

Monday, May 11, 2026
City Commission Regular Meeting

[MIN_HEAD]

The City of Nicholasville's Board of Commission met in regular session on Monday, May 11, 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 Bethany Brown
Commissioner Patty Teater
Commissioner Dexter Knight

Commission Absent: Commissioner Pete Sutherland

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

Bob Amato, Utility Director	Mary Marion, Human Resources
Doug Blackford, General Government 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 Teater, seconded by Commissioner Brown, to approve the minutes of the April 27, 2026 Regular Meeting as presented..

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

Motion by Commissioner Brown, seconded by Commissioner Knight, to approve the first and non-binding reading of **ORDINANCE 214-2026: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM R-1 & R-3 (CITY) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) & R-1T (TOWNHOUSE RESIDENTIAL DISTRICT) FOR APPROXIMATELY 5.385 ACRES OF PROPERTY LOCATED AT THE CORNER OF BRET LANE & IMPERIAL WAY (PVA PARCEL # 057-00-00-020.12, # 057-00-00-020.13, # 057-00-00-029.08)**. [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 R-3 (Multi-Family Residential District) & R-1T (Townhouse Residential District) for approximately 5.38 net acres of property located on PVA Parcel # 057-00-00-020.12, # 057-00-00-020.13, and # 057-00-00-029.08.]

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

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Motion by Commissioner Knight, seconded by Commissioner Teater, to authorize the Mayor to sign **RESOLUTION 2026-001: A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF A MUNICIPAL AID CO-OP PROGRAM CONTRACT BETWEEN THE INCORPORATED CITY OF NICHOLASVILLE AND THE COMMONWEALTH OF KENTUCKY, TRANSPORTATION CABINET, DEPARTMENT OF RURAL AND MUNICIPAL AID FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AS PROVIDED IN THE KENTUCKY REVISED STATUTES AND ACCEPTING ALL STREETS REFERRED TO THEREIN AS BEING STREETS WHICH ARE A PART OF THE INCORPORATED CITY.**

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

Motion by Commissioner Brown, seconded by Commissioner Teater, to authorize the Mayor to sign a Proclamation recognizing the month of May as Mental Health Awareness Month.

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

Motion by Commissioner Brown, seconded by Commissioner Teater, to award Bid # 2026-301 to remove and repair approximately 285 feet of crushed storm drainpipe and repave work area after work is completed at 164 Imperial Plaza to SGM in the amount of \$107,386.00.

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

Motion by Commissioner Brown, seconded by Commissioner Knight, to award Bid # 2026-302 for demolition of 105 Stratton Avenue to Baioni Construction, LLC in the amount of \$13,500.00.

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

Motion by Commissioner Teater, seconded by Commissioner Knight, to accept the Engagement Proposal from Baldwin CPAs for the fiscal year 2026 Financial Audit in the amount of \$62,000.

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

Motion by Commissioner Teater, seconded by Commissioner Brown, to authorize the Mayor to sign the property lease agreement by and between the City of Nicholasville and Municipal Communications III, LLC pending legal review.

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

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Motion by Commissioner Teater, seconded by Commissioner Brown, to authorize the Mayor, or his designee, to sign the Service Agreement by and between the City of Nicholasville and Open Gov.

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

Motion by Commissioner Brown, seconded by Commissioner Knight, to authorize the donation of 2017 Ford Escape, Unit # 815, VIN # 5286, for Project Graduation.

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

Motion by Commissioner Brown, seconded by Commissioner Teater, to authorize the Mayor to sign **MUNICIPAL ORDER 2026-010: A MUNICIPAL ORDER APPROVING THE APPOINTMENT OF A CITY REPRESENTATIVE TO THE CODE ENFORCEMENT BOARD.** [This Municipal Order appoints David Bartley McRorie to the Code Enforcement Board for a term of three (3) years to expire on May 31, 2029.]

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

Motion by Commissioner Knight, seconded by Commissioner Brown, to approve the hire of David Lovings in Administration-General as Seasonal Maintenance Worker at the hourly rate of \$17.10 with no benefits, effective May 19, 2026 pending pre-employment testing.

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

Motion by Commissioner Brown, seconded by Commissioner Teater, to authorize the change of effective date of Tim Corman, Seasonal Maintenance Worker in the Cemetery department, to May 6, 2026 from the May 8, 2026 date that was approved at the April 27, 2026 Commission Meeting.

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

Motion by Commissioner Teater, seconded by Commissioner Knight, to approve the promotion of Ann Camille Latham to Purchasing Agent, grade 57, effective May 19, 2026, with no change in rate of pay.

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

Motion by Commissioner Brown, seconded by Commissioner Knight, to approve the lateral hire of Michael Montoya as Police Officer, in the Police Department, at the hourly rate of \$28.49, effective May 26, 2026, pending pre-employment testing.

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

Motion by Commissioner Brown, seconded by Commissioner Teater, to approve the hire of Joshua Montgomery as a Seasonal Maintenance Worker in the Police Department's Code Enforcement Division, effective May 12, 2026, at the hourly rate of \$17.10, with no benefits, pending pre-employment screening.

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

Motion by Commissioner Teater, seconded by Commissioner Knight, to approve the promotion of Heather Teater to HR/Payroll Associate, grade 56, in Administration, at the hourly rate of \$27.81.

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

Motion by Commissioner Brown, seconded by Commissioner Teater, to accept the anonymous unrestricted cash donation of \$4,839.00.

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

Motion by Commissioner Teater, seconded by Commissioner Knight, to approve Fiscal Year 2026 Financials through March 31, 2026.

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

Motion by Commissioner Brown, seconded by Commissioner Knight, to approve accounts payable as presented in the amount of \$2,422,412.49 for the period April 22, 2026 through May 5, 2026.

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

Roger Fields, Nicholasville, addressed the Commission regarding East Brannon Road and Grey Oak Lane.

Motion by Commissioner Teater, seconded by Commissioner Brown, to authorize the Mayor to sign **MUNICIPAL ORDER 2026-011: A MUNICIPAL ORDER APPROVING THE APPOINTMENT OF A CITY REPRESENTATIVE TO THE JESSAMINE COUNTY PROPERTY VALUATION ADMINISTRATOR'S BOARD OF APPEALS**. [This Municipal Order approves the appointment of Chris Hoffner to the Jessamine County PVA's Board of Appeals for a three (3) year term, ending April 30, 2029.]

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

Motion by Commissioner Knight, seconded by Commissioner Brown, to purchase signs and supplies for the downtown area not to exceed \$20,000.

Roll Call Vote: YES - Mayor Carter, 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 6:11 p.m. with no objection.

Kathy Walker, City Clerk

Alex W. Carter, Mayor