

FISCAL COURT REGULAR MEETING: Via Zoom  
Tuesday, January 27, 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

Squire Brown was present at the Zoom meeting and could be heard but was not able to be seen. His votes will not be reflected "All Present" in these meeting minutes.

### **PUBLIC COMMENT**

The following individuals provided written public comment to [jmcoyle@woodfordcountyky.gov](mailto:jmcoyle@woodfordcountyky.gov) regarding the revisions proposed by Squire Taylor to Article VII of the Versailles–Midway–Woodford County Planning Ordinance:

1. Lynn Prewit
2. Teresa Kvachus

### **APPROVAL OF MINUTES**

Judge/Executive Kay called for any additions, corrections, or amendments to the minutes for the Special Meeting Minutes and Regular Meeting Minutes of January 13, 2026. Kay informed the court there was one amendment to the minutes including the name of an individual that spoke during public comment.

1. A motion was made by Liles Taylor and seconded by William Downey to approve the amended Regular Meeting minutes for January 27, 2026, as presented.

**VOTING AYE: All Present**

**MOTION CARRIED**

### **REPORTS**

**Treasurer, Melody Traugott** – Treasurer Traugott provided a report of the financial status through January 23, 2026, with a total cash amount of \$19,287,666.80, less ARPA restricted funds of \$3,632,954.76, less Sheriff asset forfeiture funds of \$593,697.24, less County Clerk storage fees of \$30,193.66, less opioid settlement funds of \$398,942.27, less payroll of \$409,996.29 leaving an adjusted money market checking account balance of \$14,221,882.60.

**EMS Notice of Contract Termination** – Director Bailey presented a Notice of Contract Termination between the Woodford County Fiscal Court/ EMS and Ambulance Medical Billing (AMB).

2. A motion was made by Liles Taylor and seconded by John Gentry to authorize the Judge/Executive and/or Ambulance Director send a formal Notice of Contract Termination to AMB for billing services. (**Attachment**)

**VOTING AYE: All Present**

**MOTION CARRIED**

**State of Emergency Winter Weather Update** – Emergency Management Director, Drew Chandler gave an update on the recent State-of-Emergency in place for the current winter weather conditions. Falling Springs Recreation Center and Millville Community Center were opened to serve as warming centers due to the power outages that occurred Tuesday, January 27<sup>th</sup> and with that, the Sheriff's office was assisting with transportation for medical assistance and medication deliveries.

3. A motion was made by John Gentry and seconded by Liles Taylor to approve an order of the court to allow email approvals to issue payment to contractors assisting with snow/ice removal due to the winter weather State-of-Emergency.

**VOTING AYE: All Present**

**MOTION CARRIED**

4. A motion was made by John Gentry and seconded by Mary Ann Gill for all county government buildings operate on a delay opening at 11:00 AM on Wednesday, January 28, 2026.

**VOTING AYE: All Present**

**MOTION CARRIED**

**GENERAL ORDERS AND UNFINISHED BUSINESS**

**Johnson Controls Renewal – Road Dept.**

5. A motion was made by Darrell Varner and seconded by Mary Ann Gill to approve the Johnson Controls Contract Renewal for annual fire extinguisher inspection at the Road Department. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

**Claims**

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

6. A motion was made by Kelly Carl and seconded by Liles Taylor to approve the claims from Huffman Acquisition - Frankfort in the amount of \$476.61 and Vance's Law Enforcement in the amount of \$22,755.00 for the Sheriff's Office using asset forfeiture funds. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

7. A motion was made by Kelly Carl and seconded by William Downey to ratify the January 18, 2026, email approval of the additional bill list for the PNC Visa Statement as presented. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

**Transfers**

8. A motion was made by Larry Blackford and seconded by Mary Ann Gill to approve the transfers as presented. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

9. A motion was made by Jackie Brown and seconded by Larry Blackford to ratify the December 29, 2025, email approval for the additional transfers as presented. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

**Personnel Order**

10. A motion was made by John Gentry and seconded by Kelly Carl to approve the personnel order as presented. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

**Allocation for Special Assistance**

11. A motion was made by Kelly Carl and seconded by Mary Ann Gill to release allocated funds for the Woodford Foundation to help support temporary housing needs for survivors of the recent apartment fire. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

**Additional Article VII Revisions – Farmland Preservation** – No action was taken by the court at this time.

Squire Taylor presented the material changes to Article VII, previously discussed at the January 13, 2026, Special Meeting. Taylor made clear these revisions, if any, would be sent back to the Planning Commission to draft a Text Amendment:

- 701.2C (Principal Uses): Add “public” before parks (e.g., “public parks”) to provide clarity, as “parks” is currently undefined.
- 701.9 (Special Provisions – In-Family Conveyance Lots):  
Enforcement Mechanism: Inclusion of a restrictive covenant on the conveyed parcel’s deed clearly stating the restrictions for holding title. The restrictive covenant should state that any conveyance prior to the fulfillment of the stated restrictions shall be void. And, further, it should provide that in the case of a judicial sale, the restriction on reconveyance shall not apply.
- Water Service Capacity and Development Condition: Prior to the approval of an In-Family Conveyance Plat, the applicant must provide written certification from the applicable water district confirming functional ability to provide service and pressure without reducing service levels for existing customers. Any necessary upgrades shall be the responsibility of the applicant.

#### 703 RURAL RESIDENTIAL RR / RESIDUAL FARMLAND (RF) DISTRICT

- 703.11: Requirement that residual farmland maintain a single, contiguous tract to facilitate the use of industrial farm machinery.
- 703.11 (Water Service Capacity): (Same conditions as listed under 701.9 above regarding water district certification and applicant responsibility for upgrades).

#### 704 SMALL COMMUNITY DISTRICTS

- 704.3D (Principal Uses): Add “public” before parks to maintain consistency and clarity across districts.

Squire Gill raised concerns about the proposed restrictive covenant language, noting that it effectively functions as a reverter clause without clearly defining enforcement. Gill questioned who would enforce a voided conveyance, how it would be voided, who the property would revert to, and whether such a restriction would prevent buyers from obtaining home mortgages. Gill emphasized that these issues had not been fully analyzed.

Squire Gill argued that the residency requirement is unenforceable, a conclusion previously reached by Planning and Zoning after extensive review. Once a plat is recorded, enforcement becomes difficult or impossible, as violations may go undetected and zoning penalties are minimal. Gill stressed that any enforcement mechanism should occur before a plat is approved, not afterward.

Regarding water restrictions, Gill stated they could be handled through Planning and Zoning sub-regulations rather than the ordinance itself. Gill felt the current language is vague and does not adequately ensure long-term water availability, since certificates may be issued without certainty of future supply. Gill suggested water verification may need to occur both at plat approval and building permit stages.

Gill urged the court to allow recently adopted amendments to play out before adding further requirements, noting that the new conditional use permit process already increases applications, fees, time, and board involvement. Gill expressed concern that the amendments are not yet law, yet additional changes are already being discussed.

Gill referenced her prior suggestion of a moratorium only if the court delayed action but noted the court did approve Articles II and VII amendments, which had strong public support and were viewed as a win for farmland preservation. Gill advocated waiting to see how the changes function in practice.

### NEW BUSINESS

#### Woodford Water District Commissioner Salary Request

12. A motion was made by Liles Taylor and seconded by John Gentry to ratify the approval of the Northeast Woodford Water District Commissioner’s maximum compensation set at \$6,000 annually to be paid at a rate of \$500/month effective January 27, 2026 per KRS 74.020(6) .

**VOTING AYE: All Present**

**MOTION CARRIED**

**Indigent Burial Funds Request**

13. A motion was made by Larry Blackford and seconded by Liles Taylor to approve the Indigent Burial Fund request in the amount of \$750.00 as presented contingent upon final review by the Judge/Executive meeting all requirements and authorizing the Judge/Executive to sign any and all documents related thereto. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

14. A motion was made by Darrell Varner and seconded by Liles Taylor to issue payment to Ashley Barnett in the amount of \$750.00 using indigent burial funds once all contingencies are met.

**VOTING AYE: All Present**

**MOTION CARRIED**

**KCOJ 2025 Audit**

15. A motion was made by Kelly Carl and seconded by John Gentry to accept the KCOJ (AOC) audit for 2025 as presented and authorize the Judge/Executive sign any and all documents related thereto. **(Attachment)**

**VOTING AYE: All Present**

**MOTION CARRIED**

**Adjournment**

With no objection, the meeting adjourned at 6:48 p.m.



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JAMES KAY  
JUDGE/EXECUTIVE

ATTEST:   
Jordan Molla-Coyle, Fiscal Court Clerk