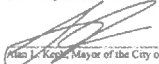



MINUTES OF MEETING HELD FEBRUARY 10, 2020

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday February 10, 2020 at 6:00 p.m. with the following present: Council Members; John Minton, Jim Mitchell, David Godsey, Tom Eastham, David Burdine, Brian Dalton, Jimmy Eastham, Jerry Girdler, Donna Hunley, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley. Absent: Amanda Bullock, Jerry Wheeldon, and Mike New.

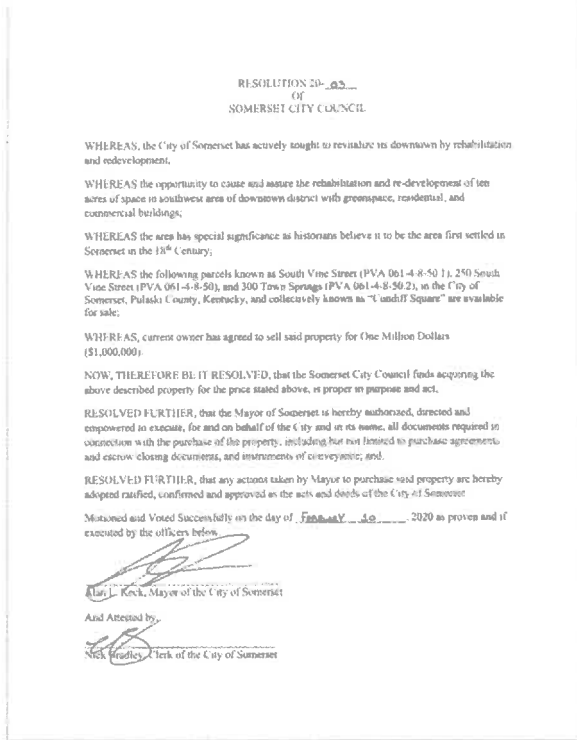
Mr. Mitchell moved to approve the minutes of the regular meeting held on January 27, 2019 along with reports as mailed. Mr. Godsey seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. J. Eastham, Mr. Girdler, and Mrs. Hunley.

Mr. Girdler made a motion to approve the following Resolution Number 20-02: Purchase of Lots 1, 3, 4, 5 and Thirty (30) Foot Road of a Plat Named "Oscar Hornsby Project" for Three Hundred and Sixty Thousand Dollars (\$360,000). Mr. T. Eastham seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. J. Eastham, Mr. Girdler, and Mrs. Hunley.

<p style="text-align: center;">RESOLUTION 20-02 OF SOMERSET CITY COUNCIL</p> <p>WHEREAS, the City of Somerset has recruited American Freedom Distillery, LLC, to distill and age the brand Horse Soldier Bourbon and other spirits in Somerset and Pulaski County, to provide economic benefits in the form of distillery jobs, relicensing jobs, and distribution jobs;</p> <p>WHEREAS, the distillery industry is a signature industry in the Commonwealth of Kentucky and is currently causing great tourism activity throughout the Commonwealth, and the location of American Freedom in Somerset and Pulaski County will cause our community to enjoy greater tourism, and thereby increase the tourism economy and tourism jobs in our community;</p> <p>WHEREAS, American Freedom Distillery plans to operate visitor experience facilities in its Somerset location in addition to the production of spirits, and said facilities are to be located near Old Monticello Road near Lake Cumberland and having proximity to the lake;</p> <p>WHEREAS, an assemblage of parcels is available on Old Monticello Road, are available and legally described as:</p> <p style="padding-left: 40px;">"A certain tract or tracts of land located on the west side of Old Monticello Road in Pulaski County, Kentucky, approximately 0.01 mile from the junction of Summit Drive.</p> <p style="padding-left: 40px;">Being all of lots 1, 3, 4, and 5; and a thirty (30) foot road of a Plat named Oscar Hornsby Project filed in Plat Cabinet E, Slide 110, in the Pulaski County Clerk's Office, Kentucky"</p> <p>WHEREAS, current owner has agreed to sell said property for Three Hundred and Sixty Thousand Dollars (\$360,000);</p> <p>WHEREAS, the above property is needed for utilities and access for American Freedom, LLC, and the City of Somerset has tentatively agreed to acquire the ground in the recruitment of American Freedom, LLC;</p> <p>NOW, THEREFORE, BE IT RESOLVED, that the Somerset City Council finds acquiring the above described property for the price stated above, is proper in purpose and act.</p> <p>RESOLVED FURTHER, that the Mayor of Somerset is hereby authorized, directed and empowered to execute, for and on behalf of the City and in its name, all documents required in connection with the purchase of the property, including but not limited to purchase agreements and escrow/closing documents, and instruments of conveyance, and</p>	<p>RESOLVED FURTHER, that any actions taken by Mayor to purchase said property are hereby adopted ratified, confirmed and approved as the acts and deeds of the City of Somerset.</p> <p>Motioned and Voted Successfully on the day of <u>February 10</u>, 2020 as proven and if executed by the officers below.</p> <p> Alan L. Keck, Mayor of the City of Somerset</p> <p>And Attested by:</p> <p> Nick Bradley, Clerk of the City of Somerset</p>
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Mr. Burdine made a motion to approve the following Resolution Number 20-03: Purchase of South Vine Street (061-4-8-50.1), 250 South Vine Street (061-4-8-50), and 300 Town Springs

(061-4-8-50.2) known as “Cundiff Square” for One Million Dollars (\$1,000,000). Mr. Dalton seconded the motion. Upon roll call the following Council Members voted “Aye”: Mr. Minton, Mr. Godsey, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. J. Eastham, Mr. Girdler, and Mrs. Hunley. “No” Mr. Mitchell. Motion passed.



First reading was given the following Ordinance Number 20-03: An Ordinance Amending Ordinance No. 00-18, Known as the City’s Zoning Ordinance, and Altering the Zoning Map to Reflect said Amendment, Based on the Findings of Fact made by the Planning and Zoning Board, and Based on Said Board’s Recommendation of a Zone Change (129 Circle Street Parcel # 061-5-3-84 from R-2 to R-3).

ORDINANCE NO. 20-02
 AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE CITY'S ZONING ORDINANCE, AND ALTERING THE ZONING MAP TO REFLECT SAID AMENDMENT, BASED ON THE FINDINGS OF FACT MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD'S RECOMMENDATION OF A ZONE CHANGE;

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY

That Ordinance No 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned R-2 to R-1, said properties being more particularly described as Exhibit "A" attached hereto and incorporated herein in full by reference, located at 129 Circle Street, Somerset, Kentucky, and having PVA Parcel # 061-5-3-84.
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING: FEBRUARY 10, 2020

SECOND READING: _____

Approved: _____
 Mayor
 Attest: _____
 City Clerk



FINDINGS OF FACT AND RECOMMENDATIONS OF THE CITY OF SOMERSET PLANNING & ZONING COMMISSION

OWNER: **Reven Builders, LLC**
 ADDRESS: **129 Circle Street**
 PARCEL #: **061-5-3-84**

On January 28th, 2020 the Planning & Zoning Commission of the City of Somerset convened for a regularly scheduled / special-called meeting and noticed hearing and at such meeting made findings of fact as to the property described in the plat and zone change application attached hereto and incorporated herein in full by reference.

The Planning & Zoning Commission believes that the recommendation as set forth below is proper according to law and MEETS the requirements for a zone change from R-2 to R-3 due to the following findings of fact:

CHANGES IN THE ECONOMIC NATURE WITHIN THE AREA INVOLVED, WHICH WERE NOT ANTICIPATED IN THE ADOPTED COMPREHENSIVE PLAN AND WHICH HAVE SUBSTANTIALLY ALTERED THE BASIC CHARACTER OF SUCH AREA, THE REQUESTED ZONE CHANGE IS BETTER SUITED FOR PROPERTY LOCATED AT 129 CIRCLE STREET.

WHEREFORE, the Planning & Zoning Commission via a majority vote agree to RECOMMEND to the Common Council of the City of Somerset that the subject property be rezoned from R-2 to R-3 based on the above findings of fact.

[Signature]
 Administrative Official

[Signature]
 Chairman, Planning & Zoning Commission

Counsel for Planning & Zoning Commission
 (Sign only if legal assistance was sought by the Commission)

Disclaimer: This form was prepared by the City Attorney for administrative purposes only. All findings and/or recommendations stated on this form shall be written in the report provided by the Chairman of the Commission, or other authorized personnel, and are subject to the opinion of the Planning & Zoning Commission as permitted under the authority of its jurisdiction.

EXHIBIT "A"

John Adams, City Attorney

Public.net Pulaski County, KY PVA

Parcel ID: 061-5-3-84
 Class: RESIDENTIAL
 Tract/Cluster: 32
 Acres: 3.17

Map Address: 129 CIRCLE ST
 Somerset, KY

Parcel Value: \$0
 Last Update: 10/20/2019

Parcel Description: 3.17 AC. CIRC. ST. ST
 (From: Not to be used for legal documents.)

Map Legend:
 Parcel
 Road
 Landmark

Public.net Pulaski County, KY PVA

Parcel ID: 061-5-3-84
 Class: RESIDENTIAL
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Map Address: 129 CIRCLE ST
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Parcel Description: 3.17 AC. CIRC. ST. ST
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Map Legend:
 Parcel
 Road
 Landmark

There being no further business the meeting adjourned.

APPROVED:



MAYOR

ATTEST:



CITY CLERK