

ON THURSDAY, MARCH 10, 2011, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 P.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Brian Traugott, Rich Schein, Chad Wells, J.D. Wolf.

MINUTES: A motion was made by Mr. Traugott, as seconded by Mr. McClees, to approve the January 13, 2011 minutes, as submitted. The motion carried with nine (9) aye votes. **VOTING IN FAVOR:** Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Brian Traugott, Rich Schein, Chad Wells, J.D. Wolf.

Letter – request for 1st Amended Preliminary Plat approval extension – Wooldridge Gardens, Phase II

Mrs. Wilson stated that they are asking for a one year extension on the approved Preliminary Plat. Preliminary Plats have a one year expiration if construction has not begun. With the economy the way it has been they have not started construction. There is a representative present if there are any questions.

A motion was made by Mr. Schein, as seconded by Mr. Traugott, to approve the one year extension for the 1st Amended Preliminary Plat for Wooldridge Gardens, Phase II. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Brian Traugott, Rich Schein, Chad Wells, J.D. Wolf.

Letter – request for 1st Amended Preliminary Plat approval extension – Midway Station, Unit 1, Sections 1, 2 & 3 – Midway Station, Unit 1, Section 4, 5 & a portion of 6 – Midway Station, Unit 3.

Mrs. Wilson stated that this is the rezoning that they did last year to change this to a residential/commercial use. They have turned in Construction Plans and they are finalized. They also have their State and local approvals, but have not started construction.

Mr. Schein questioned if they own the property yet? Mrs. Wilson stated that they do not.

Mr. McClees stated that the EDA just gave them a 30 or 35 month extension. Are they asking for another year's extension? Mr. McClees stated that he has not seen anything started there. Mrs. Wilson stated that they are not asking for an extension on the construction. They are asking for an extension on the Preliminary Plat approval. Mr. Butler stated that this is two separate issues and has nothing to do with what is going on with EDA.

Mr. Traugott questioned if it is reasonable to expect that they will be back in another twelve months asking for another extension? Mr. Wolf stated that if they don't keep it up they will lose it. Mrs. Wilson agreed.

Mrs. Wilson explained the reason this is in the Subdivision Regulations. If the Planning Commission makes an amendment to the Subdivision Regulations, such as changing pavement specifications to be stricter; if the applicant keeps getting their extensions approved then they don't have to comply with the changes and would be grandfathered under what was existing when they were first approved. It is a function of the Subdivision Regulations that has to do with infrastructure. Mr. Traugott questioned how this impacts street trees? Mrs. Wilson stated that it does not because we do not have a street tree ordinance.

Mr. Schein questioned if the Planning Commission does not approve this and it expires, what would it cost them to get it re-approved? Mrs. Wilson stated that they would have to pay all the fees again. Mrs. Conley stated that for a Preliminary Plat with this many lots, it would be costly.

Mr. Mike Craft, of Anderson Communities, stated that they have already developed the Construction Plans. If the Preliminary Plat were to be changed, there would be a lot more cost than just filing fees.

A motion was made by Mr. Traugott, as seconded by Mr. Schein, to approve the one year extension for the 1st Amended Preliminary Plat approval extension – Midway Station, Unit 1, Sections 1, 2 & 3 – Midway Station, Unit 1, Section 4, 5 & a portion of 6 – Midway Station, Unit 3. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Brian Traugott, Rich Schein, Chad Wells, J.D. Wolf.

Chairman Wolf stated that there was not meeting last month, but there were some committee meetings.

Mr. Tim Parrott questioned if they are ready to discuss the proposed budget? Chairman Wolf stated that he could give the report.

Mr. Parrott stated that the members have a couple of Budget drafts in front of them, one is Plan A and one is Plan B. Plan A is if we carry on and everything remains status quo in which case we would need an additional \$47600. Plan B is if they decide to make some changes to reduce the cost, which would be asking for only \$4,400 in additional money. The reason for this is that the Cash Forward that we rely on each year to prevent us from having cash flow problems has been decreasing for the last several years in a row. To this date we have lost \$14,000 from what was anticipated. We are behind from what we had expected and that is after asking for an increase in revenue last year. Plan B would cut staffing to a point by cutting the Building Inspector to three days per week and doing furlough days for the other full time employees (one day per month) and eliminating the part time position. Mr. Parrott stated that the idea is that we are currently overstaffed based on the amount of work at this time.

Mr. McClees stated that Mr. Noel would go to 100 hours per month, which is 25 hours per week. Mrs. Perry stated that her worry is that if he gets a second job to make up his income difference, what happens if the days he is supposed to work it is pouring down rain. The builders may have to wait several days to get an inspection done. Mr. McClees stated that one of their proposals was that he work five hours per day, five days per week. That way he would be in the office every day. The other option that was discussed was that he work Monday, Wednesday and Friday. Mr. McClees stated that he would feel more comfortable with the five hours per day. Mr. McClees stated that they could find Building Inspectors to work for his amount of pay. Mr. McClees stated that he does not think he has enough to do. Mr. Parrott stated that under his contract with his employer, it states that is his primary job and no secondary job will interfere with his primary job. Mr. Parrott stated that he would consider this still Mr. Noel's primary job and it would take precedence over anything else he might do.

Mr. Floyd stated that in looking at Plan A, it shows that we are in the hole. Is there nothing that we can do to make other cuts? Chairman Wolf stated that this has to be sent to the Fiscal Court, the City of Versailles, and the City of Midway. They will all have to approve their portion of the budget. Mrs. Perry explained that each body would have to come up with the additional money. Chairman Wolf stated that it could be that the Fiscal Court might give us the money and the City of Versailles may say that they are not going to give us the increase and cut it back. Mr. Floyd questioned if they should have a Plan C, where maybe the full time employees are cut equally by furloughs.

Mrs. Perry questioned how much was asked for the year before? Mrs. Wilson stated that they got \$96,740.00 from the County and \$94,000 from the City of Versailles and the proportional amount from

Midway. Mrs. Perry questioned how much of an increase was that? Mrs. Wilson stated that it was about a 17% increase.

Mr. Traugott stated that as a public employee he finds it difficult to justify balancing the budget on the employee's backs. It is often a thankless job. Mr. Traugott stated that he had not thought about a Plan C and does not like even having a Plan B on the table at this point. He felt that they need to go with a Plan C as Mr. Floyd suggested and put the ball in the court of the governing bodies who have the purse strings. Mr. Traugott stated that it is a difficult thing to serve the public. Everyone knows how much money you make, they know every move you make, and you can't take a break without being criticized. It sets a bad precedent going forward.

Chairman Wolf stated that he does not understand what Plan C was. Mr. Floyd stated that it would be all of Plan B, with the exception of cutting Mr. Noel back to 25 hours per week and furlough him just like the other full time employees. That still leaves a \$17,000 shortfall and you go ask for that rather than \$47,000 more. Chairman Wolf stated that he is saying not to look at Plan A. Mr. Floyd stated that he is all about asking for the most first. Mr. Floyd stated that he does not know what the veterans on this Commission think about this. Mr. Wells stated that what Mr. Floyd was saying is to keep Plan B in place, except to furlough Mr. Noel as well rather than cutting him to part time with benefits. Mr. Boggs questioned if that changes his proposed salary? Mrs. Wilson stated that it is the same as a 5% pay cut.

Mr. Traugott stated that he totally understands that there have to be cuts made because the fees are down and the City and County are strapped; however, even though he is not a fan of furloughs, if it has to be done then so be it. It is being done at the State and no one likes it, but it is better than what could amount to a permanent job going to part time. When that happens it is hard to ever get it back to full time. The only good thing about a furlough is that it is temporary.

Mr. Floyd questioned how this is going to be received by the staff? Mrs. Wilson stated that the Committee had her talk to the staff and tell them what they are discussing. The staff is already aware of Plan A and Plan B and it has not helped morale at all. Mr. Wells stated that is an understandable reaction.

Chairman Wolf stated that it is not anyone's fault that things are the way they are. All the Committee tried to do was to see how the numbers would work. It could be that they will accept Plan A, but that is something no one knows, but if they don't approve it and they cut us we have to have another way to go.

Mr. Parrott stated that they looked at this last year and they estimated a budget for this current fiscal year. We are behind on that. We have estimated a budget for next year and may be behind on that too. How long do they go on asking for more money to fund excessive staffing? These are positions in this agency required to perform duties. If the work is not there how can they justify spending \$20,000 on salaries per month? Right now they felt they should do some reasonable cuts and preserve the staff that we have and the talent and familiarity that we have, with the situation that we have. Chairman Wolf stated that there is no doubt that we have a good staff, just a lack of work. Mr. Parrott questioned if they should make the decision or do they want to pass this on to the governing bodies and they make the decision for us. Mr. Parrott stated that the entire government all over the country is having to do some belt tightening. This is happening all across the country.

Mr. Traugott stated that he has spent a year of his life here griping about economic development. Mr. Traugott stated that he has been criticized by various people, but it is hard for him to sit here with a clear conscience and cut people out of jobs. It is a tough thing to do. We have a staff of four and ½ people. Mr. Parrott stated that we have a budget that is twice the size of those in towns that are twice as large as ours. The salaries here are pretty good.

Mr. Boggs questioned if the staff has a lot of time on their hands? Mrs. Wilson stated that everyone is staying busy. Mr. Boggs stated that was his thought. Mrs. Perry stated that Mrs. Wilson has been working diligently on the Comprehensive Plan and has put in many many hours on it. Mr. Boggs stated that Mr. Parrott is saying that not as much work is coming to them, but he said that any time he has been in there the employees were not playing games or watching television.

Mr. McClees stated that they have to have a Plan A and a Plan B because of the decline we are in. If not, we are going to end up with the doors locked because we have no money. Mr. McClees stated that he hates to see anyone lose their job as well, but the decline is a fact.

Mr. Traugott stated that the other thing that really bothers him is that they are asking for sacrifices but the nine people sitting around this table are not taking sacrifices. Mr. Traugott stated that this group receives over \$1,000 per month and he would much rather forego his pay than take someone else's. Mr. Schein stated that is right. If they don't cut it all together they should at least vote to cut it some.

Chairman Wolf stated that this is hard and the part time girl is sweet and does a good job and Mr. Noel does a good job on inspections. This is very hard.

Mr. Parrott stated that if they cut themselves down to the wage of most Planning Commission's in order to take a savings tactic towards the staff it would be brutal. Other places are paying half of what we are paying in areas with twice the population. This is not a wish to cut people, but a return to reality.

Mr. Traugott stated that another thing that you have to factor with wages, is another instance where public employees get a raw deal. In the hay day when things were good employees were getting 5% raises every year and that is not just in Woodford County and that raises salaries quickly. That in turn makes everyone look overpaid, but those are cost of living and are built into the base and not something that has to be replicated if someone were replaced because someone retired or moved on. Chairman Wolf stated that these employees have not had a raise. Mrs. Wilson stated that this will be the third year without raises. Mr. Traugott stated that if there were a Plan C he would want to knock those twelve day furloughs down to six, which mimics what Governor Beshear is planning for State employees. The furlough days are miniscule savings. There has to be other fat to cut.

Mr. Parrott questioned when they have to have the budget to the legislative bodies? Mrs. Wilson stated that they wanted it by March 1st and today is March 10.

A motion was made by Mr. Traugott, as seconded by Mrs. Perry, to submit Plan A as the budget request to the legislative bodies.

Mr. Floyd questioned if they submit Plan A and it is refused do they then submit something else? Chairman Wolf stated that is correct and it is a possibility that one body could approve it and another not. Mrs. Perry questioned if that should happen, would the Court go on and give us their part and then the City give us what they think appropriate? Mrs. Wilson stated that they did that last year. The Court gave us what was asked for and the City cut their portion by \$2000.00. Mr. Schein stated that they might adjust it, but they won't just come back and say no. Chairman Wolf stated that we do not have a clue what they may be thinking. Mr. Boggs stated that we do have a clue about one thing they will not give more than what is asked for.

Mr. Wells stated that the Budget Committee and the full Commission do not think cutting an employee back to part time, eliminating the part time position, and initiating furlough days are decisions that are taken lightly. These possibilities were discussed last year and a hard look needs to be taken. Revenues are decreasing every year and we have to consider that and we don't know when the economy is going to

turn around. With that being said, we do not take this decision lightly, but we cannot keep going as it is right now.

Mr. Floyd stated that they have a budget committee in place that is in charge of making these tough decisions and they have labored long and hard in making them. Mr. Wells stated that they made their recommendation to the full Planning Commission. Mr. Floyd stated that Mr. Traugott is asking that they ask for the most. Mr. Traugott stated that not only does he want to ask for the most he feels that all members need to campaign or lobby loudly at the meetings. Mr. Traugott stated that if members of the Budget Committee do not feel comfortable going to the meetings, he would be happy to do it, loud and proud. Mr. Floyd questioned if he would be also consider a Plan C? Mr. Traugott stated that he would, but only after Plan A.

Mr. Floyd questioned if anyone knows what the legislative bodies plan on doing and are they making cuts in employees? Mr. Traugott stated that he guarantees that neither the City nor the County will cut any staff and in fact they will all get raises. Mrs. Wilson stated that they did last year. Mr. Traugott stated that he is not saying anything about sound financial management and he is not saying that what was proposed here is malicious or unsound. Mr. Traugott stated that all he is saying is that there has to be a better way.

Mr. Parrott stated that we would not be having this conversation if the fees were there and the work was there. The office has lost money for the past few years and before that there was always a substantial amount of money. Even in some good times there were still losses. This has been a trend for a long time and the question is are they going to continue to ask for more money every year or are they saying something has to change.

Mr. Floyd questioned how the income side can be adjusted? Are the fees set by some other body? Mrs. Wilson stated that the fees have not been changed since 2006. Chairman Wolf stated that they do not need to be raising fees, with the economy as bad as it is.

Mr. Traugott stated that he wants to be clear that he has had no conversations with staff. Mr. Traugott stated that this is his opinion and he has not been swayed by anyone to do this.

Mr. Schein questioned if they have any ideas or reads on how this might come back? Chairman Wolf stated that he has no clue. Mrs. Wilson stated that last year they asked thinking that they would not get it and they did. Mr. Schein stated that this is a gamble.

Mrs. Perry questioned that if they send this right away will it come up at Tuesday nights Fiscal Court meeting? Mrs. Wilson stated that it will not. They have budget committees that will look at it first. Mrs. Wilson stated that last year she met with the Judge and the staff and went over the budget with them. It came up at a work session of all the magistrates. The proposal from their committee was that they were going to cut us from what we had asked for the previous year and the majority of the magistrates overruled that. Mrs. Wilson stated that it will be six to eight weeks before they do all that. Mrs. Perry stated that they need to ask for the most and the worst they can do is say no.

Chairman Wolf stated that the motion on the floor is for Plan A. Mr. Wells stated that is keeping all staff status quo.

The motion carried with five (5) aye votes. VOTING IN FAVOR: Brian Traugott, David Floyd, Jim Boggs, Patty Perry, Rich Schein. OPPOSED: Chad Wells, Ed McClees, Tim Parrott, J.D. Wolf.

Mr. Bruce Southworth stated that he wanted to inform the Planning Commission that when they were talking about resubmitting Plan B if they don't get approval on Plan A, that is not how it works at the City. Whatever the City sends back to the Planning Commission as approved funds is it and there won't be any going back. Chairman Wolf stated that he understands that, but the Planning Commission may have to come back and rework the numbers.

FINANCIAL REPORT & BILLS, MONTHLY BUDGET REPORT, REPORT TO COMMISSION, BOND STATUS REPORT.

All reports were accepted.

COMMUNICATIONS:

Mrs. Wilson stated that she has received the new flood maps and has been informed that the Planning Commission needs to make three minor changes in the text of the Flood Plain Ordinance. That has been forwarded to the Subdivision Regulations/Zoning Ordinance Committee and it needs to be on the April agenda for a public hearing.

A motion was made by Mr. Traugott, as seconded by Mr. McClees, that the proposed Text Amendment to the Flood Plain Ordinance be on the April 2011 agenda for a public hearing. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Brian Traugott, Rich Schein, Chad Wells, J.D. Wolf.

Mr. Traugott questioned if they need to do anything in regards to the Cell Phone Tower memo that Mr. Butler sent them? Mr. Butler stated that they do not need to do anything.

A motion was made by Mr. Traugott, as seconded by Mr. Wells, to adjourn the meeting at 7:10 p.m. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Brian Traugott, Rich Schein, Chad Wells, J.D. Wolf.

J.D. Wolf, Chairman
JW:pc