

REQUEST FOR BIDS

Lights for the Woodford County Theatre Modernization Project
103 South Main Street
Versailles, Kentucky 40383

Sealed bids will be received by the Woodford County Fiscal Court at the office of Woodford County Judge/Executive James Kay, whose office is located at 103 S. Main Street, Room 200, Versailles, Kentucky 40383, until 9:00 a.m., Tuesday, May 20, 2025. Bids will be opened publicly and read aloud in the presence of the Fiscal Court Clerk, or her designated representative, who shall record the bids on Tuesday, May 20, 2025, at 9:00 AM. The bids will be presented to the Fiscal Court at its regularly scheduled meeting of Tuesday, May 27, 2025, which begins at 5:30 P.M.

Bids must be made on the CONTRACTOR'S BID FORM in accordance with the Instructions to Bidders. The Contract Documents, of which the Bid Form and Instructions are a part, are published by and available through the Woodford Theatre upon request at 275 Beasley Road, Versailles, KY, 40383 or by contacting:

Daniel Ellis, Artistic Director, Woodford Theatre
859-873-0648
danielellis@woodfordtheatre.com

Envelopes containing the bids shall be addressed to Woodford County Judge/Executive James Kay, 103 S. Main Street, Room 200, Versailles, Kentucky 40383, must be sealed, must clearly show the name and address of bidder, the date and time of bid opening, and bear the statement "Lights for the Woodford County Theatre Modernization Project".

5.1-1t

COOPERATIVE ONLINE REVERSE SALT AUCTION NOTICE TO BIDDERS

The City of Versailles, KY in conjunction with the City of Berea, KY and the Kentucky League of Cities (KLC) will be accepting unpriced technical proposals until 2:00 PM ET on May 9, 2025 for a road salt reverse auction hosted by eBridge and scheduled for 11:00AM ET on May 20, 2025. Bidders may access the bid package by contacting eBridge at (502) 491-1980 and electronically downloading it through the following link: https://applications.ebridgeprocurement.com/BidPackage/?ev=Berea-KLC\Salt_Auction

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PUBLIC NOTICES

NOTICE

Notice is hereby given that the following fiduciary has filed a Final Settlement as such with the Clerk of the Woodford District Court: WILLIAM T. LEONARD, ERIN L. BICKERS, EXECUTRIX. This settlement will stand for approval and confirmation by the Woodford District Court on MAY 14, 2025, at 1:00 PM. Any person interested may object thereto, or file exceptions before the day of confirmation.

5-1-1t

NOTICE

Notice is hereby given that the following fiduciary has filed a Final Settlement as such with the Clerk of the Woodford District Court: NANCY L. WILLIS, KAREN ROZZONI and SHARON SCHNEIDER, CO-EXECUTORS. This settlement will stand for approval and confirmation by the Woodford District Court on MAY 14, 2025, at 1:00 PM. Any person interested may object thereto, or file exceptions before the day of confirmation.

5-1-1t

OPEN HOUSE SUNDAY 2-4 504 Southland Dr.

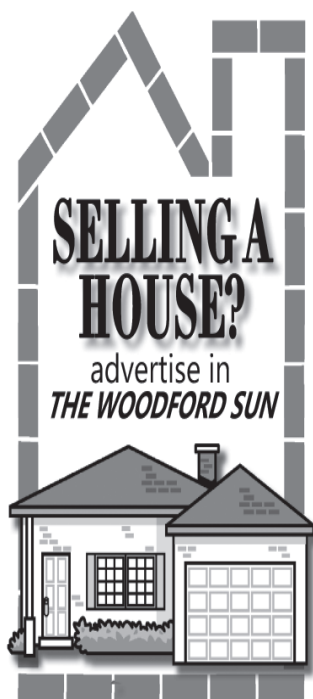


New HVAC 2025 in this spacious home in highly desirable Southland in Versailles. Sweet inviting front porch, gathering room with fp/gas logs, fully equipped updated kitchen with island, dining area, family room (leads to deck), first floor owners suite and two additional bedrooms and full bath and drop zone to garage. Lower level with den (fp gas logs), rec room, laundry room, study area, huge owners suite with gorgeous bath, art room. \$479,000.



Cindy Lane Shryock
859.333.0753
cshryock@rhr.com

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Commission waives fees for homeowners impacted by flood

By BOB VLACH
WOODFORD SUN STAFF

The Versailles-Midway-Woodford County Planning Commission voted to waive fees for building and other permits for residents whose homes were damaged during this month's historic flood event.

At the special meeting on April 17, Hunter said 221 homes near the Kentucky

River in Woodford County were damaged or destroyed, and the owners of those properties would be eligible for fee waivers for about six months or until Oct. 31.

Residents who own homes on non-conforming lots in the conservation (Co-1) zone that were destroyed or severely damaged by the flood face another obstacle, Hunter said.

He said many would need to seek variances from the

Board of Adjustments to meet building setbacks in order to rebuild, but the county is considering a waiver of those provisions in the zoning ordinance.

Properties that are less than 30 acres are non-conforming lots, and the issue is more of a problem for lots that are only one or two acres, Hunter said. He said there are 412 tracts in the county that are less than five acres.

County Clerk Sandy Jones and her staff about changing the boundaries for voting districts for school board members. The meeting will allow the board to discuss and consider options to make the populations in the county's five school board voting districts more equal.

Travel for athletics

Gould asked questions about transparency when it comes to the funding source (or sources) for trips made by athletic teams, noting some of those expenses are "pretty lofty" for longer-distance trips like one made by the WCHS football team to California last year. All or at least a majority of that trip was paid with donations, Adkins said. He said trips are not made when a team or other student group cannot raise the money, noting board approval is required prior to a trip.

Gould said her constituents, parents and taxpayers want to know and should know if a trip is paid with dollars from boosters, concession sales, parents' paying a portion of the cost or if another funding source is covering that expense.

Other than short-distance trips to away games on school buses that are covered by

COMMONWEALTH OF KENTUCKY WOODFORD COUNTY FISCAL COURT (Title and Summary) AN ORDINANCE DECLARING A STATE OF EMERGENCY, REQUIRING THE SUSPENSION AND MODIFICATION OF CERTAIN WOODFORD COUNTY ZONING REQUIREMENTS

WHEREAS, the April 2025 flood event caused widespread and devastating damage throughout Woodford County, including the inundation of residential areas, the destruction of homes and businesses, significant infrastructure damage, and profound disruption to the lives and livelihoods of county residents, creating an urgent need for expedited rebuilding and recovery efforts; and

WHEREAS, the existing provisions of the Woodford County Zoning Ordinance present obstacles to the swift and efficient rebuilding of homes and properties affected by the April 2025 flooding, hindering the recovery of flood survivors and prolonging the hardship they are experiencing;

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF WOODFORD, COMMONWEALTH OF KENTUCKY, by the authority vested in KRS 67.078(2), do hereby declare that Woodford County is operating under a State of Emergency, necessitating the following exemptions to the Woodford County Zoning Ordinance for the purpose of facilitating the rebuilding of properties damaged or destroyed by the April 2025 flooding:

- Article 4 Exemptions (Building and Zoning Permits):** The provisions of Article 4 pertaining to Building Permits, Demolition Permits, Zoning Permits, and the requirements for detailed plans submission are hereby suspended for properties directly impacted by the April 2025 flooding. Instead, a simplified permitting process shall be implemented, focusing on essential safety and code compliance, as determined by the County Building Inspector.
- Article 8 Exemptions (Non-Conforming Uses):** The non-conforming provisions of Article 8 are hereby modified for properties in CO-1 zoning districts with lots less than 30 acres affected by the April 2025 flooding. Rebuilding of structures may be permitted with the same setbacks as the pre-flood condition, even if non-conforming. Property owners shall not be required to seek variances from the Board of Adjustments for these pre-existing setbacks.
- Article 10 Exemptions (Floodplain Regulations):** The requirements within Article 10 related to Floodplain Permits and engineered plans are temporarily suspended for the rebuilding of residential structures damaged or destroyed by the April 2025 flooding. The County Floodplain Administrator is authorized to approve rebuilding permits based on adherence to the minimum NFIP standards.
- No property shall be eligible for the exemption and relief granted herein if said real property is sold, transferred or conveyed after the date of this Ordinance herein. This relief shall only be available to property owners who own real property impacted by the floods prior to the execution hereof.
- It is hereby directed that the Woodford County Planning Commission meticulously document all properties receiving these exemptions and the specific exemptions granted herein and keep a record of same.
- All minimum safety standards and building codes shall still be fully enforced and in effect.
- The Woodford County Planning Commission is encouraged to concurrently work on suggested long-term solutions, including potential amendments to the zoning ordinance to allow for "Force Majeure and 'Act of God'" provisions, to better situate our community in the event of future disasters of any kind, including future floods.

This Ordinance may be amended to include additional provisions of exemption of the Woodford County Zoning Ordinance as may be deemed necessary, and shall remain in effect for one hundred and eighty (180) days, unless rescinded sooner, and may be extended if and as necessary.

The required reading of the above emergency ordinance was held on April 22, 2025. A full and complete copy of this ordinance is available for public inspection, Monday – Friday, 8:00 a.m. – 4:00 p.m., in the Woodford County Judge/Executive's Office, Second Floor, Woodford County Courthouse, Versailles, Kentucky, or online at www.woodfordcountky.gov.

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INSPECTION PERIOD FOR THE PROPERTY TAX ASSESSMENT ROLL

The Woodford County real property tax roll will be opened for inspection from May 5 through May 19, 2025. Under the supervision of the property valuation administrator (PVA) or one of the deputies, any person may inspect the tax roll.

This is the January 1, 2025, assessment on which state, county, and school taxes for 2025 will be due about October 1, 2025.

The tax roll is in the office of the property valuation administrator in the county courthouse and may be inspected between the hours 8:00 a.m. – 4:00 p.m. Monday-Friday and 8:30 a.m. – 11:30 a.m. on Saturday.

Any taxpayer desiring to appeal an assessment on real property made by the PVA must first request a conference with the PVA or a designated deputy. The conference may be held prior to or during the inspection period. Written documentation supporting your opinion of value will continue to be required. However, you will be instructed on the best method to submit your documentation after contacting our office regarding your request to have a conference. More specific instructions regarding how conferences will be held this year are available online at <https://woodfordkypva.com/appeals-process/> and will be posted at the entrance to the PVA's office, located at: 103 South Main Street, Room 108, Versailles, KY 40383.

Any taxpayer still aggrieved by an assessment on real property, after the conference with the PVA or designated deputy, may appeal to the county board of assessment appeals.

The appeal must be filed with the county clerk's office no later than one work day following the conclusion of the inspection period. Please contact the county clerk's office to receive instructions on the method the office is using to accept appeals this year and to obtain a form that can be used to file your appeal.

Any taxpayer failing to appeal to the county board of assessment appeals, or failing to appear before the board, either in person or by designated representative, will not be eligible to appeal directly to the Kentucky Board of Tax Appeals.

Appeals of personal property assessments shall **not** be made to the county board of assessment appeals. Personal property taxpayers shall be served notice under the provisions of KRS 132.450(4) and shall have the protest and appeal rights granted under the provisions of KRS 131.110.

The following steps should be taken when a taxpayer does not agree with the assessed value of personal property as determined by the property valuation administrator.

- Taxpayer must list under protest (for certification) what they believe to be the fair cash value of their property.
- Taxpayer must file a written protest directly with the Department of Revenue, Office of Property Valuation within 30 days from the date of the notice of assessment.
- This protest must be in accordance with KRS 131.110.
- The final decision of the Department of Revenue may be appealed to the Kentucky Board of Tax Appeals.

John Paul Coyle
Property Valuation Administrator
Woodford County

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Woodford Sun Contact Info

Classified Ads: comp@woodfordsun.com

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Subscriptions: circulation@woodfordsun.com

News submissions: news@woodfordsun.com

BOARD Continued from p. 2

Asked about an odor on the new high school's second floor, Ratliff said he's about 95 percent sure that the source of the odor has been identified. Wind is blowing air coming out of a sanitary vent on the roof into the makeup air distributed in the school, he explained. He said adding an extension onto that vent should fix the issue.

The board also approved a change order resulting in a credit of \$25,954.09 for materials not used on the high school project.

Superintendent search

The field of candidates for schools superintendent has been narrowed to four, Brickler reported. He said seven of the 17 applicants were interviewed by a search committee, and now the board will have in-person interviews with four of the candidates over the next few weeks. "Our goal is to have somebody selected, hopefully by Memorial Day, but it could be June," he said.

Voting districts

The board agreed to meet with Woodford

the district, trips are paid with dollars from fundraisers or student fees, Smith explained.

At Gould's request, the board voted to move travel requests from the consent agenda to the regular agenda for discussion, and this month's requests were unanimously approved.

Adult education

Mary Newton, director of adult education for Jessamine County Schools, informed the board that Jessamine and Woodford counties are currently the top service area in the state, according to Kentucky Adult Education. She said her district has partnered with Woodford County for seven years when Kentucky Adult Education streamlined its services in 2018.

That partnership will end beginning July 1 after Kentucky Adult Education awarded the Woodford County contract to Bluegrass Community and Technical College, said Newton, who thanked the board for its support. "You couldn't have been a better partner for us, and we've done some great work together," she said.

Woodford County was "at the bottom" when the district entered its partnership with

Jessamine County, board Vice Chair Ambrose Wilson IV said. "And you have taken us from that to number one in the state." He then thanked Newton "for what you've done for our county and the lives you've changed."

In addition to helping adults earn GEDs, adult education provides services to English language learners.

Flooding, NTI days

In the aftermath of the recent major flooding rains that damaged or destroyed hundreds of homes near the Kentucky River in Woodford County, Adkins said school facilities were unscathed outside of the typical roof leaks, specifically at the old high school where the central/board office is now located.

A moment of silence

The board had a moment of silence for Jamie Tuttle, who worked in the district's technology department for 28 years. Described by Adkins as a humble person willing to help anybody, Tuttle died on March 31. A memorial service for Tuttle was held at the Forks of the Elkhorn Church today, May 1.