

Monday, February 2, 2026
City Commission Regular Meeting

[MIN_HEAD]

The City of Nicholasville's Board of Commission met in special session on Monday, February 2, 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 PM.

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
Brian Claar, City Engineer	Kathy Rhineheimer, Human Resources
Craig Cox, Fire Chief	Darren Sammons, City Attorney
Tim Cross, Planning Director	Kathy Walker, City Clerk
Michael Fleming, Police Chief	Raven Warren-Trainor, Assist. City Clerk
Marty Kaszuk, Assistant Fire Chief	Laurie Young, Finance Officer

Motion by Commissioner Knight, seconded by Commissioner Teater, to approve the minutes of the January 12, 2026 Regular Meeting as presented.

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

Motion by Commissioner Sutherland, seconded by Commissioner Knight, to approve the second and 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 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 Sutherland, seconded by Commissioner Teater, to approve the Mayor to sign the First Amendment to the Memorandum of Agreement by and between the City of Nicholasville and the United Property Holdings, LLC.

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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 participation in Jessamine County Schools Kindness Week: Walk in Someone Else's Shoes campaign.

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 the Encroachment Agreement by and between the City of Nicholasville and Dailey Homes, LLC for 2035 Shun Pike in Halfhill Estates Subdivision.

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 approve the full release of Letter of Credit #1319 in the amount of \$416,438.00 for Ashtree Units 5 and 6, Phase 3 for paving, sidewalks, streetlights, and street signs.

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 authorize the Mayor to sign **MUNICIPAL ORDER 2026-002: A MUNICIPAL ORDER AMENDING THE CITY OF NICHOLASVILLE'S FIRE DEPARTMENT PERSONNEL POLICIES AND PROCEDURES.** [This Municipal Order adopts the Fire Department's Physical Fitness Requirements SOP.].

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

Motion by Commissioner Teater, seconded by Commissioner Sutherland, to approve the promotion of Doug Roberts to Meter Assistant Superintendent, grade 58, at the hourly rate of \$34.24, exempt position, effective January 27, 2026.

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

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Motion by Commissioner Brown, seconded by Commissioner Sutherland, to approve a rate change for Andrew Oisten to \$25.67 per hour, for successful completion of the KLEC certification, 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 Teater, to approve the hire of the following interns, in the Police Department, as practicum students from the University of Kentucky with no benefits or pay:

- Molly Shippee - Police Practicum Student Intern, starting date January 20, 2026
- Ava Culligan - Social Work Practicum Student Intern, starting date January 14, 2026

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 Kennon Kemp, in the Police Department, as a Police Officer Recruit, effective February 3, 2026, at the hourly rate of \$24.50.

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

Motion by Commissioner Sutherland, seconded by Commissioner Knight, to approve accounts payable in the amount of \$2,991,506.65 as presented for the period from January 7, 2026 through January 20, 2026.

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

Motion by Commissioner Teater, seconded by Commissioner Sutherland, to approve the refund of 2022 Net Profit Taxes in an amount that exceeds \$1,500 to Lee Masonry Products, Inc..

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 refund of 2023 Net Profit Taxes in an amount that exceeds of \$1,500 for Lee Masonry Products, Inc..

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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 refund of 2024 Net Profit Taxes in an amount that exceeds \$1,500 for Lee Masonry Products, Inc.; Robert Powel; and Dix & Associates Pipeline Contractors, Inc..

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 financials for period through December 31, 2025.

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

There being no further business to come before the Board of Commissioners, Mayor Carter declared the meeting adjourned at 5:32 p.m. with no objection.

Kathy Walker, City Clerk

Alex W. Carter, Mayor