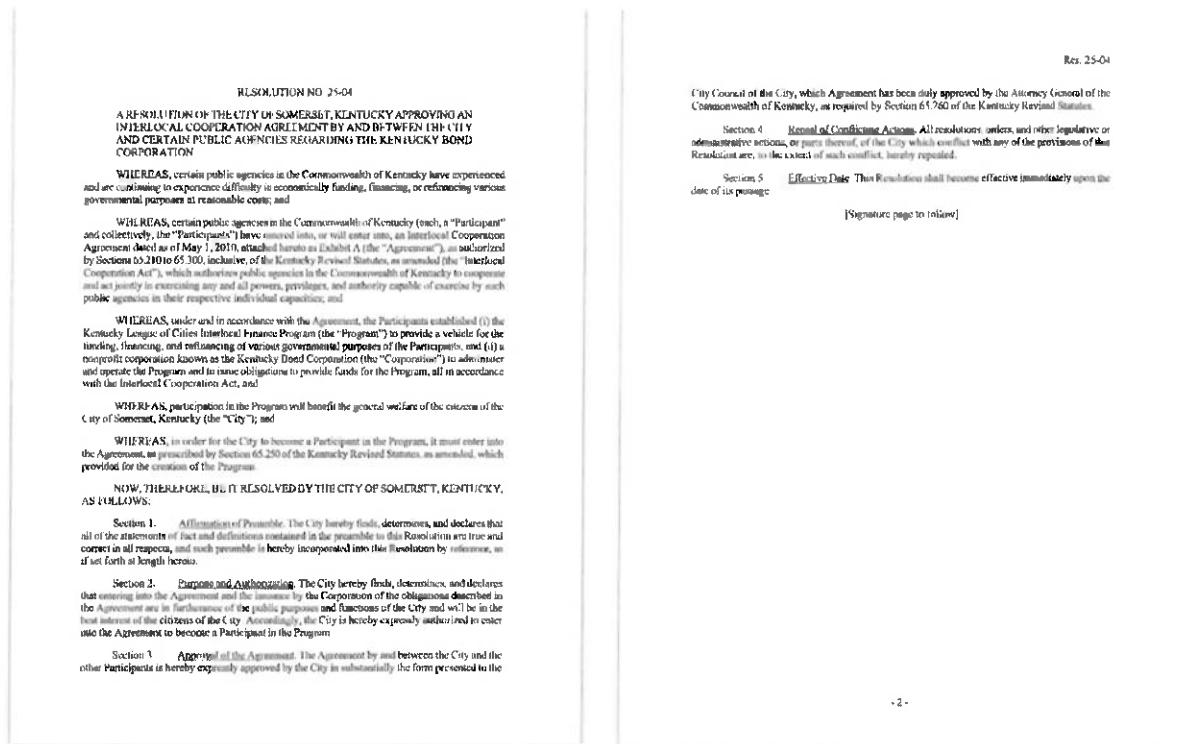


MINUTES OF MEETING HELD FEBRUARY 10, 2025

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday February 10, 2025, at 6:00 p.m. with the following present: Council Members John Minton, Jim Mitchell, David Godsey, Amanda Bullock, Tom Eastham, David Burdine, Brian Dalton, Brannen Wheeldon, Jimmy Eastham, Margaret Dick, Phyllis Lawson, Patrick Hunley, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley.

Mr. Mitchell made a motion to approve the minutes of the regular meeting of January 27, 2025. Mr. Godsey seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.

Mr. T. Eastham made a motion to approve the following Resolution Number 25-04: APPROVING AN INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY AND CERTAIN PUBLIC AGENCIES REGARDING THE KENTUCKY BOND CORPORATION. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.



Signature Page to Interlocal Agreement

This Agreement was properly approved by the governing body of the undersigned on the 10th day of February 2024 and, for recording purposes, is certified as a true and correct copy thereof.

CITY OF SOMERSET, KENTUCKY

Mayon

City & York

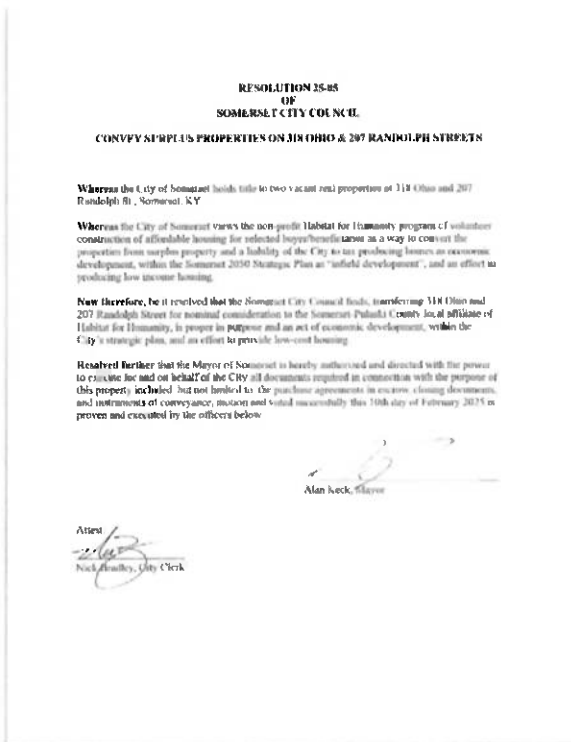
By [Signature] City Clerk

COMMONWEALTH OF KENTUCKY

COUNTY OF FLANKI

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by Alan Kach and Nick Bradley, the Mayor and the City Clerk, respectively, of the City of Somerset, Kentucky, on behalf of the City.

NOTARY PUBLIC, STATE OF KENTUCKY



Ms. Bullock made a motion to approve the following Ordinance Number 25-06: 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 OF UNDEVELOPED PROPERTY ON HALEY ST. FROM R2 TO R1A. Mr. T. Eastham seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, and Mr. Hunley. Ms. Lawson was not present in the council chambers for the vote due to a potential conflict of interest.

Attest:

The tract contains 0.67 acre and has 140 feet of road frontage along Haley Street and 716.97 feet of road frontage along an undeveloped 15' alley abutting the north property line and 171.86 feet of road frontage along an undeveloped alley abutting the east property line.

48 HOURS PRIOR TO THE JUDICIAL DATE.

The applicant is a non-profit, and cost is not a factor in the request: "to allow to build as many houses as possible for potential climate in their desert, and by going with R-1A units they would be able to build two more houses on that tract, as R-1 would only allow two with 60' average frontage).

Representatives from Holmer Lee Housenry and spoke during the public hearing regarding the use of the property of unincorporated and presented a preliminary conception of the layout of the development. Vaughn, chair of the Commission, stated that the proposed zone does meet the requirements of KRS 100.213 (1).

KRS 100.213 Findings necessary for proposed map amendment - Recommendations. (1) Before any map amendment is granted, the planning commission or the legislative body or joint committee must find that the map amendment is in agreement with the adopted comprehensive plan.

Chairman Vaughn asked the applicants to comply with KRS 100.213 (1) (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.

They stated that with the increased come within the housing market due to the pandemic and natural catastrophes, that potential housing contractors wish to get the minimums needed from land purchases and have been seeking lots in the R-1A zone as to get more units per acre. As such, it is felt that the present zoning classification was not appropriate, and the proposed zone is more appropriate.

No other person made statements, comments, or asked questions during the public hearing.

The arena presented a well developed plan, and the density is similar to normal densities along Center Avenue to the north and west.

CONCLUSIONS

As stated above, there were several items at the public hearing, but no one came forward during the comments section of the public hearing to oppose this property.

The board felt that the proposed zone dovetails with the existing properties.

The board felt there were sufficient grounds to grant a zone change, creating a 6.0 unit per acre change with Buysse, Ford, Holland, 1 inch, Sanger and Vaughn zoning is better off the rezoning from R-2 to R-1A.

RECOMMENDATION MAP AMENDMENT

It is hereby recommended by the Commission that the map amendment be granted, as the present zoning (R-2) is not appropriate and the requested zoning (R-1) is more appropriate due to economic changes, thus meeting the requirements of KRS 100.213 (1) (a).

3

A true and correct copy of the Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 11th of December 2021

[Signature]

Chairman, Planning and Zoning Commission
City of Somerset

ATTEST:

[Signature]

Planning and Zoning Commission Clerk

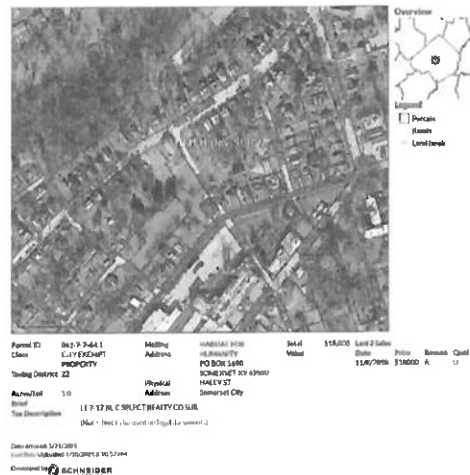
This document was prepared by the staff of the Planning and Zoning Department under the supervision of John Nelson, City Attorney

City Attorney

4



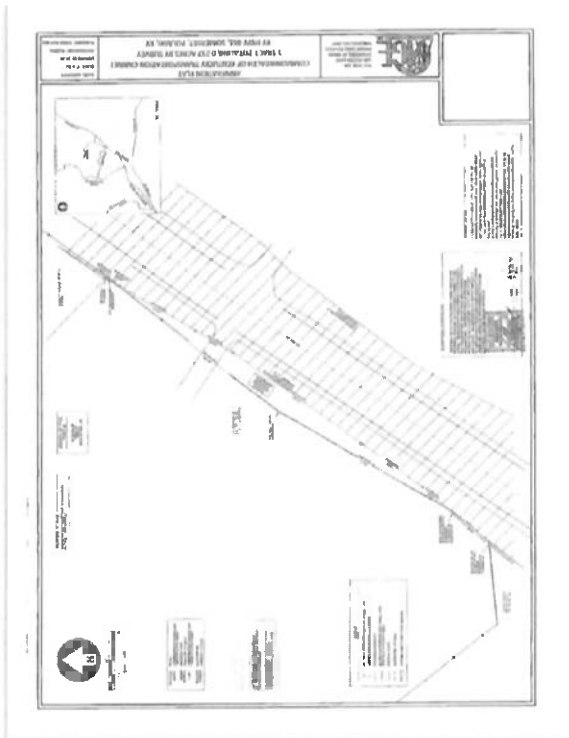
Kentucky Pulaski County, KY PVA



Mr. J. Eastham made a motion to approve the following Ordinance Number 24-30: ANNEXING PROPERTY TO THE CITY OF SOMERSET, KENTUCKY A CERTAIN TERRITORY OF LAND KNOWN AS HIGHWAY 80 EAST FROM EASTWAY MARKET TO HWY 461 AND

ALONG 461 TO COIN ROAD BEING CONTIGUOUS TO THE EXISTING CITY LIMITS OF SOMERSET. Mr. Wheeldon seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.

ORDINANCE 24-30 ANNEXING PROPERTY TO THE CITY OF SOMERSET, KENTUCKY A CERTAIN TERRITORY OF LAND KNOWN AS HIGHWAY 80 EAST FROM EASTWAY MARKET TO HWY 461 AND ALONG 461 TO COIN ROAD BEING CONTIGUOUS TO THE EXISTING CITY LIMITS OF SOMERSET WHEREAS, the City Council has determined that the hereinafter described territory is urban in character and/or suitable for development for urban purposes by reason of population density and/or commercial and industrial use of land; and, WHEREAS, this Ordinance proposes the annexation of the property described herein and documents the intent of the City of Somerset to annex; and, WHEREAS, the City of Somerset now proceeds to annex the property herein by statutory consent (actually the absence of objection) pursuant to KRS 81A.010; and, NOW, THEREFORE, BE IT ORDAINED by the City of Somerset, the City hereby annexes the following described Unincorporated area and makes it a part of the City of Somerset, Kentucky: SECTION 1 THAT THE PROPERTIES DESCRIBED BELOW IN ATTACHMENTS FIVE TO AND BELOW ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS: EXHIBIT A THE DELINEATED LAND COMPRISING A TRACT OF LAND 2.97 ACRES SHOWN ON ANNOXATION MAP TITLED "COMMONWEALTH OF KENTUCKY TRANSPORTATION CABINET 1 TRACT TOTALING 230 ACRES BY SURVEY" DATED 10/2/2016, 60' EASEMENT FROM SERVICE ROAD. THE PROPERTY IS A BRANCH OF NEW RIGHT OF WAY BETWEEN THE PRIOR ANNEXATION OF 461 AND THE PROPOSED SITE OF A STORE TO BE BUILT BY VRC SECTION 2 THE PROPERTY IS A COMMERCIAL SHOULD BE VACANT AND COMES IN BY ORDINANCE 24-30 SECTION 3 A 90 DAY WAITING PERIOD WAS OBSERVED SECTION 4 THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW FIRST READING 11/11/24	ORD 24-30 SECOND READING (NOT REQUIRED) DECEMBER 7th, FEBRUARY 10, 2025 APPROVED:  Alan Kock, Mayor City of Somerset, Ky ATTEST:  Rick Bradley, City Clerk
---	--



1.1 GAL. DE GRIP HON I ON 0 238 ACRLG
PROPOSED ANNEXATION
CITY OF BOMERSBT ORDINANCE 24-30

This being the property acquired by the Commonwealth of Kentucky dated the 31st day of October 2017 by deed of conveyance from Bannockburn, LLC of record in West Coast Book 24, Page 143, Parcel 34, Tract A at the Public County Clerk's Office, Kentucky.

Bannockburn et al KYTC right of way Monument located in the line of the existing City Limits of Somerset (Ordinance No. 21-28) and the western edge of the Kentucky Highway 461 right-of-way, also being a corner to 815 Somerset KY LLC (Deed Book 1053, Page 712, Plat Cabinet G, Slide 267A, Tract 3A), said KYTC right of way Monument having a Kentucky South Zone State Plane Coordinate of N 194°12'25.36" E 2077025.63 and being the POINT OF BEGINNING for this description:

Thence continuing along the common property line of 815 Somerset KY LLC (Deed Book 1053, Page 712, Plat Cabinet G, Slide 267A, Tract 3A) for the following two (2) calls: thence N27°54'43"E a distance of 241.04' to a KYTC right of way Monument and thence from the Monument N37°56'00"E a distance of 287.64' to a KYTC right-of-way Monument;

Thence leaving the property line of 815 Somerset KY LLC (Deed Book 1053, Page 712, Plat Cabinet G, Slide 267A, Tract 3A) and continuing along the existing City Limits of Somerset (Ordinance No. 21-28) following an (8) calls, thence S31°17'58"W a distance of 18.40' to a point, thence S30°51'27"W a distance of 121.18' to a point, thence S30°51'15"W a distance of 60.50' to a point, thence S33°24'23"W a distance of 217.82' to a point, thence S33°23'30"W a distance of 104.88' to a point, thence S33°48'24"W a distance of 65.82' to the POINT OF BEGINNING having an area of 0.237 acres.

All bearings are referenced to grid north of the Kentucky Plane Coordinate System - South Zone (NAD83).

This description was prepared by AGE Engineering Services, Inc. on the 4th day of November, 2024.



Mr. Burdine made a motion to approve the following Ordinance Number 24-31: ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE OF 815 KY

HWY 461. Ms. Dick seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.

ORDINANCE NUMBER 94-31

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE HEREIN, AND

WHEREAS, ANNEXATION REQUEST FORMS HAVE BEEN SUBMITTED BY THE PROPERTY OWNERS, AND THE FORMS HAVE BEEN ACCEPTED BY THE CITY AS COMPLETED, AND THE PROPERTY OWNERS EACH HAVING WAIVED THE SIXTY (60) DAY WAITING PERIOD, BY AND THROUGH THE ANNEXATION REQUEST FORM SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER AND INCORPORATED IN FULL HEREIN BY REFERENCE, AND MADE PART OF THE ATTACHMENTS TO THIS ORDINANCE; AND

WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTIES INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET, AND

WHEREAS, THE PROPERTIES MEET ALL REQUIREMENTS FOR ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY:

SECTION 1 THAT THE PROPERTIES DESCRIBED BELOW IN ATTACHMENTS HERE TO AND BELOW ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS

EXHIBIT A THE DEFINED LAND COMPRISING A TRACT OF LAND 15.56 ACRES SHOWN ON ANNEXATION MAP (H11110-015 SOMERSET, KY) DATED 9/26/24 BY A.G. ENGINEERING SERVICES INC. THE PROPERTY IS ADJACENT TO KY HWY 461, SOMERSET, KY, 42301. THE PROPERTY IS THE PROPOSED LOCATION OF A CAR WASH.

SECTION 2 THE PROPERTY IS COMMERCIAL, SUITABLE FOR VACANT AND OPEN BY ORDINANCE AS SET

SECTION 3 A WAITING PERIOD OF 45 DAYS WAS OBSERVED

SECTION 4 THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS

ORD 24 11

PASSAGE AND UPON PUBLICATION BY LAW

FIRST READING NOVEMBER 11, 2024

SECOND READING (NOT BEFORE DECEMBER 26) FEBRUARY 10, 2025

APPROVED:  ALAN L. KICK, MAYOR
CITY OF SOMERSET, KY

ATTEST:  NICK BRADLEY, CITY CLERK



DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

Planning & Zoning Commission
500 East Main Street
P.O. Box 988
SomerSet, KY 42302
Phone: (502) 432-5314
Fax: (502) 432-5388
www.cityofsomerset.com

ANNEXATION REQUEST FORM

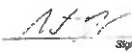
I, 815 Somerset, KY LLC (Met York), formally request annexation

of my property located at 815 KY HWY 451, Somerset KY, 42301

into the City of Somerset

I also request that the 60-day waiting period be waived

I also request that this property be zoned B-2

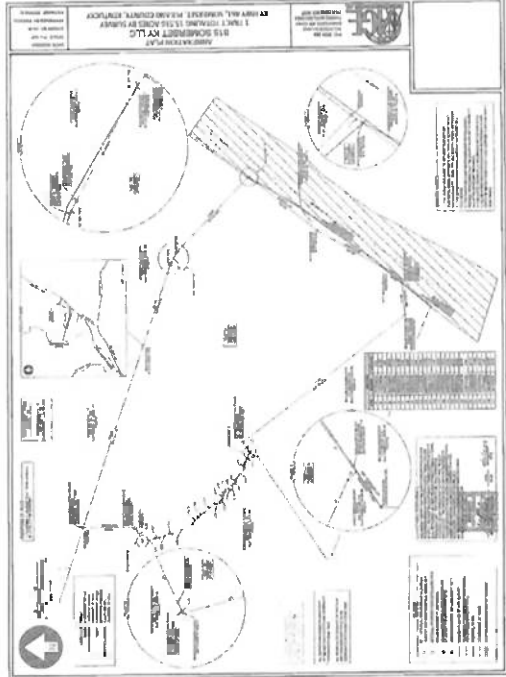
 10-11-24
Signature Date

APPLICANT: 815 Somerset, KY LLC (Met York)

APPROVED BY: ALAN L. KICK, MAYOR

DATE: 10-11-24

CITY OF SOMERSET, KY



LEGAL DESCRIPTION FOR IS 516 AL-262
PROPOSED ANNEXATION
CITY OF SOMERSET ORDINANCE 2431

This being the property acquired by the B15 Somerset KY LLC dated the 22nd day of April 2022 by deed of conveyance from Farmworker's, L.P. of record in Deed Book 1063, Page 712 (also see Plat Cabinet G, 566 357A, Tract 3A) of the Pulaski County Clerk's Office, Kentucky

BEGINNING of a road with a weather stamped Placer Pt # 640-48 located in the NW 1/4 of the section City Limits of Gessner (Ordinance N 71-25) and the western edge of the Kentucky Highway 691 right of way, also being a corner to Hickory and Brown Drive property (Deed Book 942, Page 313 Plus Cabinet F, Slide 69; Tract 4) said point said point having a Kentucky South Zone State Plane Coordinate of N 1047074 E 83.61' 2009882.46 and being the POINT OF BEGINNING for this description:

[illegible][illegible]

- 3 - Page

SHL

[illegible]

Thence follows the curve of the creek and continuing along the common tract the **616**
 Smevney KY LLC (Dated Book 1053, Page 712, Plat Colored C, Slide 267A, Tract 3A) and Stephen
 and Angela Chabard (Dated Book 1053, Page 18, Plat Colored F, Slide 68B, Tract 2) proceeds to the
 following Tract (2) (a/c, NE 1/4 1923), a distance of 1.14' on an unmarked parcel on its west side of the
 creek bank, then NE 1/4 4925, an iron pin on its western pin located at 2.88' on the creek bank,
 then NE 1/4 4925, an iron pin on its eastern pin located at 2.88' on the creek bank, then an
 iron witness post, unmarked Hubbs (PLN #1263 being added at 9.30' and continuing a 127.79' for a
 total distance of 182.02' on an iron pin (PLN #5440A, sold in 1940), said iron pin also being referenced
 by iron pin found ND 11/88/05 at a distance of 2.61' from the actual corner.

Thence leaving the property line of Christopher and Mangum Bishop (Deed Book 1017, Page 518, Plat Cabinet F, Slide 68, Tract 2) and continuing along the common property line of 815 Somerset KY LLC (Deed Book 1053, Page 712, Plat Cabinet G, Slide 317A, Tract 3A) and Country Boys, LLC (Deed Book 888, Page 882, Plat Cabinet F, Slide 377; Tract 8) properties for the following one (1) mile $371^{\circ}14'41''$ a distance of 655.48' to an iron pin found stamped HUBBEN PLS #1263,

Traverse having the property line of Country Bites, LLC (Deed Book 005, Page 662) and Cabernet F-266; 27'7" Tract 31 and continuing along the common property line of #18 (Seward KY LLC (Deed Book 063, Page 712) and Cabernet F-266, Tract 3A, and Gregory and Lisa Huff (Deed Book 063, Page 523, Plot 1) and Country Bites, LLC (Deed 277, Tract 3) preparations for the following: (2) 31'40" Tract 31 and a distance of 263.29' to a 40' oak tree, passing over an iron witness pin set online 1' 00' from the actual corner bearing the 42' oak tree, thence 501'54"99" to a distance of 48.50' to a 30" oak tree, passing over an iron witness pin set online 1.00' from the actual corner located at the 42' oak tree and passing over an iron witness pin set online 1.60' from the actual corner located at the 30' oak tree, thence 547'54"99" to a distance of 355.84' to an iron pin set against Russell PI# 24048 at the western edge of Kentucky Highway 401 right-of-way.

Thence leaving the property line of Gregory and Lisa Pugh (Deed Book 964, Page 323, Plat Cabinet E, 38de 277, Tract 6) containing along the common property line of B15 Somerset KY LLC (Deed Book 1052, Page 712, Plat Cabinet G, Blkde 387a, Tract 5A) and the western edge of Kentucky Highway 481 right-of-way for the following four (4) calls: 53°45'36"W a distance of 4.76' in a KYTC right-of-way monument, thence 53°7'56"53"W a distance of 287.64' to a KYTC right-of-way monument, thence

2.1 Page

SAR

6.28°54'48"W is distance of 281.34' to a KYTC right-of-way measurement; and 84°13'39"W is distance of 66.85' to the point of beginning having an area of 15.518 acres.

All bearings are referenced to grid north of the Kentucky Plane Coordinate System - South Zone (NAD83)

This description was prepared by AGE Engineering Services, Inc. on the 4th day of November 2024.



• 3 • Page

SIR

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11
COLUMBIA
UNIVERSITY

[illegible]

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Journal of Internal Medicine 252: 399–406
DOI: 10.1046/j.1365-2796.2002.01211.x

Mr. Hunley made a motion to approve the following Ordinance Number 24-32: ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE OF A

UTILITY EASEMENT ALONG THURMAN ROAD. Mr. Godsey seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.

ORDINANCE NUMBER 24-32		ORD. 24-32
AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE HEREIN, AND WHEREAS, ANNEXATION REQUEST FORMS HAVE BEEN SUBMITTED BY THE PROPERTY OWNERS, AND THE FORMS HAVE BEEN ACCEPTED BY THE CITY AS COMPLETED; AND THE PROPERTY OWNERS EACH HAVING WAIVED THE SIXTY (60) DAY WAITING PERIOD, BY AND THROUGH THE ANNEXATION REQUEST FORM, SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER AND INCORPORATED IN FULL HEREIN BY REFERENCE, AND MADE PART OF THE ATTACHMENTS TO THIS ORDINANCE; AND WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTIES INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET; AND WHEREAS, THE PROPERTIES MEET ALL REQUIREMENTS FOR ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW. NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY		
SECTION 1	THAT THE PROPERTIES DESCRIBED BELOW IN ATTACHMENTS HERETO AND BELOW ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS EXHIBIT A THE DELINEATED STRIP OF LAND COMPRISING A TRACT OF .28 ACRES SHOWN ON ANNEXATION MAP TITLED "CITY OF SOMERSET ORDINANCE 24-32" DATED 11/04/24 BY JD LAW/ SURVEYING, INC. THE PROPERTY IS A UTILITY EASEMENT CONTROLLED BY THE CITY OF SOMERSET AND IS BEING ANNEXED TO CONNECT ANOTHER PROPERTY.	
SECTION 2	THE PROPERTY IS COMMERCIAL, SUITED BUT IS VACANT AND COMES IN BY ORDINANCE AS K 1.	
SECTION 3	A 45 DAY WAITING PERIOD WAS OBSERVED	
SECTION 4		THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.
FIRST READING:		DECEMBER 9, 2024
SECOND READING (NOT BEFORE JANUARY 23, 2025)		FEBRUARY 10, 2025
APPROVED:		 ALAN L. KUCK, MAYOR CITY OF SOMERSET, KY
ATTEST:		 NICK BRADLEY, CITY CLERK

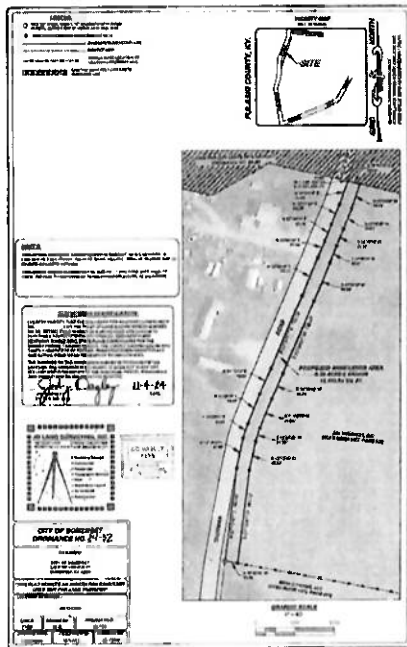


EXHIBIT "A" **City of Somerset, KY, Annexation Ordinance No. 24-32**

DESCRIPTION
 A certain tract or parcel of land lying on the east side of Thurman Road in Somerset, Kentucky, County of Pike and is more particularly described as follows:

Thence stated otherwise, any monument referred to herein as "pin and cap" is a set 3/8" diameter steel rebar, eighteen (18") inches in length, with a red plastic survey cap stamped "J.C.B. 1116". All bearings shown herein were calculated to said North Kentucky BNT (1600) Single Zone, per GPS observations as observed on October 18th, 2024.

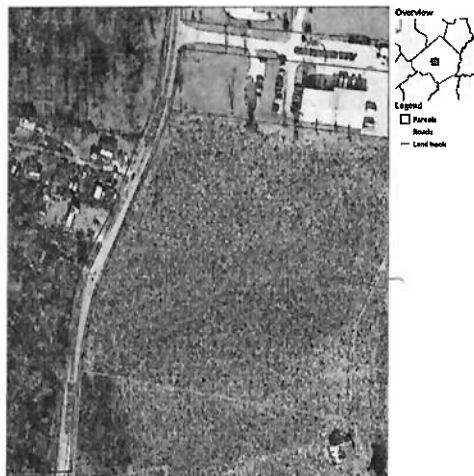
BEGINNING at a point located on the east 40.0' right-of-way of Thurman Road (no road deed found), said point being a corner in the line of the existing City limits of Somerset (Ordinance No. 34-20) and having a Kentucky Single Zone State Plane Coordinates of N: 3,336,356.28, E: 3,245,460.71; Thence with the existing City limits of Somerset, 0 76°49'41" E a distance of 20.15' to a point; Thence leaving the existing City limits of Somerset and crossing JAC Holdings, Inc. (deed book 1087, page 108) the following (11) calls: S 20°01'05" W a distance of 40.42' to a point; Thence S 29°02'49" W a distance of 31.61' to a point; Thence N 29°18'16" W a distance of 21.77' to a point; Thence S 22°08'08" W a distance of 27.67' to a point; Thence S 22°33'10" W a distance of 41.35' to a point; Thence N 37°04'31" W a distance of 120.43' to a point; Thence S 24°10'42" W a distance of 42.44' to a point; Thence N 21°48'28" W a distance of 47.94' to a point; Thence S 18°28'35" W a distance of 21.25' to a point; Thence S 12°11'34" W a distance of 46.02' to a point; Thence S 07°13'43" W a distance of 143.79' to a point; Thence N 10°20'23" W a distance of 30.04' to "pin and cap" located on the east right-of-way of Thurman Road; Thence with the east right-of-way of Thurman Road the following (11) calls: N 07°12'41" E a distance of 143.40' to a point; Thence N 12°14'16" E a distance of 47.88' to a point; Thence N 19°26'35" E a distance of 33.03' to a point; Thence N 21°08'28" E a distance of 46.99' to a point; Thence N 24°10'42" E a distance of 42.63' to a point; Thence N 29°04'31" E a distance of 120.19' to a point; Thence N 22°13'19" E a distance of 13.22' to a point; Thence N 22°08'08" E a distance of 27.51' to a point; Thence N 22°18'16" E a distance of 27.78' to a point; Thence N 12°03'49" E a distance of 31.26' to a point; Thence N 10°03'18" E a distance of 37.60' to the POINT OF BEGINNING of the property being annexed hereto, having an area of 0.28 acres and/or 13,803.02 sq. ft.

Above described property is subject to all easements, exceptions, right-of-way, covenants, and restrictions of record or that may apply.

John C. Bagley 11-4-24 Date
 John C. Bagley

Survey prepared by:
 J.C. BAGLEY
 3116

Red outline is area to be annexed



Date created: 11/01/2024
 Last Date Modified: 11/01/2024 8:07:04 PM
 Drawn by: J.C. BAGLEY

Mr. Burdine made a motion to approve the following Ordinance Number 24-33: ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE OF 500

THURMAN ROAD. Mr. Wheeldon seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.

ORDINANCE NUMBER 24-33		ORD. 24-33	
AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE HEREIN, AND		PASSAGE AND UPON PUBLICATION BY LAW	
WHEREAS, ANNEXATION REQUEST FORMS HAVE BEEN SUBMITTED BY THE PROPERTY OWNERS, AND THE FORMS HAVE BEEN ACCEPTED BY THE CITY AS COMPLETED, AND THE PROPERTY OWNERS EACH HAVING WAIVED THE SIXTY (60) DAY WAITING PERIOD, BY AND THROUGH THE ANNEXATION REQUEST FORM, SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER AND INCORPORATED IN FULL HEREOF BY REFERENCE, AND MADE PART OF THE ATTACHMENTS TO THIS ORDINANCE, AND	FIRST READING	DECEMBER 9, 2024	
WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTIES INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET, AND	SECOND READING (NOT BEFORE JANUARY 23, 2025)	FEBRUARY 10, 2025	
WHEREAS, THE PROPERTIES MEET ALL REQUIREMENTS FOR ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW.	APPROVED	 ALAN L. KECK, MAYOR CITY OF SOMERSET, KY	
NOW THEREFORE BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY	ATTEST	 NICK BRADEN, CITY CLERK	
SECTION 1	THAT THE PROPERTIES DESCRIBED BELOW IN ATTACHMENTS HERETO AND SET FORTH ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS.		
	EXHIBIT A THE ONE (1) ACRES PARCEL OF LAND COMPRISING A TRACT OF 8.70 ACRES SHOWN ON ANNEXATION MAP TITLED "CITY OF SOMERSET ORDINANCE 24-33" DATED 11/09/24 BY JOE LAND SURVEYING, INC. THE PROPERTY IS LOCATED ON THURMAN ROAD AND HAS THE PVA PARCEL #009 0-0-57		
SECTION 2	THE PROPERTY IS COMMERCIAL SITUATED BUT IS VACANT AND COMES IN BY ORDINANCE AS R. L.		
SECTION 3	A 45 DAY WAITING PERIOD WAS OBSERVED		
SECTION 4	THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS		



DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

Planning & Zoning Commission
205 East Main Street, Room 200
PO Box 589
Somerset, KY 40387
Phone: (606) 435-1234
Fax: (606) 435-1234
www.cityofsomerset.com

ANNEXATION REQUEST FORM

I, Mario Farms LLC, formally request annexation

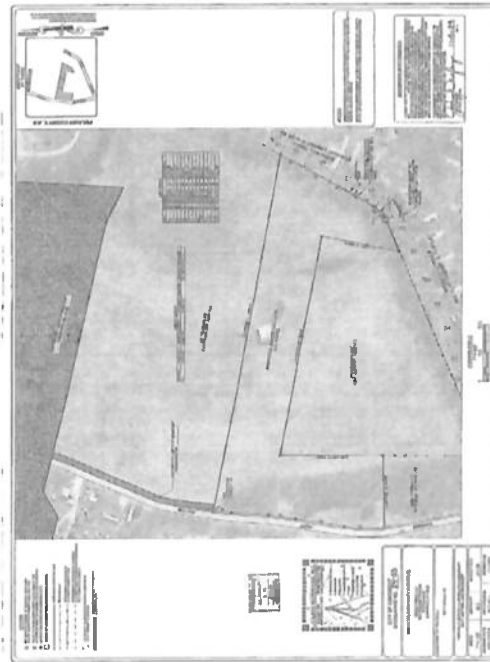
of my property located at 888 Thomas Rd., Somerset, KY 42383, parcel thereof as per
your official zoning map

into the City of Somerset

I also request that the 60 day waiting period be waived

I also request that the property be zoned R2 (Residential)

Signature Date



EXISTING SINKING FUND; AND AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS RELATED TO THE LEASE.

ORDINANCE NO. 25-07

AN ORDINANCE OF THE CITY OF SOMERSET, KENTUCKY APPROVING A LEASE AGREEMENT FOR THE FINANCING OF A PROJECT, PROVIDING FOR THE PAYMENT OF AND THE SECURITY FOR THE LEASE, AFFIRMING THE MAINTENANCE OF THE EXISTING SINKING FUND, AND AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS RELATED TO THE LEASE.

WHEREAS, in accordance with Sections 65.940 through 65.956, inclusive, of the Kentucky Revised Statutes, the City of Somerset, Kentucky (the "Lessee"), a municipal corporation and political subdivision of the Commonwealth of Kentucky, has the power to enter into lease agreements with any person, with or without the option to purchase, to provide for the use of property for any public purpose; and

WHEREAS, the Lessee has found and determined, and hereby further finds and determines, that it is necessary and desirable for the Lessee to finance all or a portion of the costs of the acquisition, construction, installation, and equipping of various improvements to Somerset Park, a municipal water park, municipal sidewalk, and the Lessee's utility systems, including water and sewer line extensions (collectively, the "Project"), all as more particularly described in the Lease (as defined herein); and

WHEREAS, the Lessee has found and determined, and hereby further finds and determines, that it will be in the best interest of the Lessee to enter into a Lease Agreement (the "Lease") with the Kentucky Bond Corporation, a nonprofit corporation organized and existing under and by virtue of the laws of the Commonwealth of Kentucky (the "Lessor"), for the leasing by the Lessee, from the Lessor, of the Project;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY, AS FOLLOWS:

Section 1. **Affirmation of Facts.** It is hereby found, determined, and declared that the facts, declarations, and definitions set forth in the recitals of this Ordinance are all true and correct, and such facts, declarations, and definitions are hereby affirmed, adopted, and incorporated as a part of this Ordinance, and all acts described in the recitals of this Ordinance are hereby ratified.

Section 2. **Approval, Authorization, Necessity, and Purpose of the Lease.** The Lessee hereby approves the Lease, as substantially in the form presented to the Lessee. It is hereby found and determined that the Project identified in the Lease is property to be used for public purposes. It is hereby further found and determined that it is necessary and desirable and in the best interests of the Lessee to enter into the Lease for the purposes specified therein, and the execution and delivery of the Lease by the Lessee and all of the representations, certifications, and other matters contained in the documents to be executed and delivered in connection with the Lease, or as may be required by the Lessee before the delivery of the Lease, are hereby approved, ratified, and confirmed. The Mayor and the City Clerk of the Lessee are each hereby authorized to execute, in the name and on behalf of the Lessee, the Lease and any other documents, agreements, or certifications that may be necessary in order to accomplish the transactions contemplated by the Lease.

ORD. 25-07

Section 3. **General Obligation Pledge.** In accordance with the Constitution and laws of the Commonwealth of Kentucky, including, particularly, Sections 66.011 through 66.191, inclusive, of the Kentucky Revised Statutes, as amended (the "General Obligation Act"), the obligation of the Lessee to pay Lease Rental Payments under (and as defined in) the Lease shall constitute a full general obligation of the Lessee, and the full faith, credit, and taxing power of the Lessee are hereby pledged for the prompt payment thereof. During the period the Lease is outstanding, there shall be and there hereby is levied, annually, on all taxable property in the Lessee, in addition to all other taxes, without limitation as to rate, a direct tax in an amount sufficient to pay such Lease Rental Payments as and when due and payable, it being hereby found and determined that the current tax rates of the Lessee are within all applicable limitations. The tax shall be, and hereby is, ordered to be computed, certified, levied, and extended upon the tax duplicate, to be collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of the years are certified, extended, and collected. The tax shall be placed before and in preference to all other taxes and for the full amount thereof; provided, however, that in each year, to the extent that any other lawfully available funds of the Lessee are available for the payment of the Lease Rental Payments and are appropriated for such purpose, the amount of such tax on all taxable property in the Lessee shall be reduced by the amount of such other funds as available and appropriated.

Section 4. **Maintenance of Sinking Fund.** The sinking fund previously established by the Lessee (the "Sinking Fund") is hereby ordered to be continued and maintained as long as the Lease remains outstanding. The funds derived from the tax levy required by Section 3 hereof and any other lawfully available moneys of the Lessee shall be deposited into the Sinking Fund and, together with the interest collected on the same, are hereby irrevocably pledged for the payment of the principal of and interest on all bonds issued by the Lessee under the General Obligation Act and all Tax-Deferred Issues, as defined in the General Obligation Act, including the Lease, as and when the same become due and payable. The Lessee shall transfer the funds on deposit in the Sinking Fund to the Lessor at the times and in the amounts required by Section 6 of the Lease.

Section 5. **Severability.** If any section, paragraph, or provision of this Ordinance shall be determined by a court of competent jurisdiction to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any remaining sections, paragraphs, or provisions of this Ordinance.

Section 6. **Open Meetings Compliance.** The Lessee hereby finds and determines that all formal actions relating to the adoption of this Ordinance and the execution and delivery of the Lease were taken in open meetings of the City Council of the Lessee, and that all deliberations of the City Council of the Lessee and of its committees, if any, which resulted in any such formal actions were held in meetings open to the public, in compliance with all applicable legal requirements, including Sections 61.810 to 61.850, inclusive, of the Kentucky Revised Statutes.

Section 7. **Conflicts.** All prior ordinances, resolutions, or orders of the Lessee, or parts thereof, that conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, and the provisions of this Ordinance shall prevail and be given effect.

Section 8. **Effective Date.** This Ordinance shall become effective immediately upon the adoption and publication of a summary thereof, as provided by law.

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ORD. 25-07

[Signature page to follow]

ORD. 25-07

SIGNATURE PAGE TO ORDINANCE

INTRODUCED AND ADOPTED at a duly convened meeting of the City of Somerset, Kentucky held on February 24, 2025, after first reading held on February 10, 2025, signed by the Mayor, attested by the City Clerk, and filed and indexed as provided by law.

CITY OF SOMERSET, KENTUCKY

By _____ Mayor

Attest:

By _____ City Clerk

CERTIFICATION

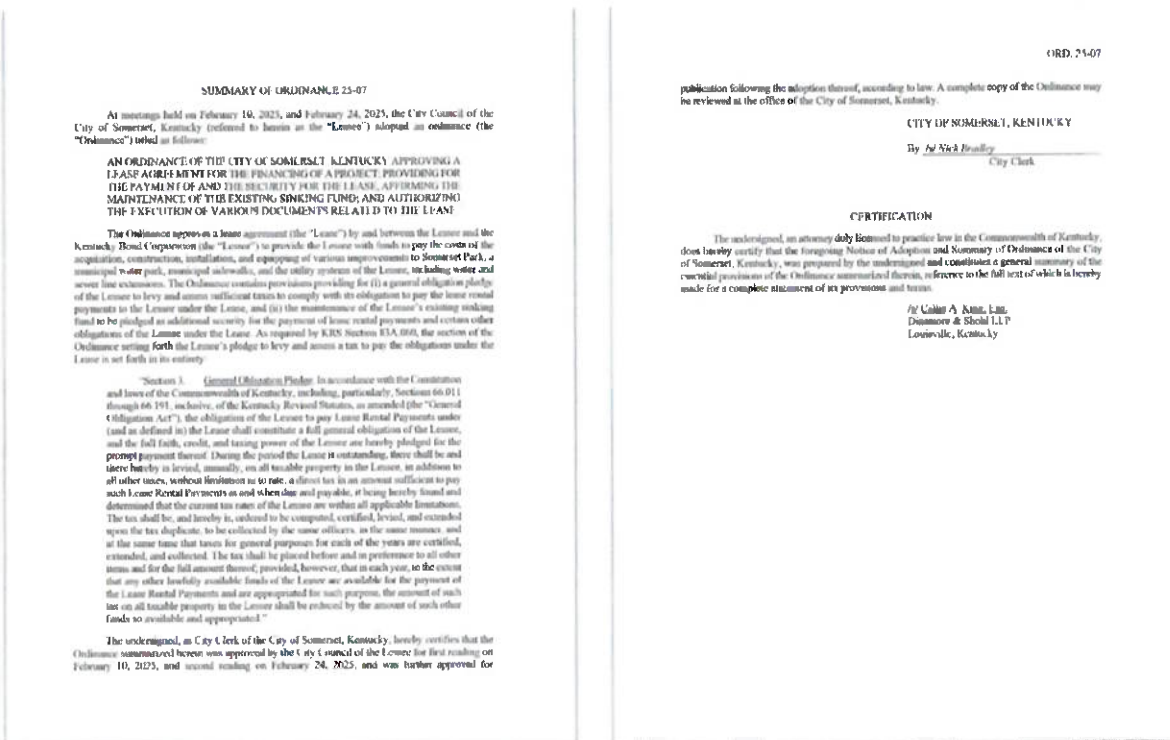
I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Somerset, Kentucky, and as such, I hereby further certify that the foregoing is a true, correct, and complete copy of an Ordinance duly enacted by the City Council of the City at a properly convened meeting held on February 24, 2025, signed by the Mayor and duly filed, recorded, and indexed in my office, and now in full force and effect, and that all actions taken by the City in connection with the Ordinance were in compliance with all applicable requirements of the laws of the Commonwealth of Kentucky, all as appears on the official records of the City in my possession and under my control.

IN WITNESS WHEREOF, I have hereunto set my hand this February 24, 2025.

City Clerk

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Mr. Mitchell made a motion to approve a tax refund for a Homestead Exemption in the amount of \$60.26 to Joy Henderson. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. T. Eastham, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, and Mr. Hunley.

There being no further business, the meeting was adjourned at 6:53 p.m.

APPROVED:  MAYOR

ATTEST:  CITY CLERK