descriptions, ROW Cost estimate and copy of letter agreement (Woodford and KYTC) to support the KYTC fund request and authorization
 03/30/26 – AECOM receives email from RJ Corman that they are in concurrence with the plan revisions and ok with the current design
 04/01/26 – AECOM is copied on and email from KYTC to Woodford County with they Fully Executed agreement for the ROW Phase
 04/14/26 -- AECOM sends follow-up email to KYTC (Shane Tucker and Holly C.) checking on status of their review of the DRAFT fee proposal for the ROW services.

RECOMMENDED BY: Brian Meade, PE
AECOM

DATE 04/10/2026

APPROVED BY: _____
Woodford County

DATE _____

MEMORANDUM

TO: Eric Pelfrey, P.E., Director
Division of Professional Services
Kentucky Transportation Cabinet

FROM: Gregory T. Groves, P.E.
Vice President, Office Manager
AECOM - Louisville

DATE: May 8, 2026

SUBJECT: Woodford County
Item #7-3037.00 -Multi-Use Path along Big Sink Road
Right of Way Services
Supplemental Letter Agreement #3XXX

NEGOTIATIONS MINUTES

Woodford County and the Department reviewed AECOM's fee proposal and production hour estimate which was submitted on 03/18/26 and responded via e-mail with their respective concurrence. Woodford County concurred with the submitted fee proposal package on 03/24/26. The Department approved the proposed fee proposal package on 04/22/26 via e-mail correspondence. A summary is noted below:

Right-of Way Services

Right-of-Way

Agreed with 383 hours (50 hours for AECOM and 333 hours for Strand)

The Total Right-of-Way Hours is 383 hours. Total Fee is \$104,491

THE TOTAL NEGOTIATED FEE SUMMARY IS PRESENTED BELOW:

Right-of-Way Grand Total: \$104,491.00

APPROVED:



Greg Groves, PE
AECOM

Eric Pelfrey, PE
KYTC

Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00
Sent: 3/25/2026, 2:51:18 PM
From: Meade, Brian<brian.meade@aecom.com>
To: 'Jordan Molla-Coyle'

Jordan,
Glad to hear that Woodford County and the fiscal court has reviewed and approves the submitted fee proposal. We do not need anything formally signed by the Judge or Woodford County at this time. We just needed some documentation that this have been approved by Woodford County and your below email should suffice.

Once I get something back from KYTC District 7 I can then submit this to KYTC Professional Services. I have highlighted some text from the 3/18 email below that outlines the next steps. Once we get a Supplemental Letter Agreement from KYTC I can then put together a formal contract and sent to Woodford County for signatures and execution.

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
M +1-502-377-8453
brian.meade@aecom.com

AECOM
500 West Jefferson St.
Suite 1600
Louisville, KY, 40202, USA
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From: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>
Sent: Tuesday, March 24, 2026 6:32 PM
To: Meade, Brian <brian.meade@aecom.com>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

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Brian,
The Fiscal Court approved the fee proposal tonight for ROW services. Was there a specific place on the document that you shared that the Judge needs to sign?

Jordan Coyle
Fiscal Court Clerk
NEW WEBSITE: woodfordcountyky.gov
103 S Main St
Versailles, KY 40383
Phone (859)879-0649
Fax (859)873-0196

From: Meade, Brian <brian.meade@aecom.com>
Sent: Wednesday, March 18, 2026 9:44 AM
To: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>; Tucker, Shane S (KYTC-D07) <shane.tucker@ky.gov>
Cc: James Kay <judgekay@woodfordcountyky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

Judge Kay, Jordan, Holly and Shane,

Now that the Right of Way funds have been authorized and the MOA between KYTC and Woodford County is close to being fully executed we would like to submit the fee proposal package for the Right of Way services.

As previously discussed, we have secured the services of Stand Associates to provide the majority of right of way services for the project. Strand provides a lot of right of way services for KYTC across the state and has provided services for us on many of our LPA contracts.

I have attached a fee proposal package for your review and consideration. Once the packaged is approved by both Woodford County and KYTC, we will submit a full fee proposal package in KYTC format to KYTC Professional Services to receive a Supplemental Letter Agreement. Professional Services will want documentation that both KYTC and Woodford County has concurred with the scope of work and fee proposal so if each could send an email with your concurrence after your review that would be helpful.

Once we receive the Supplemental Letter Agreement, we can then enter into a formal contract with Woodford County for these services.

If anyone has any questions, please feel free to reach out to me at your convenience.

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
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Suite 1600
Louisville, KY, 40202, USA
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From: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>
Sent: Monday, March 16, 2026 9:15 AM
To: Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Cc: Meade, Brian <brian.meade@aecom.com>; James Kay <judgekay@woodfordcountyky.gov>; Darrell Varner <dvarner@woodfordcountyky.gov>
Subject: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-3037.00
Sent: 4/22/2026, 11:31:44 AM
From: Beaven, Michael H (KYTC)<MichaelH.Beaven@ky.gov>
To: Meade, Brian; Tucker, Shane S (KYTC-D07); Crosthwaite, Holly M (KYTC); Askin, Mark
Cc: Smith, Cecil D (KYTC-D07); Smith, Casey E (KYTC-D07); Dearing, Shannon R (KYTC); Willian, Samantha K (KYTC); Allen, Robert R (KYTC)

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These fees look acceptable.

Thanks,

Michael H. Beaven
Acquisitions-Program Specialist II
Transportation Cabinet
Division of Right of Way
502-782-4958
200 Mero Street, 4th Floor
Frankfort, KY 40622

From: Meade, Brian <brian.meade@aecom.com>
Sent: Wednesday, April 22, 2026 11:25 AM
To: Beaven, Michael H (KYTC) <MichaelH.Beaven@ky.gov>; Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>; Askin, Mark <mark.askin@strand.com>
Cc: Smith, Cecil D (KYTC-D07) <Cecil.Smith@ky.gov>; Smith, Casey E (KYTC-D07) <Casey.Smith@ky.gov>; Dearing, Shannon R (KYTC) <Shannon.Dearing@ky.gov>; Willian, Samantha K (KYTC) <Samantha.Willian@ky.gov>; Allen, Robert R (KYTC) <Robert.Allen@ky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-3037.00

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

Hey Michael,

Please find the attached Project Report for your review.

I have added Mark Askin to the email chain. Strand will be providing the Right of Way services for us on this project

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
M +1-502-377-8453
brian.meade@aecom.com

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500 West Jefferson St.
Suite 1600
Louisville, KY, 40202, USA
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From: Beaven, Michael H (KYTC) <MichaelH.Beaven@ky.gov>
Sent: Monday, April 20, 2026 8:14 AM
To: Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>; Meade, Brian <brian.meade@aecom.com>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Cc: Smith, Cecil D (KYTC-D07) <Cecil.Smith@ky.gov>; Smith, Casey E (KYTC-D07) <casey.smith@ky.gov>; Dearing, Shannon R (KYTC) <Shannon.Dearing@ky.gov>; Willian, Samantha K (KYTC) <Samantha.Willian@ky.gov>; Allen, Robert R (KYTC) <Robert.Allen@ky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-3037.00

I need a project report to review.

Michael H. Beaven
Acquisitions-Program Specialist II
Transportation Cabinet
Division of Right of Way
502-782-4958
200 Mero Street, 4th Floor
Frankfort, KY 40622

From: Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>
Sent: Friday, April 17, 2026 10:18 AM
To: Meade, Brian <brian.meade@aecom.com>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Cc: Smith, Cecil D (KYTC-D07) <Cecil.Smith@ky.gov>; Beaven, Michael H (KYTC) <MichaelH.Beaven@ky.gov>; Smith, Casey E (KYTC-D07) <Casey.Smith@ky.gov>
Subject: FW: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

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Brian,

I discussed the attached request with Cecil and he informed me that Michael Beaven, with CO ROW will need to review the fee proposal. However, this review traditionally would take place after the ROW scoping meeting. Our process for requesting ROW funds for LPA Projects is quite challenging and complex. Cecil and I have done our best to address the complexities but LPA projects must follow the same standards as a typical SYP project. Michael is copied on this email and he may be able to instruct us further. Thank you again for your patience.

Shane



Shane Tucker
Project Manager
Dept. of Highways - District 7 - Planning
(859) 246-2355 OFFICE
(502) 564-2360 DIRECT

From: Meade, Brian <brian.meade@aecom.com>
Sent: Tuesday, April 14, 2026 12:47 PM
To: Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>
Cc: Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

Shane,

Hoping all is well.

Just wanted to follow-up with you to see if you have had a chance to review the fee proposal for the right-of-way services for the Big Sink SW and MUP project? I believe said that you may get with Cecil to look it over.
Do want to note that we had used an estimated Notice to Proceed date of 04/15/26 which we will have to adjust when we send this to Adrian Wells in Professional Services. When we adjust the project beginning and end dates the overall fee changes often changes slightly.

Just a FYI, Woodford County has already reviewed and approved the proposed package (please see attached email

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
M +1-502-377-8453
brian.meade@aecom.com

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Suite 1600
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From: Meade, Brian
Sent: Wednesday, March 18, 2026 9:44 AM
To: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>; Tucker, Shane S (KYTC-D07) <shane.tucker@ky.gov>
Cc: James Kay <judgekay@woodfordcountyky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

Judge Kay, Jordan, Holly and Shane,

Now that the Right of Way funds have been authorized and the MOA between KYTC and Woodford County is close to being fully executed we would like to submit the fee proposal package for the Right of Way services.

As previously discussed, we have secured the services of Stand Associates to provide the majority of right of way services for the project. Strand provides a lot of right of way services for KYTC across the state and has provided services for us on many of our LPA contracts.

I have attached a fee proposal package for your review and consideration. Once the packaged is approved by both Woodford County and KYTC, we will submit a full fee proposal package in KYTC format to KYTC Professional Services to receive a Supplemental Letter Agreement. Professional Services will want documentation that both KYTC and Woodford County has concurred with the scope of work and fee proposal so if each could send an email with your concurrence after your review that would be helpful.

Once we receive the Supplemental Letter Agreement, we can then enter into a formal contract with Woodford County for these services.

If anyone has any questions, please feel free to reach out to me at your convenience.

Brian

Brian Meade, P.E.
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From: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>
Sent: Monday, March 16, 2026 9:15 AM
To: Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>

AMENDMENT TO THE AGREEMENT BETWEEN
KENTUCKY TRANSPORTATION CABINET
AND THE
WOODFORD COUNTY FISCAL COURT
SC-628- 2300000230
SYP ITEM # 07-03037.00
SUPPLEMENTAL AGREEMENT NO. 2

This Amendment made and entered into by and between the Kentucky Transportation Cabinet (KYTC) and the **Woodfor County fiscal Court(RECIPIENT)** acting as an amendment to that Agreement entered into between the parties dated **October 20, 2022**,

WHEREAS, on **October 20, 2022**, the parties hereto entered into an agreement for the McCormick Road Sidewalk Project, and

WHEREAS, the parties desire to amend said agreement;

NOW THEREFORE, in consideration of the following promises and covenants contained herein, the parties hereby agree as follows:

1. The Budget and Scope of Work of the Agreement numbered **SC-628-2300000230** is hereby modified as show on Attachment A;
2. All other terms and conditions of **SC-628-2300000230** shall remain in effect.

IN WITNESS WHEREOF, the parties have hereto caused these presents to be executed by their officers thereunto duly authorized:

Kentucky Transportation Cabinet:
Approved as to form & legality:

Commonwealth of Kentucky

Attorney
Transportation Cabinet

Jim Gray, Secretary
Transportation Cabinet

Date: _____

Date: _____

Woodford County Fiscal Court
Approved as to form & legality:

Attorney

Judge/Executive

Date: March 10, 2026

Date: March 10, 2026

**ATTACHMENT A
SCOPE OF WORK AND BUDGET**

Recipient UEI Number: NBCGEVM3CMJ5

Description: PE, environment, design engineering, and construction activities for sidewalks along Big Sink Road in Versailles.

Budget:

		Federal Funds (TAP)	Local Funds	State Match	Total
Original MOA(October 20, 2022	Design Phase Funding: LPA Program# 1555601D	\$80,000.00	\$20,000.00	-	\$100,000.00
	Design Phase Funding: Cabinet Program# 1555602D	\$2,000.00	-	\$500.00	\$2,500.00
Supplemental Agreement #1 – March 18, 2025	Design Phase Funding: LPA Program# 1555601D	\$89,000.00	\$22,250.00	-	\$111,250.00
	Design Phase Funding: Cabinet Program# 1555602D	-	-	-	-
Supplemental Agreement #2- current	ROW Phase Funding: LPA Program#1555601R	+\$120,000.00	+\$30,000.00	-	+\$150,000.00
	ROW Phase Funding Cabinet: Program# 1555602R	+\$2,000.00	-	+\$500.00	+\$2,500.00
Design Phase Total for Recipient		\$169,000.00	\$42,250.00	-	\$211,250.00
Design Phase Total for Cabinet		\$2,000.00	-	\$500.00	\$2,500.00
ROW Phase Total for Recipient		+\$120,000.00	+\$30,000.00	-	+\$150,000.00

Woodford County Fiscal Court
Big Sink Sidewalk Project
TA 07-3037
Supplemental Agreement #2
SC- 628-2300000230

ROW Phase Total for Cabinet	+\$2,000.00	-	+\$500.00	+\$2,500.00

All federally funded projects are set up in phases (design, ROW, utilities, construction). No work can begin on any phase of a project until the CABINET provides a written notice to proceed for that phase. Funding for this project will be programmed with FHWA as each phase is approved. Effective December 26, 2014, FHWA requires a project end date for each federal project phase programmed. As each phase of the project is programmed with FHWA a supplemental agreement will be sent to the project sponsor to add the funding and adjust the project end date. Any expenditure incurred by the project sponsor after the end date will not be eligible for reimbursement. If the project sponsor requires an extension, they must notify the Administering Office thirty (30) days before the project end date.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE WOODFORD COUNTY FISCAL COURT AUTHORIZING THE COUNTY JUDGE/EXECUTIVE TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 2 WITH THE KENTUCKY TRANSPORTATION CABINET FOR THE BIG SINK SIDEWALK PROJECT (SYP ITEM NO. 07-03037.00).

WHEREAS, the Woodford County Fiscal Court previously entered into an agreement with the Kentucky Transportation Cabinet on October 20, 2022 for the Big Sink Sidewalk Project; and

WHEREAS, the project includes preliminary engineering, environmental review, design engineering, and construction activities for sidewalks along Big Sink Road in Versailles, Kentucky; and

WHEREAS, the Kentucky Transportation Cabinet has prepared Supplemental Agreement No. 2 to modify the scope of work and budget to include funding for the Right-of-Way (ROW) Phase of the project; and

WHEREAS, Supplemental Agreement No. 2 provides additional funding in the amount of \$152,500, consisting of:

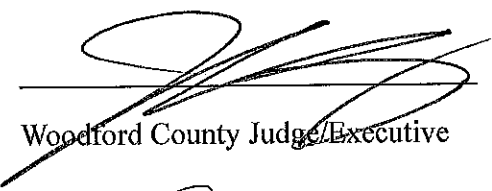
- \$120,000 in Federal Transportation Alternatives Program (TAP) funds,
- \$30,000 in required local matching funds,
- \$2,000 in Federal funds administered by the Cabinet, and
- \$500 in State matching funds,

to support the Right-of-Way phase of the Big Sink Sidewalk Project; and

WHEREAS, the Kentucky Transportation Cabinet requires a resolution from the Woodford County Fiscal Court authorizing the County Judge/Executive to execute said agreement.

NOW, THEREFORE, BE IT RESOLVED by the Woodford County Fiscal Court that the County Judge/Executive is hereby authorized to sign and execute Supplemental Agreement No. 2 (SC-628-2300000230) with the Kentucky Transportation Cabinet for the Big Sink Sidewalk Project (SYP Item No. 07-03037.00) and any related documents necessary to carry out the project.

ADOPTED by the Woodford County Fiscal Court this 10th day of March 2026.


Woodford County Judge/Executive

ATTEST: 
Fiscal Court Clerk

MEMORANDUM

TO: Eric Pelfrey, PE - Director
Division of Professional Services
Kentucky Transportation Cabinet

FROM: Gregory T. Groves, P.E.
Vice President - AECOM
Louisville Office Manager

DATE: May 8, 2026

SUBJECT: Woodford County
Multi- Use Path and Sidewalk along Big Sink Road
Item #7-3037.00
LPA Services Master Agreement No. 2022-01-9
Supplemental Letter Agreement #3xxx

PROJECT CHRONOLOGY

Original Statewide LPA General Services:

- Provide design services for a wide variety of statewide projects at the direction of the KYTC and various Local Public Agencies that have contracted with the Kentucky Transportation Cabinet to administer projects on an as-needed basis.
- Notice to Proceed Date – November 8, 2021
- Contract Amount - \$1,500,000 Contract Upset Limit

Original Letter Agreement #3:

- Preliminary engineering for a shared use path along the north side of Big Sink Road in Woodford County
- Letter Agreement #3 Execution Date – January 31, 2023
- Contract Amount - \$49, 325.00

Supplemental Letter Agreement #3x:

- Preliminary engineering for the revised design from a shared-use path to a sidewalk along Big Sink Road from Walter Park to Fieldview Dr. From Fieldview Dr. to Quail Run Rd. the previously design shared-use path will still be used.
- Notice to Proceed Date – July 29, 2024
- Contract modification amount - \$ 20,226

Supplemental Letter Agreement #3xx:

- Final Engineering Services for a sidewalk along Big Sink Road from Walter Park to Fieldview Dr. From Fieldview Dr. to Quail Run Rd. a shared-use path will be designed.
- Notice to Proceed Date – January 8, 2025
- Contract modification amount - \$172,352.00

Supplemental Letter Agreement #3xxx:

- Right-of-Way Services for a sidewalk along Big Sink Road from Walter Park to Fieldview Dr. From Fieldview Dr. to Quail Run Rd. a shared-use path will be constructed.
- Notice to Proceed Date – March 10, 2026
- Contract modification amount - \$104,491.00

AECOM Project Number: 60703837
AECOM Project Name: Big Sink SUP
Change Order No.: 3

CHANGE ORDER # 3

In accordance with the Design Engineering Services Agreement, dated February 3, 2023 between Woodford County Fiscal Court, a county government of the Commonwealth of Kentucky, ("Client") and AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of May 12, 2026 modifies that Agreement as follows:

1. Changes to the Services:

The Consultant will provide right-of-way services during final design which will include:

1. Development of a right-of-way Project Report and any revision to the report as needed.
2. A Minor Acquisition Review (MAR) – Value of range preparation for ten parcels.
3. Title and Closing attorney coordination for ten parcels.
4. Minor acquisition services for one parcel that include: initial offer meeting and any follow-up meeting, record of contract, parcel file documentation and payment packet.
5. Right of Way Project Management services for ten parcels that include: parcel review- acquisition payment packet, six monthly project status meetings and necessary preparation for each and KYTC District coordination.

2. Change to Deliverables:

Right of Way acquisition documentation for KYTC to issue Certification

3. Change in Project Schedule (attach schedule if appropriate):

Right of Way services

- | | | |
|----|----------------------------|------------------|
| a) | Initial Offer Meeting | July 1, 2026 |
| b) | Acquisition Payment Packet | October 12, 2026 |
| c) | Project Closeout | January 15, 2027 |

4. Change in CONSULTANT's Compensation:

The Services set forth in this Change Order will be compensated on the following basis:

☐ Lump Sum - \$104, 491

Therefore, the total authorized Compensation, inclusive of this Change Order is \$346,394

Project Impact:

NONE

5. **Other Changes** (including terms and conditions): This change order extends the terms and conditions of the Design Engineering Services Agreement dated February 3, 2023 through December 31, 2027. This change order incorporates by reference the Kentucky Transportation Cabinet Letter Agreement No. 3xxx dated May 12, 2026 (**Attachment A**).
6. All other terms and conditions of the Agreement remain unchanged.
7. Each Party represents that the person executing this Change Order has the necessary legal authority to do so on behalf of the respective Party.

AECOM Technical Services, Inc._____
Signature_____
Greg Groves_____
Printed Name_____
Vice President_____
Printed Title_____
May 17, 2026_____
Date**WOODFORD COUNTY FISCAL COURT:**_____
Signature_____
James Kay_____
Printed Name_____
Woodford County Judge Executive_____
Printed Title_____
Date

[End of Change Order]



Andy Beshear
GOVERNOR

TRANSPORTATION CABINET

200 Mero Street
Frankfort, Kentucky 40601

Rebecca Goodman
SECRETARY

May 12, 2026

EXTENSION LETTER AGREEMENT NO. 3xxx

Gregory T. Groves
AECOM Technical Services, Inc.
500 West Jefferson St., Suite 1600
Louisville, KY 40202

Subject: Statewide Local Public Agency (LPA) Services
Woodford County - Big Sink Road
Item No. 07-3037.00

Dear Gregory T. Groves:

WHEREAS, on November 8, 2021, the Transportation Cabinet, DEPARTMENT of Highways (hereinafter referred to as the "Department") and AECOM Technical Services, Inc. (hereinafter referred to as the "Consultant"), entered into a Master Agreement whereby the Consultant would provide various Statewide Local Public Agency (LPA) Services at the request of the Department. The work to be performed by the Consultant shall be administered by the Woodford County (hereinafter referred to as the "LPA") with oversight by the Department.

WHEREAS, under the terms of Master Agreement No. 2022-01-9, PON2 625 2200001033 the Department now desires that the Consultant perform the following items of work on the above subject Project.

STATEMENT OF WORK

This Project provides for Right of Way services for multi-use path along Big Sink Road in Woodford County, Kentucky.

NOW, THEREFORE, in consideration of the aforesaid premises, the Department and the Consultant agree as follows:

1. Comply with the terms, conditions and provisions as set out in the above referenced Master Agreement (No. 2022-01-9).

2. The Department's Project Manager issued the Consultant with Notice to Proceed on this EXTENSION Letter Agreement No. 3xxx on March 10, 2026.
3. Consultant's proposal and scope of work are made a part of this EXTENSION Letter Agreement No. 3xxx.
4. The Department will not directly reimburse the Consultant for any work as a result of this Letter Agreement. The LPA will reimburse the Consultant through a separate arrangement between the LPA and the Consultant. The Department will reimburse the LPA in accordance with a separate contract between the Department and the LPA.
5. It is expected that the Consultant will complete all work by January 15, 2027.
6. Funding: 12F0 C35 D625 FD52 1550 C120 E143
Federal #: 00TAP4000179
State Program #: 1555601D
County/Route: Woodford/Big Sink Road
7. The maximum amount payable under this EXTENSION Letter Agreement No. 3xxx is \$104,491.00. EXTENSION Letter Agreement No. 3xxx increases the total amount for Master Agreement (No. 2022-01-9) to \$1,336,346.00.

Sincerely,

James Ballinger

James Ballinger, PE
State Highway Engineer

ACCEPTED:

AECOM Technical Services, Inc.

By: *Gregory T. Jones*

Date: 5/13/2026

**Please sign and return this Letter Agreement to the Division of Professional Services.
Funding will not be encumbered for reimbursement without return of a signed Letter Agreement.**

AECOM Technical Services, Inc.
District , Woodford Co.



May 8, 2026

Mr. Eric A. Pelfrey, P.E., Director
Division of Professional Services
Kentucky Transportation Cabinet
200 Mero Street
Frankfort, Kentucky 40622

RE: Woodford County
Multi-Use Path along Big Sink Road
Item #7-3037
Supplemental Letter Agreement #3XXX
Cover and Milestone Letter

Dear Mr. Pelfrey:

AECOM is pleased to submit this letter containing a brief scope of work, milestone schedule and payment percentages for right-of-way services for the Big Sink Multi-Use Path Project in Woodford County. Please see the information listed below:

Scope of Work

The Consultant will provide right-of-way services during final design which will include:

1. Development of a right-of-way Project Report and any revision to the report as needed.
2. A Minor Acquisition Review (MAR) – Value of range preparation for ten parcels.
3. Title and Closing attorney coordination for ten parcels.
4. Minor acquisition services for one parcel that include: initial offer meeting and any follow-up meeting, record of contract, parcel file documentation and payment packet.
5. Right of Way Project Management services for ten parcels that include: parcel review-acquisition payment packet, six monthly project status meetings and necessary preparation for each and KYTC District coordination.

Milestone Schedule (Based on a NTP date of 03-10-26 when the MOA was executed. The schedule is also based on assumed Notice to Proceed date from Woodford County)

- | | | |
|----|-----------------------|----------------------------|
| 1) | Right of Way services | |
| | a) | Initial Offer Meeting |
| | b) | Acquisition Payment Packet |
| | c) | Project Closeout |
| | | July 1, 2026 |
| | | October 12, 2026 |
| | | January 15, 2027 |

AECOM
500 West Jefferson Street
Suite 1600
Louisville, Kentucky 40202
Tel: 502.569.2301
Fax: 502.569.2304

Payment Schedule

The contract is lump sum. The consultant may submit monthly invoices for payment based on percentage of work completed with the following maximums:

- | | | |
|----|----------------------------|------|
| a) | Initial Offer Meeting | 50% |
| b) | Acquisition Payment Packet | 75% |
| c) | Project Closeout | 100% |

Sincerely,



Gregory T. Groves, P.E.
Vice President
Office Manager



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF PROFESSIONAL SERVICES
ENGINEERING AND RELATED SERVICES FEE PROPOSAL

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SECTION 1: PROJECT INFORMATION

DATE:	Mar 13, 2026	COUNTY:	Woodford	ITEM #:	07-3037.00
PROJECT:	Design for a Sidewalk and Multi-use path on north side of Big Sink Road (US 60 to Quail Run Road)				
DESC:	Right of Way Services				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED HOURS	NEGOTIATED HOURS	AVERAGE RATE	ESTIMATED COST
Survey Total				\$ -
Preliminary Line & Grade Total				\$ -
Utility Coordination Total				\$ -
Right of Way Plan Total				\$ -
Final Plans Total				\$ -
Meetings Total				\$ -
Public Involvement Total	40		\$ 85.55	\$ 3,422.00
Project Management QA/QC Total	10		\$ 85.55	\$ 855.50
				\$ -
				\$ -
TOTAL PRODUCTION HOURS & PAYROLL	50			\$ 4,277.50

OVERHEAD (121.28 %)	\$ 5,187.75
PROFIT (15.00 %)	\$ 1,419.79
COST OF MONEY (%)	\$ -

DIRECT COSTS	AMOUNT
Other Direct Costs (Meeting travel)	\$ 309.00
TOTAL DIRECT COSTS	\$ 309.00

SUBCONSULTANTS	AMOUNT
Strand Associates , Inc.	\$ 93,297.00
TOTAL SUBCONSULTANTS	\$ 93,297.00

TOTAL FEE	\$ 104,491
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*Rounded to the nearest dollar

SECTION 3: SIGNATURE

SECTION C: SIGNATURE		
FIRM NAME: AECOM		SIGNED BY: Gregory T. Groves
	Vice President	5/8/2026
CONSULTANT SIGNATURE	TITLE	DATE
PROFESSIONAL SERVICES SIGNATURE	TITLE	DATE

PRODUCTION-HOUR WORKSHEET (revised 7/14)																			
COUNTY	Woodford	PROJECT TYPE	Prelim. and Final Design, RW Services																
ROUTE	Big Sink Road	CONSULTANT	AECOM																
DESC	Design of a Sidewalk and multi-use path on the north side of Big Sink Road	REVIEWED BY	J. Ramler																
ITEM NO.	07-3037	PREPARED	B. Meade																
MEETINGS																			
No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS													
168	Early Alignment Review -Virtual meeting to review Concepts for 11th Street	2	No.			0													
169	Preliminary line and grade inspection	2	No.			0													
170	Geometric review meeting-	2	No.			0													
171	Drainage inspection	2	No.			0													
172	Final Joint inspection- virtual	2	No.			0													
173	Virtual project team meetings	2	No.			0													
174	Project team meetings	2	No.			0													
MEETINGS MISCELLANEOUS																			
175	Value Engineering Study		LS			0													
176	Constructability Review		LS			0													
177						0													
178						0													
179						0													
MEETINGS TOTAL						0													
PUBLIC INVOLVEMENT																			
No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS													
180	Develop and maintain mailing list		LS			0													
181	Prepare for advisory committee/officials meeting		No.			0													
182	Attend advisory committee/officials meeting	2	No.			0													
183	Prepare for public meetings/hearings		No.			0													
184	Attend public meetings/hearings	2	No.			0													
185	Prepare and distribute newsletters		No.			0													
186	Property owner coordination	2	No.	4	5	40													
PUBLIC INVOLVEMENT MISCELLANEOUS																			
187						0													
188						0													
189						0													
PUBLIC INVOLVEMENT TOTAL						40													
Project Management / QA/QC																			
No.	ITEM		UNIT	AMOUNT	HRS/UNIT	HOURS													
190	Subconsultant contracting, invoice processing, coordination mtgs and review of deliverables		LS	10	1	10													
191	Structure review					0													
QA/QC TOTAL						10													
PRODUCTION-HOUR SUMMARY																			
SURVEY TOTAL						0													
PRELIMINARY LINE AND GRADE TOTAL						0													
UTILITY COORDINATION TOTAL						0													
RIGHT OF WAY PLANS TOTAL						0													
FINAL PLANS TOTAL						0													
MEETINGS TOTAL						0													
PUBLIC INVOLVEMENT TOTAL						40													
PROJECT MANAGEMENT QA/QC TOTAL						10													
GRAND TOTAL						50													

CONSULTANT: **AECOM**
500 W. Jefferson Street, Suite 1600
Louisville, KY 40202

Escalation:

Estimated Notice to Proceed:	3/10/2026	
Estimated End of Project:	1/15/2027	(Based on an executed contract with Woodford County on 04/15/26)
midpoint:	8/12/2026	

rate = 2.60%

period = 1.4

factor = 0.0366

Overhead 121.28%

Cost of Money 0.00%

* effective 8/21/2025			Survey	PL&G	Utility Coordination	Right of Way Plans	Final Plans	Meetings	Public Involvement	Project Mngt QA / QC
POSITION	Avg. Rate *	Escalated Rate								
Vice President	\$121.14	\$125.57							0%	0%
Project Manager	\$88.93	\$92.18							50%	50%
Senior Highway Engineer	\$76.14	\$78.93							50%	50%
Senior Traffic Engineer	\$91.96	\$95.32								
		\$0.00								
TOTAL			0% \$0.00	0% \$0.00	0% \$0.00	0% \$0.00	0% \$0.00	0% \$0.00	100% \$85.55	100% \$85.55

DIRECT COSTS

CONSULTANT:

AECOM

500 West Jefferson Street, Suite 1600
Louisville, KY 40202-4251

COUNTY Woodford

PROJECT A new sidewalk and shared use path on Big Sink Rd in Versailles, KY

Travel Cost for Field Visits/Meetings

Meetings **0 (Virtual)** No Travel Costs

	staff	Site Visit/Meeting	Per diem	Cost
Meals	2	4	\$15	\$120
Meals	0	0	\$36	\$0
Lodging	0	0	\$100	\$0
Airfare	0	0		\$0

	Trips	Distance	Rate	Cost
Roundtrip to Versailles	4	110	\$0.43	\$189
			\$0.43	\$0

Survey Direct Costs

	Vendor	Lump Sum	Rate	Cost
Equipment Rental		0		\$0
		0		\$0

Miscellaneous Direct Costs

		Lump Sum	Rate	Cost
Materials/Shipping/Admin		1		\$0
Reproduction Color Copies		1		\$0
Plotting Supplies		1	\$0	\$0

Total **\$309**



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF PROFESSIONAL SERVICES
ENGINEERING AND RELATED SERVICES FEE PROPOSAL

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SECTION 1: PROJECT INFORMATION

DATE:	May 8, 2026	COUNTY:	Woodford	ITEM #:	07-3037.00
PROJECT:	Big Sink Road (CR 1028/CS 1125) Sidewalks and Multi-use Path				
DESC:	Big Sink Road (CR 1028/CS 1125) Sidewalks and Multi-use Path				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED HOURS	NEGOTIATED HOURS	AVERAGE RATE	ESTIMATED COST
Right of Way	333		\$ 77.75	\$ 25,890.75
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL PRODUCTION HOURS & PAYROLL	333			\$ 25,890.75

OVERHEAD (152.20 %)	\$ 39,405.72
PROFIT (15.00 %)	\$ 9,794.47
COST OF MONEY (2.89 %)	\$ 748.24

DIRECT COSTS	AMOUNT
Mileage - PM Project Site Vists and Meetings (10 EA): 140 miles round trip * \$0.43	\$ 602.00
Mileage - ROW Acq.: 3 trips-parcel*10*140 Miles*\$0.43 per mile	\$ 1,806.00
Computer Time - \$14.00/hour (175 hrs. * \$14.00)	\$ 2,450.00
Meals - 40 Trips to site * \$15.00 meal	\$ 600.00
TOTAL DIRECT COSTS	\$ 5,458.00

SUBCONSULTANTS	AMOUNT
EMWN Law - Title Updates and Closings: 10 parcels * \$1,200	\$ 12,000.00
TOTAL SUBCONSULTANTS	\$ 12,000.00

TOTAL FEE	\$ 93,297
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*Rounded to the nearest dollar

SECTION 3: SIGNATURE

FIRM NAME: Strand Assoc., Inc.	SIGNED BY: Mark C. Askin
	Project Manager 5/8/2026
CONSULTANT SIGNATURE	TITLE DATE
PROFESSIONAL SERVICES SIGNATURE	TITLE DATE



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT-OF-WAY SERVICES

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RIGHT-OF-WAY PRODUCTION-HOUR WORKSHEET

SECTION 1: PROJECT INFORMATION

COUNTY:	Woodford	ROUTE:	Big Sink Road (CR 1028/CS 1125)	ITEM #:	07-3037.00
DESC:	Big Sink Road (CR 1028/CS 1125) Sidewalks and Multi-use Path				

SECTION 2: CONSULTANT INFORMATION

CONSULTANT:	Strand Assoc., Inc.				
PREPARED BY:	Mark Askin			DATE:	Mar 12, 2026

SECTION 3: PRODUCTION HOURS

No.	ITEM	Parcels/ Amount	Hours per Parcel/Unit	Total Hours
APPRAISAL SERVICES				
1	Plan Prep	0		0
2	Administrative	0		0
3	Property Owner Contact/Fieldwork	0		0
4	Research/Record Gathering	0		0
5	Comparable Sales	0		0
6	Finalizing/Assembling Appraisal	0		0
APPRAISAL REVIEW SERVICES				
7	Paperwork	0		0
8	Administrative	0		0
9	Fieldwork	0		0
10	Finalizing/Assembling Appraisal Review	0		0
11	Revised Review	0		0
PROJECT PREPARATION				
12	Project Report Development/Revisions	2	10	20
13	Public Meeting/Right of Way Meeting	0	0	0
14	Acquisition Stage Relocation Report and Updates (Each)	1	4	4
15	Minor Acquisition Review - Value Range Preparation	1	6	6
16	Title and Closing Attorney Coordination	10	1	10
MINOR ACQUISITION				
17	Initial Offer Meeting	10	4.5	45
18	Follow-Up Meeting(s)/Contacts	10	9	90
19	Records of Contact	10	2	20
20	Parcel File Documentation	10	4	40
21	Payment Packet	10	2	20
22	Check Delivery	0	0	0
23	Pro-Rata Property Tax Reminder Letters/Payment Packet	0	0	0
24	Condemnation Packet	0	0	0
COMPLEX ACQUISITION				
25	Initial Offer Meeting	0	0	0
26	Follow-Up Meeting(s)/Contacts	0	0	0
27	Records of Contact	0	0	0
28	Parcel File Documentation	0	0	0
29	Payment Packet	0	0	0
30	Check Delivery	0	0	0
31	Pro-Rata Property Tax Reminder Letters/Payment Packet	0	0	0
32	Condemnation Packet	0	0	0



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT-OF-WAY SERVICES

Page 2 of 3

RIGHT-OF-WAY PRODUCTION-HOUR WORKSHEET

No.	ITEM	Parcels/ Amount	Hours per Parcel/Unit	Total Hours
RESIDENTIAL RELOCATION				
33	Initial Worksheet and Meeting	0		0
34	Certified Inventory	0		0
35	Worksheet Update	0		0
36	RHP/RAP Computations	0		0
37	Relocation Offer Meeting	0		0
38	Advisory Services	0		0
39	Move Estimates/Bids	0		0
40	Move Verification/Monitoring	0		0
41	DS&S Inspections	0		0
42	Parcel File Documentation	0		0
43	Payment Packet	0		0
44	Check Delivery	0		0
COMMERCIAL/BUSINESS RELOCATION				
45	Initial Worksheet and Meeting	0		0
46	Certified Inventory	0		0
47	Move Estimates/Bids	0		0
48	Relocation Offer Meeting	0		0
49	Advisory Services	0		0
50	Move/Re-Establishment/In Lieu of Move	0		0
51	Parcel File Documentation	0		0
52	Payment Packet	0		0
53	Check Delivery	0		0
PERSONAL PROPERTY ONLY MOVE				
54	Initial Worksheet and Meeting	0		0
55	Certified Inventory	0		0
56	Move Estimates/Bids	0		0
57	Relocation Offer Meeting	0		0
58	Advisory Services	0		0
59	Move Verification	0		0
60	Parcel File Documentation	0		0
61	Payment Packet	0		0
62	Check Delivery	0		0



RIGHT-OF-WAY PRODUCTION-HOUR WORKSHEET

No.	ITEM	Parcels/ Amount	Hours per Parcel/Unit	Total Hours
PROPERTY MANAGEMENT				
63	Inspect Parcels-Possible HAZMAT, UST's or AST's	0		0
64	Prepare-PMR & all Required Forms w/salvage values (KYTC Approval)	0		0
65	Status Report of Improvements Updated as Needed	0		0
66	Coordinate with KYTC for environmental remediation and ACM Removal	0		0
67	Photographs and Inspection of Improvements	0		0
68	Parcel File Documentation	0		0
69	Coordinate Clearance from Right of Way	0		0
70	Project Security of Improvements	0		0
71	Coordinate Bid Preparation for Removal of Improvement through KYTC	0		0
72	Monitor Removal of Improvements	0		0
73	Project Close out for Improvement Removal	0		0
ROW PROJECT MANAGEMENT				
74	Parcel Review - Acquisition Payment Packet	10	2	20
75	Parcel Review - Condemnation Packet	0	0	0
76	Parcel Review - Relocation Payment Packet	0	0	0
77	Parcel Review - Tax Reimbursement Payment Packet	0	0	0
78	Monthly Project Status Meetings and Preparation (Each)	6	2	12
79	District Coordination	10	2	20
80	Sub-Consultant Coordination - Appraisal (Each)	0	2	0
81	Sub-Consultant Coordination - Appraisal Review (Each)	0	0	0
82	Sub-Consultant Coordination - Acquisition (Each)	0	0	0
83	Sub-Consultant Coordination - Relocation (Each)	0	0	0
84	Invoicing (Each)	6	1	6
85	Project Close-Out	10	2	20
RIGHT OF WAY TOTAL				333

COUNTY	<u>Woodford</u>
CONSULTANT	<u>Strand Associates, Inc.</u>
PROJECT	<u>Big Sink Road (CR 1028/CS 1125) S</u>
ITEM NO.	<u>07-3073.00</u>

COUNTY	<u>Woodford</u>
CONSULTANT	<u>Strand Associates, Inc.</u>
PROJECT	<u>Big Sink Road (CR 1028/CS 1125) S</u>
ITEM NO.	<u>07-3073.00</u>

			Survey	Preliminary Line	Utility	Right of Way	Final Plan	Meetings	Right of Way
				and Grade	Coordination	Plans	Preparation		Acquisition
POSITION	AVG. RATE	ESCALATED RATE	ITEM I	ITEM II	ITEM III	ITEM IV	ITEM V	ITEM VI	ITEM VII
Senior Project Manager	\$103.13	\$104.21	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$31.26 30.0%
Project Engineer/PLS	\$70.86	\$71.60	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$17.90 25.0%
Senior Technician	\$61.17	\$61.81	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$15.45 25.0%
Engineer	\$53.83	\$54.40	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$10.88 20.0%
Office Production	\$44.76	\$45.23	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$0.00 0.0%	\$2.26 5.0%
			0%	0%	0%	0%	0%	0%	105%
TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77.75

Enter Begin Date (NTP)	3/10/2026
Enter Project Completion Date	1/15/2027
Enter Pay Rate Date	7/25/2025
Enter Escalation Rate	4.83
Midpoint of Project	8/12/2026
Years occurring between Dates	1.05
Escalation Factor	1.05077

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001135792

Invoice Date: 23-APR-26

Invoice Due Date: 22-JUN-26

Amount Due: \$7,257.09 USD

Project Number: 60703837

To process your payment timely and ensure credit is given, please include the AECOM invoice number when sending payment. Including this invoice number will allow AECOM to promptly apply your payment without delay or additional information requests placed upon your organization.

Failure to reference the AECOM invoice number when sending payment may result in delay of your account being credited.

To expedite payment processing, AECOM is asking its clients to submit payments electronically by ACH (Automated Clearing House) if possible.

ACH payments provide an alternative to paper checks, affording you the following advantages:

- Certainty of delivery
- Reduced operating costs through the elimination of paper check mailing

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N



500 West Jefferson Street, Suite 1600, Louisville, KY 40202
Tel: 502-569-2301
Fax: 502-569-2304

Federal Tax ID No. 95-2661922

ATTN : Emily Castle
WOODFORD COUNTY FISCAL COURT
103 South Main Street
#200
VERSAILLES, KENTUCKY 40383
United States

Invoice Date: 23-APR-26
Invoice Number: 2001135792

Agreement Number:
Agreement Description:

Payment Term: 60 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60703837
Bill Through Date : 25-DEC-25 - 03-APR-26
Project Manager: Brian Meade

Project Name : Big Sink Trail - Woodford Co

Big Sink Trail - Woodford Co

For Professional Services Rendered Through 25-DEC-25 - 03-APR-26

Funded Amt **\$241,903.00**

Previous Billings \$169,332.10

Services of Office Personnel:

Lump Sum Amount \$7,257.09

TOTAL CURRENT INVOICE **\$7,257.09**

Funded Amount: \$241,903.00

Bill To Date: \$176,589.19

Remaining Balance: \$65,313.81

CONSULTANT MONTHLY REPORT

CONSULTANT	<u>AECOM Technical Services, Inc.</u>		
COUNTY	<u>Woodford</u>	ITEM NO.	<u>7-3037</u>
STATE PROJECT	<u>Big Sink Road Multi-use Path project</u>	KYTC CONTRACT NO.	<u></u>

PROJECT DESCRIPTION:

DATE OF NOTICE TO PROCEED FOR STUDIES	<u>N/A</u>
DATE OF NOTICE TO PROCEED PHASE I	<u>02/15/23</u>
DATE OF NOTICE TO PROCEED PHASE II	<u>04/28/25</u>
DATE OF RECEIPT OF MANUSCRIPT	<u>N/A</u>
LETTING DATE (FY OR ACTUAL)	<u>N/A</u>
CONTRACT COMPLETION DATE	<u></u>

REPORT OF MONTHLY ACTIVITIES (SUBMISSIONS, ACTIONS NEEDED, ETC.):

CONSULTANT UPDATE:

12/19/25 – FINAL meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/29/26 – AECOM sends email to RJ Corman checking on status of RJ Corman plan review and comments. Receive email that they have not completed reviews

01/05/26 – AECOM receives review comments from RJ Corman. AECOM will need to revise plans to accommodate RJC review comments

01/06/26 – AECOM received review comments from Marathon Pipeline related to the work in proximity of their gas pipeline. AECOM will need to revise plans to accommodate Marathon review comments

01/12/26 – AECOM revised plans and send to Marathon for review and comment.

01/12/26 – AECOM sends Parcel pictures to Mike Jones (KYTC Office of Local Programs) to assist with the environmental document

01/20/26 – AECOM attends a meeting with Woodford County and KYTC to discuss the TAP Grant application being prepared by Woodford County

02/03/26 – AECOM sends revised plans to RJ Corman for review and comment.

02/16/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with SHPO review letter of concurrence of “No Adverse Effect”

02/17/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with the environmental documents

03/02/26 – AECOM sends ROW Cost estimate, Right of Way plan set, and the KYTC ROW funding request form to KYTC (H. Crosthwaite and S. Tucker) to assist with the ROW funding request

03/04/26 – AECOM is copied on email where KYTC sends Woodford County the ROW Phase contract (Supplemental Agreement #2) for signatures

03/10/26 -- AECOM receives review comments from RJ Corman. AECOM responds to review comments.

03/18/26 – AECOM sends Draft fee proposal to Woodford County and KYTC for review and concurrence.

03/25/26 – AECOM receives email form Woodford County with their concurrence of the DRAFT fee proposal

03/26/26 – AECOM sends KYTC (Shane Tucker) ROW Plans, parcel deed descriptions, ROW Cost estimate and copy of letter agreement (Woodford and KYTC) to support the KYTC fund request and authorization

03/30/26 – AECOM receives email from RJ Corman that they are in concurrence with the plan revisions and ok with the current design

04/01/26 – AECOM is copied on and email from KYTC to Woodford County with they Fully Executed agreement for the ROW Phase

04/14/26 -- AECOM sends follow-up email to KYTC (Shane Tucker and Holly C.) checking on status of their review of the DRAFT fee proposal for the ROW services.

HISTORY and PROJECT DOCUMENTATION

02/15/23 - Contact executed between Woodford County and AECOM
02/15/23 – AECOM staff visits project site for project walk-thru
02/ 21/23 – Project call with Shane Tucker to discuss project parameters
02/26/23 – Contacted utility providers and gathered available utility information
03/07/23 – Call with RJ Corman to discuss overall project and rail crossing locations
03/07-21/23 – Developed project “issues” manuscript to review with client and KYTC
03/21/23 – Project Coordination Meeting with Woodford County, City of Versailles and KYTC; meeting was held at Woodford County EMS Building followed by a field review
04/03/23 – AECOM sends meeting minutes/notes reflecting the 03/21/23 meeting with follow-up items noted
04/07/23 – AECOM had a virtual meeting with Shane Tucker (KYTC D6) to discuss path related items
04/26/23 – AECOM had a virtual meeting with Woodford County project team members to discuss/clarify Woodford County responses to action items.
04/26/23 – AECOM had a virtual meeting with Woodford County project team members to discuss/clarify Woodford County responses to action items.
05/10/23 – AECOM has coordination call/meeting with KYTC (Shane Tucker) to discuss design parameters for “fire department” pinch point area
06/02/23 – AECOM has a coordination call with Mike Jones (KYTC Office of Local Programs) to provide a project overview and update. Mike Jones is responsible for the development of the required NEPA document associated with the project
06/14/23 – AECOM has a coordination call with Holly Crosthwaite and Jackie Jones (KYTC Office of Local Programs) to discuss the proposed post office connection as it relates to project inclusion and right of way requirements/preferences and future maintenance responsibilities
06/29/23 – AECOM has a project update meeting with Woodford County project team and KYTC (Shane Tucker)
07/01/23 – 07/31/23 – AECOM advances design plans developing roadway model and advancing the RJ Corman crossing plans in advance of meeting with RJ Corman.
08/09/23 – RJ Corman and the project team (Woodford County, City of Versailles and AECOM) met to discuss the proposed rail crossing designs for the shared-use path.
08/10/23 – Meeting minutes from the 08/09/23 meeting with RJ Corman were distributed to meeting attendees.
08/10/23 – RJ Corman sent at-grade crossing application to B. Meade. Brian filled our application and sent to Woodford Co. (J Coyle) for execution.
08/23/23 – Signed RJ Corman application was signed by Judge Kay and sent to RJ Corman
08/23/23 – RJ Corman (Katie Byrd) sent email indicating that RJ Corman is working on an engineering agreement and would send once ready.
09/13/23 – AECOM sends Woodford County revised manuscript/exhibit and some related PowerPoint slides related to the fire department “pinch point” to assist with the fire department coordination.
09/27/23 – AECOM (Woodford Co copied) reached out to RJ Corman for the preliminary engineering agreement and the plan review and estimate. RJ Corman indicates that this is not completed and will send once they have this complete.
10/11/23 – RJ Corman sends Woodford County the Preliminary Engineering Agreement for signature.
10/24/23 -- AECOM provides Holly Crosthwaite with a project update (Woodford County copied)
10/25/23 – Woodford County send RJ Corman the partially executed (Woodford Co. signed) agreement
10/27/23 – RJ Corman send Woodford County the fully executed preliminary engineering agreement.
11/28/23 – AECOM reaches out to RJ Corman to get update on the engineering review and cost estimate. RJ Corman responds and indicates it may be after the holiday season before they can provide.
12/27/23 – AECOM reaches out to Woodford County to see if they had some direction from the fire department and the post office related the shared-use path adjacent to their respective properties.
12/28/23 – Woodford County responds that coordination with the fire department and the post office are still ongoing.
01/31/24 -- AECOM reaches out to RJ Corman to get update on the engineering review and cost estimate. RJ Corman responds and indicates that it is still being developed and they will send once completed.
02/19/24 – RJ Corman send the completed estimate for the project to Woodford County and AECOM
02/28/24 – Woodford County sends email to AECOM with post office connection and bridge/culvert guidance
03/01/24 – AECOM provided revised path concepts for the shared-use path near the fire department parcel to further assist the County with fire department coordination
03/05/24 – KYTC sends email to AECOM indicating that they will “not entertain adding a bridge for the post

office to the scope of work". They might be receptive to the County funding a connection from the shared-use path to the post office.

03/07/24 – AECOM provides a WORD document for each of the alternatives with a detailed description for the area adjacent to the fire department. These documents will be shared with the fire department for project coordination

04/19/24 – AECOM receives email from Woodford County indicating the County's desire to revise the scope of work to pursue a sidewalk instead of a multi-use path for the project.

04/24/24 – KYTC and AECOM meet to discuss the County's request to revise the scope of work. KYTC is receptive to the revised scope of work.

05/22/24 – KYTC, Woodford County and AECOM have a virtual meeting to discuss the revised scope of work and the applying for additional TAP Grant funding.

05/30/24 – AECOM sends Woodford County cost estimates for the new concept (per revised scope of work with partial sidewalk instead of shared-use path).

06/05/24 – Woodford County sent email notifying AECOM that they would not be submitting an additional TAP Grant application at this time

06/06/24 – AECOM sent a revised scope of work and fee proposal package to Woodford County for review and concurrence.

07/22/24 – AECOM sent email to Woodford County checking on status of proposed scope of work and fee proposal package.

07/29/24 – Woodford County sends AECOM an email indicating concurrence with the proposed scope of work and fee proposal

07/31-24 – AECOM sends fee proposal package for revised scope of work to KYTC (Holly) for concurrence. Holly concurs.

08/01/24 – Fee proposal package sent to Susan Oatman (KYTC) and KYTC Professional Services for approval and a signed Letter Agreement.

08/06/24 – AECOM receives and signed Letter Agreement (LA#3x) from KYTC Professional Service

08/07/24 – AECOM sends Woodford County copy of signed KYTC Letter Agreement #3x and a DRAFT Change Order for Woodford County's signature

08/15/24 – Woodford County sends AECOM a signed Contract Modification for the design services for the new scope of work.

08/20/24 – AECOM design team staff do an on-site project walk-thru to gather additional field data

08/24 thru 9/09/24 – AECOM advanced revised concept design with emphasis near RJ Corman rail line crossing locations

09/10/24 – AECOM contact RJ Corman to discuss scope of work revisions and to see what date we can meet to discuss changes and RJ Corman requirements (design and costs)

09/19/24 – Woodford County, RJ Corman and AECOM staff meet to discuss proposed design revisions to project and to discuss RJ Corman requirements, associated costs and next steps.

09/25/24 – AECOM sends out meeting notes/minutes and concept plans from the 09/19 RJ Corman meeting

09/27/24 – AECOM respond to RJ Corman's request for additional information/questions related to the length of the existing and proposed crossing panels.

10/02/24 – AECOM has a virtual (TEAMS) call with Shane Tucker (KYTC District 6) to provide a project update and overview and to discuss the rail crossing design and the US 60 intersection (signal and crossing markings)

10/15/24 – AECOM reaches out to RJ Corman to see if they have a revised cost estimate. RJ Corman does not have that developed at this time.

10/16/24 – AECOM has a call with Holly Crosthwaite (KYTC) to provide a project update and to discuss dates for an upcoming PL&G Meeting

10/17/24 – AECOM sends out meeting poll to assist with date selection for PL&G meeting.

10/22/24 – AECOM receives an email from Natalia McMillan (KYTC District 6 Traffic Operations) that the signal at US 60/Big Sink Rd is on the list to rebuild but not immediate plans to do so at the time. KYTC would prefer to ultimately have access at each corner for ped accommodations, even if just a ramp to eventually tie-in to.

10/28/24 – AECOM reaches out to RJ Corman to see if they have a revised cost estimate. RJ Corman does not have that developed at this time.

11/06/24 – Preliminary Line & Grade Meeting (PL&G) with Woodford County, KYTC and AECOM. A preferred alternative was selected to advance to final design

11/06/24 – Received updated construction agreement and cost estimate from RJ Corman

11/11/24 – AECOM sends out DRAFT Meeting Minutes for the Preliminary Line & Grade Meeting (PL&G) with and other meeting material to the meeting attendees

11/18/24 – RJ Corman sends a revised construction agreement to Woodford County. The version was requested by Woodford County.

11/19/24 – The Construction Agreement between RJ Corman and Woodford County was fully executed.

11/27/24 – AECOM sends the FINAL Meeting Minutes from the Preliminary Line and Grade (PL&G) meeting

to the meeting attendees

11/27/24 – Preliminary Engineering for the project is complete. The project will advance into the Final Design Phase.

12/02/24 – RJ Corman (Katie Burd) sends fully executed construction agreement to Woodford County and AECOM

12/20/24 – AECOM submits Proposed Production – Hour Units and Unit descriptions to KYTC (District 6 and Central Office) and to Woodford County for review and concurrence. Shane Tucker (KYTC D6) agrees to review proposed Units on behalf of Woodford County.

01/08/25 – KYTC D6 and AECOM have a call to review Production-Hour Units. AECOM revises the Production-Hour Units per KYTC comments and resends for concurrence.

01/09/25 – KYTC concurs with proposed Production-Hour Units via email. AECOM will now develop fee proposal package and send it to KYTC.

01/09/25 – AECOM submits fee proposal package to KYTC Central Office (Susan Oatman and Holly Crosthwaite). KYTC District 6 will need to send an independent estimate for production-hours to Susan and Holly for an independent comparison.

03/10/25 – AECOM receives email from KYTC (Oatman and Crosthwaite) indicating that they had received the KYTC D6 independent hours and that additional funds would be needed. KYTC had received approval for additional design funds from FHWA.

04/14/25 – KYTC sends a fully executed Supplemental Agreement #1 to all parties for the additional design funds.

04/21/25 – AECOM receives a signed Letter Agreement from KYTC approval the fee proposal package and allowing us to enter in contract with Woodford County for final design services

04/23/25 – AECOM sends contact to Woodford County for final design services

04/28/25 – Woodford County send executed contract to AECOM

05/23/25 – AECOM secures the services of Viox & Viox for field surveying

06/18/25 – Field surveying and property determination (field surveying and gathering deed and parcel information) begins

07/15/25 – AECOM receives field survey files and model from Viox & Viox.

08/21/25 – AECOM receives property (source) deeds and other property owner information for V&V

08/21/25 – AECOM begins to revise the horizontal and vertical alignments of the shared-use path and sidewalk based on the survey information.

12/02/24 – RJ Corman (Katie Burd) sends fully executed construction agreement to Woodford County and

10/09/25 – AECOM and Woodford have a virtual meeting to provide a project update and project coordination

10/14/24 – AECOM meets with Sane Tucker, Casey Smith and Natalia McMillian (KYTC District 7) to provide a project update and to further coordinate

10/15/25 – AECOM meets with Mike Jones (KYTC OLP Environmental Coordinator) to provide a project update and to further coordinate

10/15/25 – AECOM has coordination call with RJ Corman to review final design plans and to further coordinate.

19/17/25 – AECOM sends final design plans, right-of-way plans and cross sections as a follow-up to call on 10/15/25. RJC will review and provide comments.

10/22/25 – AECOM sends Mike Jones (KYTC OLP Environmental Coordinator) pictures and other information related to the 4-board plank fencing within the project limits. Mike will coordinate with the Heritage Council to see how the impacted fence should be addressed

10/24/25 – AECOM has a virtual project update meeting with Magistrate Varner, Judge Kay and others from Woodford County

10/30/25 -- AECOM, Woodford Co and KYTC have a meeting with RJ Corman. RJC wanted to meet to discuss the right of way needs for project and to discuss drainage questions

12/03/25 – A Joint Inspection meeting was held to review the Joint Inspection plans, right of way impacts, utility impacts, anticipated projects costs and next steps. Woodford County, KYTC and AECOM were in attendance

12/10/25 – DRAFT meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/19/25 – FINAL meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/19/25 – FINAL meeting minutes and meeting material from the Joint Inspection Meeting was sent to meeting attendees

12/29/26 – AECOM sends email to RJ Corman checking on status of RJ Corman plan review and comments. Receive email that they have not completed reviews

01/05/26 – AECOM receives review comments from RJ Corman. AECOM will need to revise plans to accommodate RJC review comments

01/06/26 – AECOM received review comments from Marathon Pipeline related to the work in proximity of

their gas pipeline. AECOM will need to revise plans to accommodate Marathon review comments
 01/12/26 – AECOM revised plans and send to Marathon for review and comment.
 01/12/26 – AECOM sends Parcel pictures to Mike Jones (KYTC Office of Local Programs) to assist with the environmental document
 01/20/26 – AECOM attends a meeting with Woodford County and KYTC to discuss the TAP Grant application being prepared by Woodford County
 02/03/26 – AECOM sends revised plans to RJ Corman for review and comment.
 02/16/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with SHPO review letter of concurrence of “No Adverse Effect”
 02/17/26 – AECOM received email from Mike Jones (KYTC Office of Local Programs) with the environmental documents
 03/02/26 – AECOM sends ROW Cost estimate, Right of Way plan set, and the KYTC ROW funding request form to KYTC (H. Crosthwaite and S. Tucker) to assist with the ROW funding request
 03/04/26 – AECOM is copied on email where KYTC sends Woodford County the ROW Phase contract (Supplemental Agreement #2) for signatures
 03/10/26 -- AECOM receives review comments from RJ Corman. AECOM responds to review comments.
 03/18/26 – AECOM sends Draft fee proposal to Woodford County and KYTC for review and concurrence.
 03/25/26 – AECOM receives email from Woodford County with their concurrence of the DRAFT fee proposal
 03/26/26 – AECOM sends KYTC (Shane Tucker) ROW Plans, parcel deed descriptions, ROW Cost estimate and copy of letter agreement (Woodford and KYTC) to support the KYTC fund request and authorization
 03/30/26 – AECOM receives email from RJ Corman that they are in concurrence with the plan revisions and ok with the current design
 04/01/26 – AECOM is copied on and email from KYTC to Woodford County with they Fully Executed agreement for the ROW Phase
 04/14/26 -- AECOM sends follow-up email to KYTC (Shane Tucker and Holly C.) checking on status of their review of the DRAFT fee proposal for the ROW services.

RECOMMENDED BY: Brian Meade, PE
AECOM

DATE 04/10/2026

APPROVED BY: _____
Woodford County

DATE _____

MEMORANDUM

TO: Eric Pelfrey, P.E., Director
Division of Professional Services
Kentucky Transportation Cabinet

FROM: Gregory T. Groves, P.E.
Vice President, Office Manager
AECOM - Louisville

DATE: May 8, 2026

SUBJECT: Woodford County
Item #7-3037.00 -Multi-Use Path along Big Sink Road
Right of Way Services
Supplemental Letter Agreement #3XXX

NEGOTIATIONS MINUTES

Woodford County and the Department reviewed AECOM's fee proposal and production hour estimate which was submitted on 03/18/26 and responded via e-mail with their respective concurrence. Woodford County concurred with the submitted fee proposal package on 03/24/26. The Department approved the proposed fee proposal package on 04/22/26 via e-mail correspondence. A summary is noted below:

Right-of Way Services

Right-of-Way

Agreed with 383 hours (50 hours for AECOM and 333 hours for Strand)

The Total Right-of-Way Hours is 383 hours. Total Fee is \$104,491

THE TOTAL NEGOTIATED FEE SUMMARY IS PRESENTED BELOW:

Right-of-Way Grand Total: \$104,491.00

APPROVED:



Greg Groves, PE
AECOM

Eric Pelfrey, PE
KYTC

Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00
Sent: 3/25/2026, 2:51:18 PM
From: Meade, Brian<brian.meade@aecom.com>
To: 'Jordan Molla-Coyle'

Jordan,
Glad to hear that Woodford County and the fiscal court has reviewed and approves the submitted fee proposal. We do not need anything formally signed by the Judge or Woodford County at this time. We just needed some documentation that this have been approved by Woodford County and your below email should suffice.

Once I get something back from KYTC District 7 I can then submit this to KYTC Professional Services. I have highlighted some text from the 3/18 email below that outlines the next steps. Once we get a Supplemental Letter Agreement from KYTC I can then put together a formal contract and sent to Woodford County for signatures and execution.

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
M +1-502-377-8453
brian.meade@aecom.com

AECOM
500 West Jefferson St.
Suite 1600
Louisville, KY, 40202, USA
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From: Jordan Molla-Coyle <jmcoyle@woodfordcountky.gov>
Sent: Tuesday, March 24, 2026 6:32 PM
To: Meade, Brian <brian.meade@aecom.com>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

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Brian,
The Fiscal Court approved the fee proposal tonight for ROW services. Was there a specific place on the document that you shared that the Judge needs to sign?

Jordan Coyle
Fiscal Court Clerk
NEW WEBSITE: woodfordcountky.gov
103 S Main St
Versailles, KY 40383
Phone (859)879-0649
Fax (859)873-0196

From: Meade, Brian <brian.meade@aecom.com>
Sent: Wednesday, March 18, 2026 9:44 AM
To: Jordan Molla-Coyle <jmcoyle@woodfordcountky.gov>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>; Tucker, Shane S (KYTC-D07) <shane.tucker@ky.gov>
Cc: James Kay <judgekay@woodfordcountky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

Judge Kay, Jordan, Holly and Shane,

Now that the Right of Way funds have been authorized and the MOA between KYTC and Woodford County is close to being fully executed we would like to submit the fee proposal package for the Right of Way services.

As previously discussed, we have secured the services of Stand Associates to provide the majority of right of way services for the project. Strand provides a lot of right of way services for KYTC across the state and has provided services for us on many of our LPA contracts.

I have attached a fee proposal package for your review and consideration. Once the packaged is approved by both Woodford County and KYTC, we will submit a full fee proposal package in KYTC format to KYTC Professional Services to receive a Supplemental Letter Agreement. Professional Services will want documentation that both KYTC and Woodford County has concurred with the scope of work and fee proposal so if each could send an email with your concurrence after your review that would be helpful.

Once we receive the Supplemental Letter Agreement, we can then enter into a formal contract with Woodford County for these services.

If anyone has any questions, please feel free to reach out to me at your convenience.

Brian

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Senior Project Manager, Transportation
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From: Jordan Molla-Coyle <jmcoyle@woodfordcountky.gov>
Sent: Monday, March 16, 2026 9:15 AM
To: Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Cc: Meade, Brian <brian.meade@aecom.com>; James Kay <judgekay@woodfordcountky.gov>; Darrell Varner <dvarner@woodfordcountky.gov>
Subject: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-3037.00
Sent: 4/22/2026, 11:31:44 AM
From: Beaven, Michael H (KYTC)<MichaelH.Beaven@ky.gov>
To: Meade, Brian; Tucker, Shane S (KYTC-D07); Crosthwaite, Holly M (KYTC); Askin, Mark
Cc: Smith, Cecil D (KYTC-D07); Smith, Casey E (KYTC-D07); Dearing, Shannon R (KYTC); Willian, Samantha K (KYTC); Allen, Robert R (KYTC)

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These fees look acceptable.

Thanks,

Michael H. Beaven
Acquisitions-Program Specialist II
Transportation Cabinet
Division of Right of Way
502-782-4958
200 Mero Street, 4th Floor
Frankfort, KY 40622

From: Meade, Brian <brian.meade@aecom.com>
Sent: Wednesday, April 22, 2026 11:25 AM
To: Beaven, Michael H (KYTC) <MichaelH.Beaven@ky.gov>; Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>; Askin, Mark <mark.askin@strand.com>
Cc: Smith, Cecil D (KYTC-D07) <Cecil.Smith@ky.gov>; Smith, Casey E (KYTC-D07) <Casey.Smith@ky.gov>; Dearing, Shannon R (KYTC) <Shannon.Dearing@ky.gov>; Willian, Samantha K (KYTC) <Samantha.Willian@ky.gov>; Allen, Robert R (KYTC) <Robert.Allen@ky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-3037.00

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

Hey Michael,

Please find the attached Project Report for your review.

I have added Mark Askin to the email chain. Strand will be providing the Right of Way services for us on this project

Brian

Brian Meade, P.E.
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brian.meade@aecom.com

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From: Beaven, Michael H (KYTC) <MichaelH.Beaven@ky.gov>
Sent: Monday, April 20, 2026 8:14 AM
To: Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>; Meade, Brian <brian.meade@aecom.com>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Cc: Smith, Cecil D (KYTC-D07) <Cecil.Smith@ky.gov>; Smith, Casey E (KYTC-D07) <casey.smith@ky.gov>; Dearing, Shannon R (KYTC) <Shannon.Dearing@ky.gov>; Willian, Samantha K (KYTC) <Samantha.Willian@ky.gov>; Allen, Robert R (KYTC) <Robert.Allen@ky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-3037.00

I need a project report to review.

Michael H. Beaven
Acquisitions-Program Specialist II
Transportation Cabinet
Division of Right of Way
502-782-4958
200 Mero Street, 4th Floor
Frankfort, KY 40622

From: Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>
Sent: Friday, April 17, 2026 10:18 AM
To: Meade, Brian <brian.meade@aecom.com>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Cc: Smith, Cecil D (KYTC-D07) <Cecil.Smith@ky.gov>; Beaven, Michael H (KYTC) <MichaelH.Beaven@ky.gov>; Smith, Casey E (KYTC-D07) <Casey.Smith@ky.gov>
Subject: FW: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

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Brian,

I discussed the attached request with Cecil and he informed me that Michael Beaven, with CO ROW will need to review the fee proposal. However, this review traditionally would take place after the ROW scoping meeting. Our process for requesting ROW funds for LPA Projects is quite challenging and complex. Cecil and I have done our best to address the complexities but LPA projects must follow the same standards as a typical SYP project. Michael is copied on this email and he may be able to instruct us further. Thank you again for your patience.

Shane



Shane Tucker
Project Manager
Dept. of Highways - District 7 - Planning
(859) 246-2355 OFFICE
(502) 564-2360 DIRECT

From: Meade, Brian <brian.meade@aecom.com>
Sent: Tuesday, April 14, 2026 12:47 PM
To: Tucker, Shane S (KYTC-D07) <Shane.Tucker@ky.gov>
Cc: Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

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Shane,

Hoping all is well.

Just wanted to follow-up with you to see if you have had a chance to review the fee proposal for the right-of-way services for the Big Sink SW and MUP project? I believe said that you may get with Cecil to look it over.
Do want to note that we had used an estimated Notice to Proceed date of 04/15/26 which we will have to adjust when we send this to Adrian Wells in Professional Services. When we adjust the project beginning and end dates the overall fee changes often changes slightly.

Just a FYI, Woodford County has already reviewed and approved the proposed package (please see attached email

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
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brian.meade@aecom.com

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aecom.com

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From: Meade, Brian
Sent: Wednesday, March 18, 2026 9:44 AM
To: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>; Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>; Tucker, Shane S (KYTC-D07) <shane.tucker@ky.gov>
Cc: James Kay <judgekay@woodfordcountyky.gov>
Subject: RE: Signed Supplemental Agreement No.2 | Woodford County | #07-03037.00

Judge Kay, Jordan, Holly and Shane,

Now that the Right of Way funds have been authorized and the MOA between KYTC and Woodford County is close to being fully executed we would like to submit the fee proposal package for the Right of Way services.

As previously discussed, we have secured the services of Stand Associates to provide the majority of right of way services for the project. Strand provides a lot of right of way services for KYTC across the state and has provided services for us on many of our LPA contracts.

I have attached a fee proposal package for your review and consideration. Once the packaged is approved by both Woodford County and KYTC, we will submit a full fee proposal package in KYTC format to KYTC Professional Services to receive a Supplemental Letter Agreement. Professional Services will want documentation that both KYTC and Woodford County has concurred with the scope of work and fee proposal so if each could send an email with your concurrence after your review that would be helpful.

Once we receive the Supplemental Letter Agreement, we can then enter into a formal contract with Woodford County for these services.

If anyone has any questions, please feel free to reach out to me at your convenience.

Brian

Brian Meade, P.E.
Senior Project Manager, Transportation
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brian.meade@aecom.com

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From: Jordan Molla-Coyle <jmcoyle@woodfordcountyky.gov>
Sent: Monday, March 16, 2026 9:15 AM
To: Crosthwaite, Holly M (KYTC) <holly.crosthwaite@ky.gov>

AMENDMENT TO THE AGREEMENT BETWEEN
KENTUCKY TRANSPORTATION CABINET
AND THE
WOODFORD COUNTY FISCAL COURT
SC-628- 2300000230
SYP ITEM # 07-03037.00
SUPPLEMENTAL AGREEMENT NO. 2

This Amendment made and entered into by and between the Kentucky Transportation Cabinet (KYTC) and the **Woodfor County fiscal Court(RECIPIENT)** acting as an amendment to that Agreement entered into between the parties dated **October 20, 2022**,

WHEREAS, on **October 20, 2022**, the parties hereto entered into an agreement for the McCormick Road Sidewalk Project, and

WHEREAS, the parties desire to amend said agreement;

NOW THEREFORE, in consideration of the following promises and covenants contained herein, the parties hereby agree as follows:

1. The Budget and Scope of Work of the Agreement numbered **SC-628-2300000230** is hereby modified as show on Attachment A;
2. All other terms and conditions of **SC-628-2300000230** shall remain in effect.

IN WITNESS WHEREOF, the parties have hereto caused these presents to be executed by their officers thereunto duly authorized:

Kentucky Transportation Cabinet:
Approved as to form & legality:

Commonwealth of Kentucky

Attorney
Transportation Cabinet

Jim Gray, Secretary
Transportation Cabinet

Date: _____

Date: _____

Woodford County Fiscal Court
Approved as to form & legality:

Attorney

Judge/Executive

Date: March 10, 2026

Date: March 10, 2026

**ATTACHMENT A
SCOPE OF WORK AND BUDGET**

Recipient UEI Number: NBCGEVM3CMJ5

Description: PE, environment, design engineering, and construction activities for sidewalks along Big Sink Road in Versailles.

Budget:

		Federal Funds (TAP)	Local Funds	State Match	Total
Original MOA(October 20, 2022	Design Phase Funding: LPA Program# 1555601D	\$80,000.00	\$20,000.00	-	\$100,000.00
	Design Phase Funding: Cabinet Program# 1555602D	\$2,000.00	-	\$500.00	\$2,500.00
Supplemental Agreement #1 – March 18, 2025	Design Phase Funding: LPA Program# 1555601D	\$89,000.00	\$22,250.00	-	\$111,250.00
	Design Phase Funding: Cabinet Program# 1555602D	-	-	-	-
Supplemental Agreement #2- current	ROW Phase Funding: LPA Program#1555601R	+\$120,000.00	+\$30,000.00	-	+\$150,000.00
	ROW Phase Funding Cabinet: Program# 1555602R	+\$2,000.00	-	+\$500.00	+\$2,500.00
Design Phase Total for Recipient		\$169,000.00	\$42,250.00	-	\$211,250.00
Design Phase Total for Cabinet		\$2,000.00	-	\$500.00	\$2,500.00
ROW Phase Total for Recipient		+\$120,000.00	+\$30,000.00	-	+\$150,000.00

Woodford County Fiscal Court
Big Sink Sidewalk Project
TA 07-3037
Supplemental Agreement #2
SC- 628-2300000230

ROW Phase Total for Cabinet	+\$2,000.00	-	+\$500.00	+\$2,500.00

All federally funded projects are set up in phases (design, ROW, utilities, construction). No work can begin on any phase of a project until the CABINET provides a written notice to proceed for that phase. Funding for this project will be programmed with FHWA as each phase is approved. Effective December 26, 2014, FHWA requires a project end date for each federal project phase programmed. As each phase of the project is programmed with FHWA a supplemental agreement will be sent to the project sponsor to add the funding and adjust the project end date. Any expenditure incurred by the project sponsor after the end date will not be eligible for reimbursement. If the project sponsor requires an extension, they must notify the Administering Office thirty (30) days before the project end date.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE WOODFORD COUNTY FISCAL COURT AUTHORIZING THE COUNTY JUDGE/EXECUTIVE TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 2 WITH THE KENTUCKY TRANSPORTATION CABINET FOR THE BIG SINK SIDEWALK PROJECT (SYP ITEM NO. 07-03037.00).

WHEREAS, the Woodford County Fiscal Court previously entered into an agreement with the Kentucky Transportation Cabinet on October 20, 2022 for the Big Sink Sidewalk Project; and

WHEREAS, the project includes preliminary engineering, environmental review, design engineering, and construction activities for sidewalks along Big Sink Road in Versailles, Kentucky; and

WHEREAS, the Kentucky Transportation Cabinet has prepared Supplemental Agreement No. 2 to modify the scope of work and budget to include funding for the Right-of-Way (ROW) Phase of the project; and

WHEREAS, Supplemental Agreement No. 2 provides additional funding in the amount of \$152,500, consisting of:

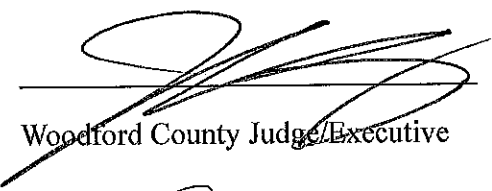
- \$120,000 in Federal Transportation Alternatives Program (TAP) funds,
- \$30,000 in required local matching funds,
- \$2,000 in Federal funds administered by the Cabinet, and
- \$500 in State matching funds,

to support the Right-of-Way phase of the Big Sink Sidewalk Project; and

WHEREAS, the Kentucky Transportation Cabinet requires a resolution from the Woodford County Fiscal Court authorizing the County Judge/Executive to execute said agreement.

NOW, THEREFORE, BE IT RESOLVED by the Woodford County Fiscal Court that the County Judge/Executive is hereby authorized to sign and execute Supplemental Agreement No. 2 (SC-628-2300000230) with the Kentucky Transportation Cabinet for the Big Sink Sidewalk Project (SYP Item No. 07-03037.00) and any related documents necessary to carry out the project.

ADOPTED by the Woodford County Fiscal Court this 10th day of March 2026.


Woodford County Judge/Executive

ATTEST: 
Fiscal Court Clerk

MEMORANDUM

TO: Eric Pelfrey, PE - Director
Division of Professional Services
Kentucky Transportation Cabinet

FROM: Gregory T. Groves, P.E.
Vice President - AECOM
Louisville Office Manager

DATE: May 8, 2026

SUBJECT: Woodford County
Multi- Use Path and Sidewalk along Big Sink Road
Item #7-3037.00
LPA Services Master Agreement No. 2022-01-9
Supplemental Letter Agreement #3xxx

PROJECT CHRONOLOGY

Original Statewide LPA General Services:

- Provide design services for a wide variety of statewide projects at the direction of the KYTC and various Local Public Agencies that have contracted with the Kentucky Transportation Cabinet to administer projects on an as-needed basis.
- Notice to Proceed Date – November 8, 2021
- Contract Amount - \$1,500,000 Contract Upset Limit

Original Letter Agreement #3:

- Preliminary engineering for a shared use path along the north side of Big Sink Road in Woodford County
- Letter Agreement #3 Execution Date – January 31, 2023
- Contract Amount - \$49, 325.00

Supplemental Letter Agreement #3x:

- Preliminary engineering for the revised design from a shared-use path to a sidewalk along Big Sink Road from Walter Park to Fieldview Dr. From Fieldview Dr. to Quail Run Rd. the previously design shared-use path will still be used.
- Notice to Proceed Date – July 29, 2024
- Contract modification amount - \$ 20,226

Supplemental Letter Agreement #3xx:

- Final Engineering Services for a sidewalk along Big Sink Road from Walter Park to Fieldview Dr. From Fieldview Dr. to Quail Run Rd. a shared-use path will be designed.
- Notice to Proceed Date – January 8, 2025
- Contract modification amount - \$172,352.00

Supplemental Letter Agreement #3xxx:

- Right-of-Way Services for a sidewalk along Big Sink Road from Walter Park to Fieldview Dr. From Fieldview Dr. to Quail Run Rd. a shared-use path will be constructed.
- Notice to Proceed Date – March 10, 2026
- Contract modification amount - \$104,491.00



Stephen R. Hunter
Planning Director

VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

May 21, 2026

Honorable James Kay, Judge Executive
and Members of the Woodford Fiscal Court
103 S. Main St. – Room 200
Versailles, KY 40383

RE: Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC – 2108
Huntertown Rd – RR/RF to A-1

Dear Judge Kay:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission made a recommendation regarding the above referenced Zoning Map Amendment. The motion was entered into the record as follows:

Motion was made by Ms. Isberg, as seconded by Mr. Wells to approve Application 2026-020 - Lutoff Equestrian LLC – Zoning Map Amendment with condition upon General Development Plan and that it is consistent with the adopted Goals and Objectives of the Comprehensive Plan to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1). No further discussion. Motion carried with nine (9) aye votes.

Attached hereto is a copy of the application, exhibits and all supporting documents, including a copy of the draft minutes. The Commission hereby submits this information to the Woodford Fiscal Court with the recommendation that this request for a Zoning Map Amendment be approved.

Sincerely,

Kim O'Reel
Office Manager

EXHIBITS

Liftoff Equestrian LLC

2108 Huntertown Rd

43.419 acres

RR (Rural Residential)/RF (Residual Farmland) to A-1 (Agriculture)

- A. Zone Change Application
- B. General Development Plan – Staff mark-ups
- C. Notice to Woodford Sun (Steve emailed)
- D. Copies of Notification Letters to Neighbors – April 30, 2026
- E. Zone Change Sign – Photo
- F. P&Z Meeting Agenda – May 14, 2026
- G. Staff Report
- H. P&Z Meeting Minutes (DRAFT) – May 14, 2026

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
APPLICATION FOR ZONING MAP AMENDMENT



Application Number: 2026-020
Date Application Filed: 4/16/26

Pre-Application Meeting Date: 3-2-2026
Public Hearing Meeting Date: 5/14/26

APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Justin Watts

Names of Officers, Directors, Shareholders or Members (If Applicable):

Mailing Address: 2108 Huntertown Road
Versailles, Ky 40383
Phone Number: _____
Cell Number: 859-230-4931
E-Mail Address: _____

2) PROPERTY OWNER(S) NAME(S): ~~Justin Watts~~ (Lift-off Equestrian LLC)

Mailing Address: 2108 Huntertown Rd
Versailles Ky 40383
Phone Number: 859-230-4931
Cell Number: _____
E-Mail Address: _____

PLEASE USE ADDITIONAL PAGES IF NEEDED

3) APPLICANT(S) ATTORNEY: _____

Name of Law Firm: _____

Phone Number: _____ Cell Number: _____

E-Mail Address: _____

PROPERTY INFORMATION

Property Address: 2108 Huntertown Rd.
PVA Parcel Number: 42-0000-009-00
Acreage: 43.4
Current Zoning: RR/Res

EXHIBIT

A

ZONING MAP AMENDMENT REQUEST

Please describe, in detail, the proposed use and desired zoning district request of the property being considered:

RR + RF to A-1 w/cup to Allow the use of a
STA on the property.
STA

PROPOSED ZONE CHANGE CONDITIONS

Please provide a list of all proposed conditions for the subject property:

See Dev Plan

FINDINGS REQUIRED FOR ZONING MAP AMENDMENT

In order for the Planning Commission to make a recommendation for a zoning map amendment, it must make findings of fact in support of its recommendation. Please provide a detailed explanation as to:

- ☒ How the proposed zoning map amendment is in agreement with the 2018 Comprehensive Plan, including compliance with the adopted applicable Land Use District Map;
- ☐ Why the original zoning classification of the property in question is inappropriate or improper; or
- ☐ What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate. This explanation shall contain a list of such specific changes, a description as to how said changes were not anticipated by the comprehensive plan, a description as to how said changes have altered the basic character of the area and a description as to how said changes make the proposed amendment to the official zoning map appropriate.

Please check (✓) one of the above findings of fact and cite specific evidence to address such finding in the space provided below. Please attach additional sheets if more space is needed.

APPLICATION CHECKLIST

- ☒ A completed and signed Application
- ☒ An exhibit prepared by a licensed surveyor depicting the various portion(s) of the property to be included in the proposed zoning map amendment (Please include: two (2) - 18" x 24" copies and two (2) - 11" x 17" copies)
- ☐ Adjacent Property Owners Form
- ☒ Water/Sewer/ Floodplain Verification Letter(s)
- ☒ Filing and Recording Fees
- ☒ Proposed Zone Change Conditions, signed and notarized
- ☒ Concept Plan, or Preliminary Site Plan (Please include: two (2) - 11" x 17" copies)
- ☒ Traffic Impact Study, if required
- ☒ Geologic Analysis (Phase I), if required

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain is true and correct. Please attach additional signature pages if needed.

Signature of Applicant(s) and Property Owner(s):

1) Justin W. Watts 20260416
Justin W. Watts Date:
(please print name and title)

2) _____ Date:
(please print name and title)

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property. Please use additional signature pages, if needed.

REQUIRED FILING FEES MUST BE PAID BEFORE ANY APPLICATION WILL BE ACCEPTED

Application Fee: 345-
Land Use Certificate Fee: 50-
Date Fees Received: 4/16/26

Submit Application to:

Versailles-Midway-Woodford County Planning Commission
103 South Main Street, Suite 204
Versailles, KY 40383
859.873.8611
www.woodfordplanning.org

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
PUBLIC HEARING NOTICE

Public Hearing Notice for May 14, 2026, at 6:30PM, Woodford County Courthouse, 103 S Main St, Versailles KY:

1. Lutoff Equestrian LLC have filed an application to rezone a property on a tract of land containing 43.419ac located at 2108 Huntertown Rd, Versailles KY. The requested zone change is from RR / RF to A-1.
2. Lutoff Equestrian LLC have filed a Conditional Use Permit Application on a tract of land containing 43.419ac located at 2108 Huntertown Rd, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Versailles Baptist Church Inc have filed an application to rezone property on tracts of land containing 3.420ac located at 125, 205, 207, 215 & 239 E Green St and 222 N Locust St, Versailles KY. The requested zone change is from R-4 to B-2.

Applications and Plans are available for review at the Planning Commission Office, 103 S Main St, Suite 204, Versailles KY (859) 873-8611 www.planning.woodfordcountyky.org

****Please run the above Public Hearing Notice (one time), on May 7, 2026**

EXHIBIT





Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

FORT CHRISTOPHER'S KENTUCKY LLC
P O BOX 911
VERSAILLES, KY 40383-

Dear Property Owner:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change request as follows:

**Zoning Map Amendment and General Development Plan – Liftoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
Residential/Residual Farmland) Districts to A-1 (Agriculture) District**

**Conditional Use Permit - Liftoff Equestrian LLC (Justin & Ashley Watts) – 2108
Huntertown Rd – to operate a Short term rental establishment.**

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any questions concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel".

Kim O'Reel
Office Manager

Attachment

EXHIBIT

A large, stylized blue letter "D" with a horizontal line underneath it.



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

DERBY LANE LLC
2358 HUNTERTOWN ROAD
VERSAILLES, KY 40383

Dear Property Owner:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change request as follows:

**Zoning Map Amendment and General Development Plan – Liftoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
Residential/Residual Farmland) Districts to A-1 (Agriculture) District**

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Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel". The signature is written in a cursive, flowing style.

Kim O'Reel
Office Manager

Attachment



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

HAGGIN IV LOUIS LEE - TRUSTEE -
ALMA H HAGGIN CHILDREN'S TRUST
P O BOX 1023
VERSAILLES, KY 40383-5023

Dear Property Owner:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change request as follows:

**Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
Residential/Residual Farmland) Districts to A-1 (Agriculture) District**

**Conditional Use Permit - Lutoff Equestrian LLC (Justin & Ashley Watts) – 2108
Huntertown Rd – to operate a Short term rental establishment.**

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any questions concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

Kim O'Reel
Office Manager

Attachment



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

OLSON JANET K
2042 HUNTERTOWN RD
VERSAILLES, KY 40383

Dear Property Owner:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change request as follows:

**Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
Residential/Residual Farmland) Districts to A-1 (Agriculture) District**

**Conditional Use Permit - Lutoff Equestrian LLC (Justin & Ashley Watts) – 2108
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This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any questions concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel". The signature is written in a cursive, flowing style.

Kim O'Reel
Office Manager

Attachment



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

LIFTOFF EQUESTRIAN LLC
2108 HUNTERTOWN ROAD
VERSAILLES, KY 40383-

Dear Property Owner:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change request as follows:

**Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
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Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel". The signature is written in a cursive, flowing style.

Kim O'Reel
Office Manager

Attachment



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

MCDONALD RONALD -TRUST-
& CAROLYN MCDONALD
2600 HUNTERTOWN RD
VERSAILLES, KY 40383

Dear Property Owner:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change request as follows:

**Zoning Map Amendment and General Development Plan – Liftoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
Residential/Residual Farmland) Districts to A-1 (Agriculture) District**

**Conditional Use Permit - Liftoff Equestrian LLC (Justin & Ashley Watts) – 2108
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Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel". The signature is written in a cursive, flowing style.

Kim O'Reel
Office Manager

Attachment



EXHIBIT

E

AGENDA
VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
REGULAR MEETING
WOODFORD COUNTY COURTHOUSE
MAY 14, 2026
6:30 PM

LIVESTREAM LINK
Planning Commission YouTube Media Channel

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES - April 9, 2026

D. NON-PUBLIC HEARING ITEMS

1. Antony & Natalee Bays have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 0.456 acres located at 341 N Winter Street, Midway, KY. The property is zoned Medium Density Residential (R-3).
2. Bogdan Svintozelsky has applied for an approval of a Subdivision (Minor Plat) on tracts of land containing 0.456 acres located at 4750 Fords Mill Road, Versailles, KY. The property is zoned Agricultural (A-1) and Two-Family Residential (R-2).

E. PUBLIC HEARING ITEMS

1. Liftoff Equestrian LLC have filed an application to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1).
2. Liftoff Equestrian LLC have filed a Conditional Use Permit Application on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Versailles Baptist Church Inc have filed an application to rezone property on tracts of land containing 3.420 acres located at 125, 205, 207, 215 & 239 E Green Street and 222 N Locust Street, Versailles KY. The requested zone change is from High Density Residential (R-4) to Central Business (B-2).

*Public Hearing Comments are limited To Five (5) Minutes per Speaker. Written Comments may be submitted to Planning Commission prior to or at the Public Hearing.

F. OTHER BUSINESS ITEMS

1. Bill Pay List - May 2026
2. Finance/Budget Report - April 2026
3. Construction Sureties Report
4. Announcements

G. ADJOURN

NEXT SCHEDULED REGULAR MEETING JUNE 11, 2026

EXHIBIT

F

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION

ZONE CHANGE & CONDITIONAL USE PERMIT STAFF REPORT

Application Filing Date: April 16, 2026

Public Hearing Date: May 14, 2026

Description of Request: The applicant is proposing to rezone a tract of land containing 43.419 acres, located at 2108 Huntertown Road, Versailles KY, from Rural Residential (**RR**)/Residual Farmland (**RF**) to Agricultural (**A-1**). The Applicant is concurrently requesting a Conditional Use Permit to operate a Short Term Rental Establishment in an existing structure.

Applicant:

Liftoff Equestrian LLC
2108 Huntertown Road
Versailles, KY 40383

Property Owner:

Liftoff Equestrian LLC
2108 Huntertown Road
Versailles, KY 40383

Location of Property: 2108 Huntertown Road

Current Zoning: Rural Residential (**RR**)

PVA Parcel #: 42-0000-009-00

Proposed Zoning: Agricultural (**A-1**)

Property Size: 43.419 Acres

Existing Land Use: Residential/Agriculture

Existing Land Use of the Surrounding Area:

The surrounding area is comprised mostly of agriculture and single-family uses.

Land Use District Designation: The property is located within the **Rural District**. The Rural District consists of all land outside the Urban Service Areas, Small Community District, Agricultural/Equine Preserve District and Kentucky River District. The use of the lands in this rural district should be primarily reserved for agricultural operations, open space, agricultural tourism activities, and limited low-density residential including in-family conveyances in order to support Woodford County's agricultural economy, rural landscape, and rural cultural heritage.

Application Review:

- ☒ Comprehensive Plan Compliance
- ☐ Existing Zoning Inappropriate
- ☐ Major Changes (economic, physical, or social)
- ☒ General Development Plan

Additional Documentation Required:

- ☐ Traffic Impact Study
- ☐ Environmental Assessment
- ☐ Landscape Plan
- ☒ Conditional Use Permit



COMPREHENSIVE PLAN REVIEW

Selected Goals and Objectives from Chapter One of the Woodford County Comprehensive Plan state the following:

GENERAL PROCESS GOAL: Ensure that the processes and activities of the Versailles-Midway-Woodford County Planning and Zoning Commission occur in a fair and efficient manner and that the Commission will recognize that property owners have the right to enjoy the lawful use of their property in pursuit of their own best interests, both social and economic, yet recognize also that the ownership of property confers responsibilities. Use of private property should not interfere with the health or safety of neighboring property owners or occupants or deny neighboring property owners those same inherent rights. The Versailles-Midway-Woodford County Planning Commission's Statement of Goals and Objectives serves as a guide for the physical development and economic and social well-being of the community. The Commission creates processes that balance the public and private interests through the implementation of processes that are fair and efficient.

OBJECTIVES:

- Encourage citizen input from divergent interests within the community.
- Allow adequate time for concerned citizens to address the Commission within the spectrum of public hearings.

TRANSPORTATION GOAL: To provide the citizens of Woodford County with a well-planned and coordinated system of major thoroughfares, neighborhood streets and non-motorized trails that are safe, cost effective, and adequate for their surroundings.

OBJECTIVES:

- Promote and encourage projects to minimize through traffic on main streets and narrow residential streets including but not limited to alternate routes.

GENERAL LAND DEVELOPMENT GOAL: Provide for the proper organization of land use to ensure: an increasingly safe, healthy and convenient environment for the residents of the County, and; adequate land in appropriate locations for all land uses by utilizing the Land Use Districts (ie: Future Land Use Map) to guide daily decision-making regarding land uses and development proposals in order to minimize the adverse impacts of developments.

OBJECTIVES:

- Encourage future land development to be located in centralized compacted patterns and ensure the highest and best possible usage of land by utilizing the Land Use Districts (ie: Future Land Use Map) to guide land uses and development proposals.
- Strive to provide a balance between recreational, tourist, unique natural areas, cultural attractions, and any development that might harm the surrounding physical environment near such attractions.

NATURAL RESOURCE CONSERVATION GOAL: To encourage and promote the conservation and protection of Woodford County's natural resources such as agricultural, scenic, cultural, archaeological, geological, and biological sites.

- Support strong functional small communities through planning and land use regulations, designed to encourage the stability of existing rural settlements.

AGRICULTURAL USE GOAL: To protect and promote the county's agricultural economy and character.

OBJECTIVES:

- To provide sufficient agricultural land so as to protect the County's agricultural economic base and productivity potential.
- Protect agricultural land from urbanization and incompatible land uses in order to provide adequate resources for all agricultural production.
- Conserve the unique elements of the County's agrarian character, such as the horse farms, in order to promote tourism and its related economic benefit.

- Preserve the integrity of the area zoned agricultural in the county by requiring that residential, commercial and industrial development shall only occur in areas appropriately zoned or designated by the Comprehensive Plan.

TOURISM GOAL: To promote and support the economic growth of tourism in Woodford County by connecting local tourism-related businesses and activities with customers, vendors, and one another.

OBJECTIVES:

- To encourage the increase of Woodford County's share of the Bluegrass area's tourist dollars.
- To encourage the development of tourism-related businesses including but not limited to the bourbon industry, wine production, and the railroad.
- To encourage cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and short term rentals.
- To support and encourage the preservation of historic sites, archaeological sites, unique scenic areas, and horse farms that attract the traveling public.

Additionally, the Woodford County Comprehensive Plan states the following in Chapter V:

Chapter Five of the Comprehensive Plan states the following: Area Wide Development Policies. The following development policies apply to all development within the community. They apply equally to development occurring in areas heretofore undeveloped and infill development proposals. These policies are generally applicable across planning areas and are listed separately in this section so that they need not be repeated in the descriptions or criteria and policies applicable specifically to those areas.

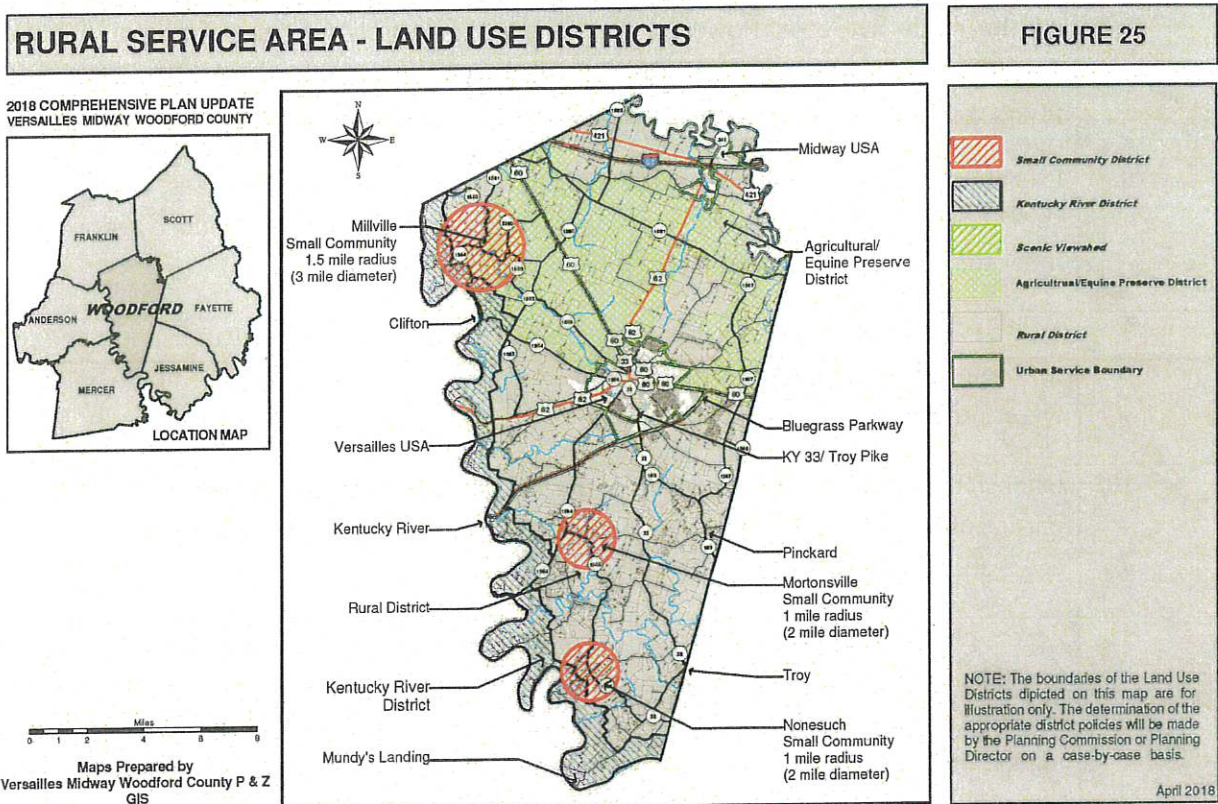
Policy #	Area Wide Policy Description
1.	New development and redevelopment within the 100-year floodplain is discouraged. Any necessary development within the 100-year floodplain should incorporate mitigation measures that minimize its impact on the floodplain and protect the development from flood damage.
2.	Areas proposed for development should be assessed for the presence of sinkholes. Where sinkholes are found, development, although not discouraged, should incorporate appropriate measures so as to minimize the impact on ground water and to avoid structural instability.

3.	Development should occur in areas where there is existing infrastructure and public services or where they are easily provided in order to minimize public costs associated with those services.
4.	Reuse and redevelopment of existing parcels and structures, versus development of vacant parcels, is encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
5.	Except as otherwise provided, the size and scale of all development and redevelopment should reflect and be complimentary to the character and style of surrounding developed areas.
6.	Developers should incorporate where possible and practicable the protection of all natural resources into their development proposals to create unique additions to the community while protecting the natural environment. These natural resources include but are not limited to questionable soil types, wetlands, floodplains and steep slopes.
7.	All areas designated for development are understood to be appropriate for recommended use types and densities at any time assuming infrastructure and required services are available or will be made available. However, development proposals for areas adjacent to previously developed areas are considered to be particularly suitable and as such are encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
8.	Except in the Small Community areas and approved Rural Residential areas, new development should occur only in areas where sanitary sewers are available from public agencies and can meet the additional demand as determined by those agencies.
9.	New development should occur only where there is adequate public water supply and pressure for fire protection services, the finding of adequacy based on data from and the opinion of the water provider.
10.	Extensions of utility service will be the responsibility of developers with public agency participation possible where utility service extensions are needed and desired to serve larger areas and are appropriate future expansions of the utility.
11.	Access points along major arterials from new developments should be minimized to the extent possible. New developments should be interconnected with existing developed areas and allow for interconnection with adjacent undeveloped areas in order to provide alternative means of ingress and egress as well as to allow efficient means of providing public services.

COMPREHENSIVE PLAN LAND USE DISTRICTS

The Rural District. The Rural District consists of all land outside the Urban Service Areas, Small Community District, Agricultural/Equine Preserve District and Kentucky River Environs District. It contains a diverse set of uses, ranging from rural residential cluster subdivisions to farms to crossroads communities such as Troy. The compatible integration of human activities within the rural setting is the focus of this District, and it is clearly intended that the rural character of these lands be preserved.

Many of these rural areas are undeveloped due to the lack of public services or have other site constraints. These areas provide many important benefits to the landowner and community such as agriculture, water filtration, flood protection, and wildlife habitats. The use of the lands in this rural district should be primarily reserved for agricultural operations, open space, agricultural tourism activities, and limited low-density residential including in-family conveyances in order to support Woodford County's agricultural economy, rural landscape, and rural cultural heritage.



Rural District - General Development Policies/Guidelines Checklist

Policy #	General Development Policy/Guideline Description
1.	Agricultural lands and operations should be encouraged by the use of various land use techniques including but not limited to conservation easements and right to farm regulations and limited residential clustering.
2.	Agricultural tourism related land uses should only be permitted as an accessory land use to a principal use that is agricultural related. Lands approved for an agricultural tourism related use should remain in the same ownership as the principal use.
3.	Proposed driveways to State and County roads should be coordinated with the appropriate local and state road departments to maximize site distance while minimizing the impact to the corridor.
4.	Rural residential clusters and small community developments should be designed to minimize the need for cut and fill operations that would significantly alter the natural topography and drainage patterns of the site.
5.	The relationship of dwellings, farm accessory structures, country roads and open space is a primary element defining rural character. When new dwellings and accessory structures associated with rural residential development are proposed, the siting of such structures should be accomplished in a manner that preserves or enhances long views and vistas, complements existing structures, and does not adversely impact existing agricultural operations of adjoining property owners.
6.	Entrances to farms and dwellings from country roads represent opportunities for identification and can be an important rural design element. Farm and rural property owners should be encouraged to use these opportunities for identification in a way that would complement the rural character of Woodford County and add interest to the countryside as viewed from country roads.
7.	On-site sanitary sewer systems associated with eco-tourism activities or rural development should be reviewed by the Health Department to ensure an appropriate placement of the system with regard to steep slope areas, rock outcroppings and potential sinkholes, and groundwater conditions.
8.	Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

Rural District - Infrastructure Policies Checklist

Policy #	Infrastructure Policies Description
1.	All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.
2.	All development shall not incorporate sidewalks.
3.	The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be "D", "E", or "F", the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS "E" or "F" the Planning Commission and legislative bodies should not approve the proposal. Careful consideration should be given to location of access points given issues with narrow roadways, terrain and farm traffic.
4.	Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a mixed use primarily residential environment. Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to the environment and farming operations.
5.	Where sanitary sewers are not available, development should occur with onsite sewage disposal systems approved by the appropriate public agency.

ZONE CHANGE & GENERAL DEVELOPMENT PLAN REVIEW

Article IV of the Zoning Ordinance, Section 409.3 - Application Requirements. Application for amendment of the Official Zoning Map shall be filed with the Planning Commission in accordance with this section and shall contain the following:

A. **Demonstration of Appropriateness.** Any application for amendment to the Official Zoning Map shall be submitted with a written detailed explanation as to the following:

1. How the proposed map amendment would conform to the Comprehensive Plan;
2. Why the original zoning classification of the property in question was inappropriate or improper;

3. What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate.
- B. **Development Plan.** As a condition to the granting of any amendment to the Official Zoning Map, the Planning Commission is authorized to require the submission of a Development Plan. The Development Plan shall be filed in accordance with the provisions and requirements of Sec. 410, Development Plans. Where agreed upon, this Development Plan shall be followed and shall be binding on all parties. A Development Plan may be either a General Development Plan or a Site Development Plan or both as specified by Section 410.
- C. **Traffic Impact Study.** Any development requiring the submission of a Traffic Impact Study shall illustrate the effect of the proposed project on the surrounding roadways and intersections. Such effect shall be measured against the existing level of service standard and circulation patterns for the roadways affected by the proposed development's impact. Any project which proposes:
1. Greater than 50,000 square feet of non-residential space; or,
 2. Greater than 50 residential units; or,
 3. Any other use generating 500 or more average daily trips, shall be required to submit a Traffic Impact Study.
- Exceptions to this requirement may be approved after consultation between the applicant, the Planning Commission and affected agencies (City or County and/or KYTC). The applicant must provide documentation, in writing, from all affected agencies, exempting their particular development from the TIS requirement.
- D. **Other Concurrent Applications.** Applications for Variances, and/ or Conditional Use Permits may be filed concurrently with the application for Official Zoning Map Amendment on the same property to be considered by the Planning Commission for a map amendment.

Article IV of the Zoning Ordinance, Section 410.1 - Purpose and Intent of Development Plan Review:

- A. The Development Plan is a review procedure whereby the Planning Commission may determine the character and objectives of the proposed development in order to ascertain the following:
1. Impact the development will have on capacity of community facilities and services.
 2. Impact the development will have on the character of the neighborhood.

3. Impact the development will have on the neighborhood and community.
- B. The General Development Plan is intended to demonstrate to the Planning Commission the character and objectives of the proposed development in adequate detail for the Planning Commission to evaluate the proposed development and to determine what shall be binding on the use and development of the property in question.
 - C. A Site Development Plan is intended to contain specific plans for developing the property in question including implementation of the conditions of an approved General Development Plan.
 - D. A Development Plan is intended as a review of the proposed project site as a whole, especially where multiple zoning districts are proposed.
 - E. All references herein to the filing and approval of an initial Development Plan shall include all amendments thereto.

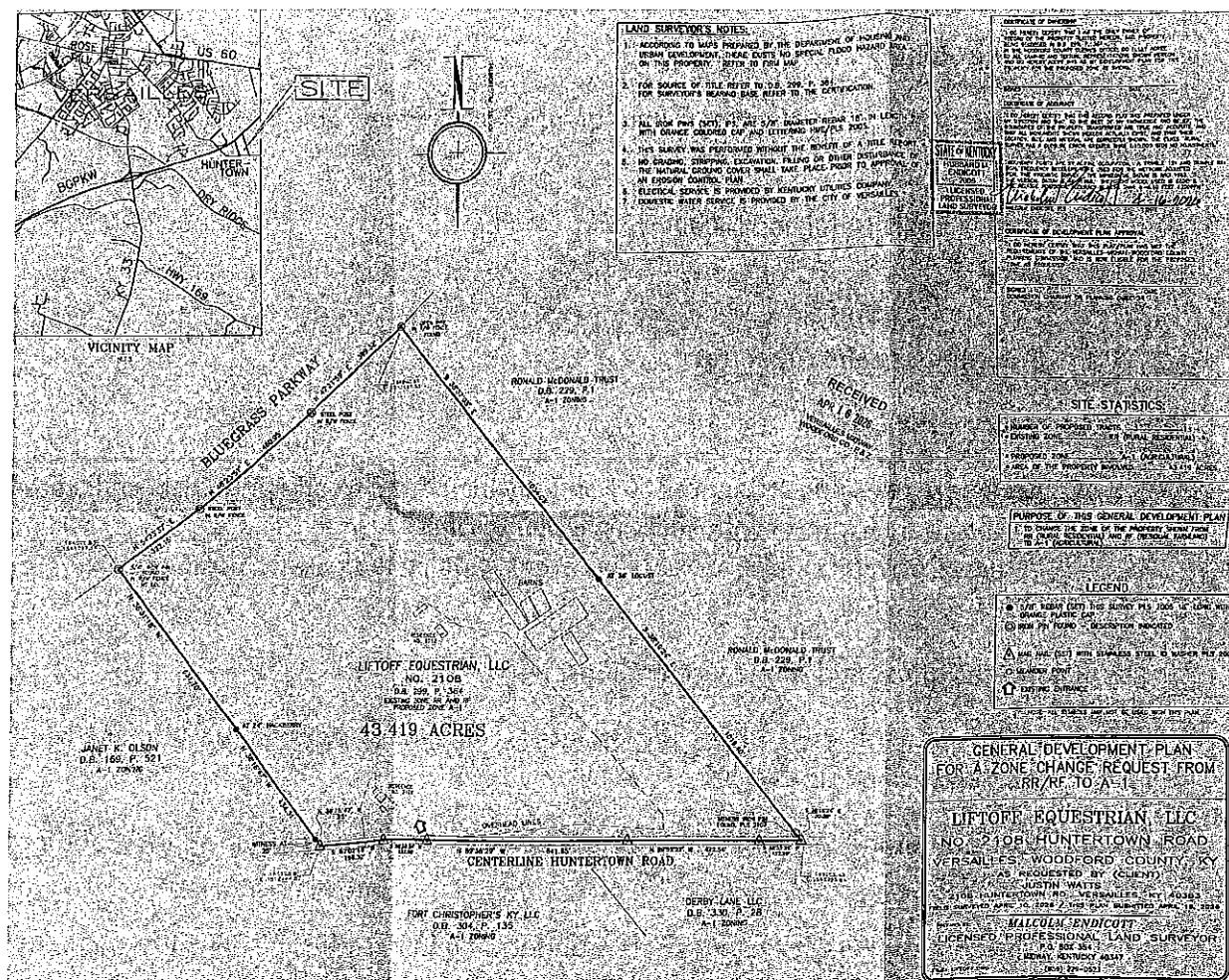
Article IV of the Zoning Ordinance, Section 410.2 - General Development Plan Required

- A. A General Development Plan shall be filed with the application for an amendment to the Official Zoning Map in a form recordable in the Woodford County Courthouse.
- B. Where large parcels of land are proposed for various zoning districts or for differing standards, each parcel may have separate General Development Plan for separate tract.

Article IV of the Zoning Ordinance, Section 410.3 - Elements of a General Development Plan.
"Development Plan" means written and/ or graphic material for the provision of a development, including any or all of the following:

- A. Location and bulk of buildings and other structures,
- B. Intensity of use,
- C. Density of development,
- D. Streets, ways, access points, and parking facilities,
- E. Signs,
- F. Drainage of surface water,
- G. A plan for screening or buffering,
- H. Utilities,
- I. Existing manmade and natural conditions, and
- J. All other conditions agreed to by the applicant.

The applicants have submitted the following **General Development Plan** to satisfy the Application Requirements listed above:



ZONING ORDINANCE REFERENCES

The provisions of the Zoning Ordinance from which this Zoning Map Amendment and Conditional Use Permit is being requested is referenced in **Article VII, Section 701** and **Article V, Section 507**.

701 AGRICULTURAL (A-1)

701.1 Intent - This zone is established to preserve the rural character of the agricultural service area by promoting agriculture and related uses, and by discouraging all forms of urban development except for a limited amount of conditional uses.

701.2 Principal Uses

- A. Agriculture Uses (KRS 100.111 & Article II, Section 201)
- B. Riding Stables, and Fishing Lakes
- C. Public parks, playgrounds, public or privately owned golf courses, forests and conservation areas
- D. Single Family Detached Dwellings
- E. Tourist Destinations
- F. Greenhouses and Nurseries

701.3 Accessory Uses

- A. Accessory uses and structures customarily incidental to any principal use located on the same lot therewith such as agricultural structures, tenant homes, private garages, private stables or parking areas, not including any business, trade or industry.
- B. Home Offices and Home Occupations.
- C. Office of a resident physician, architect, or similar professional person when located within this dwelling.
- D. Roadside stand offering for sale agricultural products produced in Woodford County.
- E. On-farm markets in existing or new on-farm buildings offering for sale agricultural products produced in Woodford County or value-added products made from agricultural or other natural resource products primarily from Kentucky.

701.4 Conditional Uses

- A. Airport, cemeteries, art or antique shops, quarries and gravel pits, and horse sales.
- B. Schools for academic instruction.
- C. Public buildings and properties.
- D. Commercial golf and driving ranges on a temporary and revocable certificate provided adjacent areas are predominantly undeveloped.
- E. Garbage or refuse disposal by City or County.
- F. Animal Hospitals & Clinics.

- G. Research Facilities.
- H. Sportsmen Farms and Kennels.
- I. Agritourism Uses (KRS 247.801), (based on findings and recommendations from the Agricultural Advisory Review Committee).
- J. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishments.
- K. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.
- L. Churches
- M. Plant Nursery
- N. Tourist Destination Expanded

701.5 Prohibited Uses - All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

701.6 Lot, Yard and Height Requirements

- Minimum Lot Size 30 acres
- Minimum ROW Frontage 150 feet
- Minimum Width at Building Line 200 feet
- Minimum Front Yard 80 feet
- Minimum Each Side Yard 25 feet
- Minimum Rear Yard 50 feet
- Maximum Height of Building 1-1/2 stories or 35 feet

507 Overnight Accommodations

507.1 Characteristics: Dwelling units arranged for short-term stays of less than 30 days for rent or lease.

507.2 Accessory Uses: Accessory uses may include pools and other recreational facilities, gift shops, limited storage, laundry facilities, offices, meeting facilities comprising less than 25 percent of the total gross floor area, offices, and business centers.

507.3 Examples: Examples include Hotels, Motels, Inns, Extended Stay Facilities, Bed and Breakfast Establishments, Short Term Rental Establishments, Recreational Vehicle Parks and Camps/Campgrounds.

507.4.B Specific Use Standards - Short Term Rentals

- Short Term Rental establishments shall be required to meet Fire and Building codes. Short Term Rental establishments shall be in compliance with all other applicable state and local laws, including the Woodford County District Health Department Rules and Regulations;
- Hosted Home-Sharing Short Term Rental establishments: Each room or suite to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Dedicated Short Term Rental establishments: Each room or suite within the dwelling unit to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Each room, suite or home shall be rented for no longer than 30 days;
- The use shall not adversely affect the uses permitted in the area and in the immediate neighborhood by excessive traffic generation, noise and light;
- One parking space shall be required for each guest room or suite available for rent. All off-street guest parking areas shall be screened with landscaping when adjacent to single family uses;
- Signs are prohibited for Short Term Rental establishments located in the A1, A-2, A-4, CO-1, R-2, R-3, R-4 and P-1 zoning districts;
- Short Term Rental establishments owner, owner's agent, or lessee shall be present at any Agritourism or Commercial events occurring in or at the establishment;
- In the Unincorporated area of Woodford County - Short Term Rental Establishments are not permitted in the RR, R1, R-2 and R-3 zoning districts. A Conditional Use Permit is required in the A1, A-2, A-4 and the CO-1 zoning districts prior to commencement of the Short Term Rental business. Short Term Rental Establishments shall be limited to the following number of guest rooms/suites: Hosted Home-Sharing, Maximum five (5) guest rooms/suites and Dedicated Short Term Rental establishments, maximum eight (8) guest rooms/suites;
- In the Unincorporated area of Woodford County prior to the filing of a Conditional Use Permit, any proposed Dedicated Short Term Rental Establishments shall submit an application to the Agricultural Advisory Review Committee for review and comment. The Agricultural Advisory Review Committee shall make a

recommendation to the Board of Adjustments based on findings and recommendations that the proposed Dedicated Short Term Rental Establishments is of the same general character as the surrounding properties or will contribute to keeping a Woodford County farm active as an agricultural enterprise, an agritourism enterprise or a tourist designation;

- The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*), in considering approval of required Conditional Use Permit, shall make a finding that the number of rooms granted shall not have adverse effect on surrounding properties. In addition, the Board of Adjustment shall take into consideration the number of Short Term Rental Establishments, if any, within the general neighborhood of the property being considered for such use; and
- Short Term Rental Establishments shall be required when obtaining a Conditional Use Permit to list as part of the application any planned additional Commercial activities such as meetings, seminars, tea/ garden parties, weddings, receptions, festivals, concerts or Agritourism uses. Any Short Term Rental Establishment seeking a Conditional Use Permit in an unincorporated area of Woodford County that include any planned additional commercial activities must submit an application to the Agricultural Advisory Review Committee for review and comment on the planned commercial activities prior to the Board of Adjustment review.

ARTICLE II - Defined Terms

Conditional Uses - A use which is essential or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance area imposed in addition to those imposed in the zoning regulation.

Conditional Use Permit - Legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the Board of Adjustment, consisting of two (2) parts:

- A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit, and
- A statement of the specific conditions which must be met in order for the use to be permitted.

Article IV, Section 407.5 - When considering a Conditional Use Permit, the Board of Adjustments may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Short Term Rental will be booked through AirBnB and VRBO platforms who collect and remit all applicable state and county taxes.
2. Four (4) guest maximum (1 adult required age 25).

3. Parking in dedicated driveway adjacent to rental property for 2 vehicles.
4. Rental house equipped with all utilities (elec, water and septic) and code specific fire detection/smoke detection devices.
5. Property is insured as short term rental through USAA, pending zoning of property to A-1 as it exists on a working horse farm.

OTHER REVIEW ITEMS

- Requested re-zonings (zone changes) should reviewed for consistency with the Land Use District Map, as well as other relevant provisions the Woodford County Comprehensive Plan.
- The applicant has acknowledged that public water currently serves the existing residential structure. The property utilizes an on-site septic system.
- Fire protection is provided by the Woodford County Volunteer Fire Department.



ZONING ORDINANCE - REVIEW & FINDINGS

Article IV of the Zoning Ordinance, Section 409.5 - Planning Commission Action. The procedure for obtaining a Zoning Map Amendment shall be the same as defined in KRS Chapter 100 and in addition, as follows:

- A. The Planning Commission requires, as a condition to the granting of a Zoning Map Amendment, the submission of a General Development Plan. Where agreed upon by the applicant, the General Development Plan shall be followed and binding upon the applicant, his heirs, successors, and assigns.
- B. If the Planning Commission considers a General Development Plan concurrently with an application for Zoning Map Amendment pursuant to KRS 100.203(2), the Commission shall vote upon the application for Zoning Map Amendment at the same time as it considers the applicant's request that the General Development Plan be a condition to the granting of the Zoning Map Amendment. The recommendation of the Planning Commission to approve a Zoning Map Amendment shall be conditioned upon compliance with the submitted General Development Plan and enforced accordingly.
- C. The Planning Commission and applicant may agree to amend the General Development Plan during the public hearing. In such case, the revised General Development Plan shall be prepared by the applicant within 14 calendar days of the approval of the Planning Commission. If the revised General Development Plan, has not been submitted to the Planning Commission within 14 days, the Commission may hold a public hearing to rescind the approval on the next available agenda.
- D. No Development Plan approved by the Planning Commission shall permit the development or use of land in a manner prohibited by this Ordinance. To the extent a condition of a Development Plan may purport to grant such permission, it shall be deemed in conflict with the zoning district regulations and be void and of no effect.

Article IV of the Zoning Ordinance, Section 409.6 - Review Criteria, Findings Required. In their review of a map amendment, the Planning Commission shall consider and make findings on the following matters:

- A. The map amendment is in agreement with the adopted Comprehensive Plan, or, in the absence of such a finding,
- B. That one or more of the following apply and such finding shall be recorded in the minutes and records of the Planning Commission of the legislative body or Fiscal Court:

1. The original zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
2. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

Article IV of the Zoning Ordinance, Section 409.8 - Condition of Enactment of Map Amendment. The following condition shall apply to the enactment of any Zoning Map Amendment; Building permits for improvement of the subject property shall be issued only in conformance with the elements of the General Development Plan and, where required, a Site Development Plan.

Article IV of the Zoning Ordinance, Section 409.9 - Action on Concurrent Applications

- A. In the event the applicant files for a Variance or Conditional Use Permit concurrently, the Planning Commission shall hold the public hearing concurrently with the map amendment.
- B. For the purpose of carrying out this subsection, each requested Variance or Conditional Use Permit shall be considered as separate applications and shall otherwise be administered, advertised and handled in accordance with the requirements of this Ordinance and KRS 100 except that notice by mail for the Zoning Map Amendment shall include notice for the Variance or Conditional Use Permit and shall state that these items will be concurrently heard by the Planning Commission.
- C. The Planning Commission shall assume all the powers and duties otherwise executed by the Board of Adjustments in considering a Variance or Conditional Use Permit but shall only have this authority when the subject Variance or Conditional Use Permit is being considered concurrently with property being considered for a map amendment.

Article IV of the Zoning Ordinance, Section 409.10 - Parties Bound by Development Plan. The Development Plan, General or Site, enacted under the provisions of Section 410, including any amendment thereto, shall be binding upon the property and the owner at the time of approval by the Planning Commission, his heirs, successors in title, personal representatives, assigns, the Planning Commission and legislative bodies.

KRS 100.213 - FINDINGS

100.213 Findings Necessary for Proposed Map Amendment

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

CONDITIONAL USE PERMIT REVIEW & FINDINGS

Article IV, Section 407.4 Review Criteria - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall approve an application for a Conditional Use Permit if, and only if, the applicant has demonstrated that the proposed use and any associated development:

- A. Granting the Conditional Use Permit does not substantially conflict with the purposes of this Ordinance;
- B. Will be consistent with the "Intent" statement for the district in which it is located;
- C. Will be compatible with existing uses adjacent to and near the property;
- D. Will not be hazardous, detrimental or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes or other general nuisance;
- E. Will not otherwise adversely affect the development of the general neighborhood or of the district in which the use is proposed;
- F. Will be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property;

- G. Will have adequate water and sewer supply, stormwater facilities, transportation facilities, waste disposal and other public services;
- H. Will be developed in a way that will preserve and incorporate any important natural features of the site; and
- I. Will conform to any specific criteria or conditions specified for that use elsewhere in this Article.

Article IV, Section 407.5 Findings Required - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall make the following findings prior to approval of any Conditional Use Permit.

- A. The use is not detrimental to the public health, safety or welfare in the zone in which it is proposed.
 - B. The use will not contribute toward an overburdening of utility services.
 - C. The use will not result in increased traffic congestion, additional parking problems, substantial increase in population density, environmental problems or constitute a nuisance.
 - D. That the use otherwise meets the requirements of this Ordinance.
-

SUGGESTED MOTIONS

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan submitted by the applicant.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted Comprehensive Plan as demonstrated by its compliance with the following items:

Choose all that apply:

- a. Is consistent with the adopted Goals and Objectives;
- b. Is consistent with the Land Use District Map;
- c. Is consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

I make a motion to **DENY** the proposed Zoning Map Amendment.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is not consistent with the adopted Comprehensive Plan as demonstrated by its noncompliance with the following items:

Choose all that apply:

- a. Is **not** consistent with the adopted Goals and Objectives;
- b. Is **not** consistent with the Land Use District Map;
- c. Is **not** consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

SUGGESTED MOTIONS

MOTION TO **APPROVE** THE **CONDITIONAL USE PERMIT** REQUEST:

I make the motion to **APPROVE** the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 2108 Huntertown Road, along with the Applicant's and Commission's agreed-upon Property Conditions.

The testimony presented in this public hearing has shown that the use **does** meet the requirements of the Zoning Ordinance.

OR

MOTION TO **DENY** THE **CONDITIONAL USE PERMIT**:

I make the motion to **DENY** the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 2108 Huntertown Road, based on the following finding:

The testimony presented in this public hearing has shown that the use **does not** meet the requirements of the Zoning Ordinance.

DRAFT

ON THURSDAY, FEBRUARY 12, 2026, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULARY SCHEDULED MEETING AT 6:30 PM IN THE 2nd FLOOR COURTROOM OF THE COURTHOUSE.

Madam Chair Stepp called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Members Present: Chad Wells, Rich Schein, Tim Middleton, Floyd Greene, Chris Sharp, Doug Curl, Whitney Stepp, Karen Isberg, Randal Bohannon.

PC Staff attorney Henry Smith was present.

MINUTES: Motion was made by Ms. Isberg, as seconded by Mr. Middleton to approve the April 9, 2026 minutes, as submitted. Motion carried with eight (8) aye votes and one (1) abstention (Wells).

NON-PUBLIC HEARING ITEMS

Antony & Natalee Bays have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 0.456 acres located at 341 N Winter Street, Midway, KY. The property is zoned Medium Density Residential (R-3).

Madam Chair called upon Kim O'Reel (staff) for comments. Ms. O'Reel noted that the final record plat was proposing to divide the tract into three single family lots for construction of three single family homes. One lot will front First Street and two lots will front N. Winter Street. Ms. O'Reel noted that this property had recently been in front of the Planning Commission as a zone change. Ms. O'Reel distributed an updated version to the Commission which included a minor 15' sanitary sewer easement. The plat went through TRC with no deficiencies. No further comments.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mr. Greene to approve Application 2026-018 - Antony & Natalee Bays - Subdivision (Minor Plat) on a tract of land containing 0.456 acres located at 341 N Winter Street, Midway, KY. The property is zoned Medium Density Residential (R-3). No further discussion. Motion carried with nine (9) aye votes.

Bogdan Svintozelsky has applied for an approval of a Subdivision (Minor Plat) on tracts of land containing 0.456 acres located at 4750 Fords Mill Road, Versailles, KY. The property is zoned Agricultural (A-1) and Two-Family Residential (R-2).

Madam Chair called upon Ms. O'Reel for comments. Ms. O'Reel noted that the tract of land consisted of 51.17 acres and this property had been before the Commission last year as a zone change but had been withdrawn. This minor plat creates two one acre lots on Fords Mill Road in the R-2 zoned part of the property. Steve Hunter, Planning Director, noted that there was existing zoning at the intersection and

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shared aerial on the monitors. The plat went through TRC and all deficiencies were corrected. No further comments.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Ms. Isberg, as seconded by Mr. Sharp to approve Application 2026-021 - Bogdan Svintozelsky - Subdivision (Minor Plat) on tracts of land containing 0.456 acres located at 4750 Fords Mill Road, Versailles, KY. The property is zoned Agricultural (A-1) and Two-Family Residential (R-2). No further discussion. Motion carried with nine (9) aye votes.

PUBLIC HEARING ITEMS

Liftoff Equestrian LLC have filed an application to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1).

Liftoff Equestrian LLC have filed a Conditional Use Permit Application on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.

Madam Chair opened the public hearing and called upon Mr. Hunter for comments. Mr. Hunter noted that the applicant was applying to rezone the property back to agriculture and also applying for a Conditional Use Permit to operate a Short Term Rental facility. Mr. Hunter noted that they would need the CUP to operate the Short Term Rental if the zone change was successful. Mr. Hunter shared an aerial and the plat on the monitor and noted that the property was 43.419 acres and zoned rural residential and was an active equestrian facility. Mr. Hunter noted that the property was zoned to Rural Residential and Residual Farmland in 1999 containing four lots. It was never developed or platted. Mr. Hunter noted that the applicant was participating in the meeting via Zoom. Mr. Hunter reviewed/summarized the staff report for the zone change. Mr. Hunter reviewed the staff report for the Conditional Use Permit. Mr. Hunter discussed the conditions for the CUP and noted that the Commission could add conditions.

Madam Chair asked the applicant if they would like to speak or if they had someone present on their behalf.

Justin Watts, applicant/owner noted that he didn't have anything to add except going into this he was unaware that the Rural Residential was ineligible for short term rental. He was aware that the property had four lots on it when he purchased the property but had no interest in that; he is not a developer, he is a farmer. Mr. Watts noted that they saw the short term rental as another income revenue because of the proximity to Keeneland for two months out of the year and they have clients that come in and try potential horses for sale or they come in for horse shows. It falls in line with their business plan.

Madam Chair asked if anyone from the public wished to speak. No one from the public spoke.

Ms. Isberg questioned if they would be adding another driveway or using the existing driveway. Mr. Watts noted that they would use the existing driveway and did not have plans to add another one.

Madam Chair closed the public hearing. Madam Chair asked if anyone was prepared to take action on the zone change.

Motion was made by Ms. Isberg, as seconded by Mr. Wells to approve Application 2026-020 - Liftoff Equestrian LLC – Zoning Map Amendment with condition upon General Development Plan and that it is consistent with the adopted Goals and Objectives of the Comprehensive Plan to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1). No further discussion. Motion carried with nine (9) aye votes.