

Monday, January 12, 2026
City Commission Regular Meeting

[MIN_HEAD]

The City of Nicholasville's Board of Commission met in regular session on Monday, January 12, 2026 at the Nicholasville Police Department's Community Room, located at 717 North Main Street in Nicholasville. Mayor Alex Carter called the meeting to order at 5:00 p.m.

Roll Call

Presiding Officer: Mayor Alex Carter

Commission Present: Commissioner Peter Sutherland
Commissioner Bethany Brown
Commissioner Patty Teater
Commissioner Dexter Knight

Additionally, the following department staff members were present for this meeting:

Bob Amato, Utility Director	Stephen Pracht, Grants Administrator
Doug Blackford, General Government Director	Kathy Rhineheimer, Human Resources
Craig Cox, Fire Chief	Darren Sammons, City Attorney
Brian Claar, City Engineer	Kathy Walker, City Clerk
Michael Fleming, Police Chief	Raven Warren-Trainor, Assist. City Clerk
Marty Kaszuk, Assistant Fire Chief	

Motion by Commissioner Teater, seconded by Commissioner Knight, to approve the minutes of the December 8, 2025 Regular Meeting, as written.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Sutherland, seconded by Commissioner Brown, to approve the second and binding reading of **ORDINANCE 207-2026: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 2.76 ACRES OF REAL PROPERTY LOCATED NORTH OF ASHGROVE ROAD (ASHGROVE MHC, LLC PROPERTY – NORTH PORTION OF PVA PARCEL NO. 078-20-00-001.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.**

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Teater, seconded by Commissioner Brown, to approve the first and non-binding reading of **ORDINANCE 208-2026: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO B-1 (CENTRAL BUSINESS DISTRICT), R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), & R-1F (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR APPROXIMATELY 61.01 ACRES OF PROPERTY LOCATED AT 162 THOMPSON LANE (PVA**

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PARCEL #059-00-00-027.00). [This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone map amendment to B-1(Central Business District), R-1E (Single Family Residential District), and R-1F (Single Family Residential District) for approximately 61.01 net acres of property located on PVA Parcel #059-00-00-027.00.]

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Sutherland, to award bid 2025-293 for remodeling the kitchen at Fire Station #2.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Sutherland, seconded by Commissioner Teater, to award bid 2025-295 for Lone Oak restaurant remodel.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Knight, seconded by Commissioner Brown, to accept the bid of Frederick and May in the amount of \$6,795,827.50 for the 24" Water Transmission Line and to authorize the Mayor to sign all related contract documents.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Sutherland, to authorize the Mayor to sign Amendment No. 3 to Task Order 21-01 by and between the City of Nicholasville and Strand Associates Inc. for East High Shared Use Path.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Sutherland, seconded by Commissioner Teater, to approve the recommendation to reappoint Jared Hager and John Quinn with their new terms that will expire December 31, 2029.

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Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Teater, to to authorize the Mayor to sign **MUNICIPAL ORDER 2026-001: A MUNICIPAL ORDER AMENDING THE CITY OF NICHOLASVILLE'S EMPLOYEE HANDBOOK.** [This Municipal Order amends the Fire Chief job description.]

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Knight, to approve the hire of Austin Daves as Firefighter Recruit, pending pre-employment testing, at the rate of \$15.29 per hour, effective January 13, 2026.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Teater, to approve the progression of the following Firefighter Recruits who have completed their introductory period, to the position of Firefighter, no change in rate, effective January 1, 2026:

1. Nicholas Edge
2. Christian Everly
3. Isaac Fraser
4. Josiah Silverman
5. Aaron DeMoss
6. Alexander McCoy

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Knight, to approve the progression of Police Recruits Hagen Frye, Rocky Smallwood and Kevin Soriano to Police Officers for completion of their introductory period with no change in rate, effective January 1, 2026.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Teater, seconded by Commissioner Brown, to approve the recommendation from the Wilmore-Nicholasville-Jessamine County Joint Tourism Commission request to make Olivia Katie

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Pucket full-time as Tourism Office Manager, with no change in rate, effective December 30, 2025.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Knight, seconded by Commissioner Sutherland, to approve the effective date of hire as January 5, 2026, for Justin Gaffney, Water Distributions Operator Trainee, previously approved at the December 8, 2025 Commission meeting.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Teater, to approve the hire of Deanne Geary as Administrative Assistant at City Hall, grade 53, pending results of pre-employment testing, at the hourly rate of \$21.03, effective January 27, 2026.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Sutherland, to approve the hire of Josiah Drug as Temporary Intern in the Police Department at the rate of \$10.00 per hour with no benefits, effective January 6, 2026.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Teater, to award Bid 2025-294 to Brooks Unlimited for the demolition of 705 - 705 1/2 North Main Street in the amount of \$26,998.75.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Brown, seconded by Commissioner Knight, to approve use of Opioid Abatement Fund to provide training through Indiana Wesleyan University to all sworn NPD personnel, the social worker, and the victim's advocate. The total cost for 81 people is \$4,050.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

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Motion by Commissioner Sutherland, seconded by Commissioner Knight, to approve accounts payable as presented in the amount of \$7,848,425.06 for the period December 2, 2025 through January 6, 2026.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Knight, seconded by Commissioner Teater, to to adjourn into closed session per KRS 61.810(1)(c) for discussions of proposed or pending litigation against or on behalf of the public agency.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

The Commission retired to the conference room for the closed session at 5:40 p.m.

The Commission returned to the Community Room by unanimous consent from closed session at 6:15 p.m.

Motion by Commissioner Sutherland, seconded by Commissioner Knight, to approve calling Letter of Credit #3427 in the amount of \$309,448.89 on Boone Development LLC and there shall be no further construction, inspections, or approvals and all current permits will be suspended in Eastgate Subdivision. This shall apply to the current developer and any future developers until such time as the Williams Road stream crossing has been completed.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

Motion by Commissioner Teater, seconded by Commissioner Brown, to adjourn into closed session per KRS 61.810(1)(b) for deliberations on the future acquisition or sale of real property by a public agency.

Roll Call Vote: YES - Mayor Carter, Commissioner Sutherland, Commissioner Brown, Commissioner Teater, Commissioner Knight
NO - None

The Commission retired to the conference room for the closed session at 6:17 p.m.

The Commission returned to the Community Room by unanimous consent from closed session at 6:29 p.m.

No action taken.

There being no further business to come before the Board of Commissioners, Mayor Carter declared the meeting adjourned at 6:30 p.m. with no objection.

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Kathy Walker, City Clerk

Alex W. Carter, Mayor