Graymoor-Devondale

MINUTES OF REGULAR MEETING

June 16, 2026

The regular meeting of the Graymoor-Devondale City Council was held at the Graymoor-Devondale City Office, 1500 Lynn Way. The meeting was called to order at 6:30PM.

CITY OFFICERS PRESENT: Mayor John Vaughan, Council Members Michael Allen, Angela Coan, David Meiners, Joe Meiners and Mark Sites. **ALSO PRESENT:** City Attorney John Singler, City Engineer Mark Madison, Communications Director David Wilson and City Clerk/Treasurer Nancy Perito. **ABSENT:** Council Member Matt Hemmerle.

PUBLIC FORUM: Scott Hagan and Kristen Hedden of Hagan Properties. Scott Hagan presented Hagan Properties request for Graymoor-Devondale to issue Industrial Revenue Bonds for the development of Providence Point. Providence Point is 19.5 acres on Herr Ln. across from Ballard High School which is currently approved for 520 multifamily units, consisting of 5 4-story buildings at the rear of the property and 7 3-story buildings along Herr Ln. The construction costs are estimated at 110 to 120 million dollars. Construction would include road improvements on Herr Ln. from Wesboro Rd. to Rt. 22. including the entrance to Ballard High School. Through the IRB process, the property, which is currently in Metro Louisville, would be annexed to the City of Graymoor-Devondale, which takes the property off the tax rolls, and leased back to the developer for the term of the bond. Tax savings would be split with Graymoor-Devondale through a PILOT agreement (payment in lieu of taxes). The complete proposal is available for review.

APPROVAL OF MINUTES: Michael Allen motioned to approve the minutes of the May 19, 2026 meeting. Angela Coan seconded the motion, and the minutes were approved by unanimous vote.

TREASURER'S REPORT: Angela Coan motioned to approve the May, 2026 treasurer's report. David Meiners seconded the motion and the treasurer's report was approved by unanimous vote.

OLD BUSINESS:

a) **Herr Lane Improvements Updates:** No update available.

b) **I-264-42 Interchange Project Updates:** Scheduled completion date is Summer 2027.

c) **Leash Law Updates:** Graymoor-Devondale will continue to rely on the Metro Leash Laws and enforcement, since the city would have no way to enforce its own leash laws.

d) **Speed Humps:** Michael Allen motioned to accept the bid from Libs Paving Company for the paving of Girard Dr., repairs to Abbeywood Rd. and Woolrich Rd. and the sealing and striping of the parking lot at the city office building in the amount of $84,750.00. The motion includes adding speed humps on Lynn Way and Girard Dr. at a cost of $4,000 per hump. The total expenditure is not to exceed $120,000. Joe Meiners seconded the motion and the motion was passed by a vote of four (4) in favor and one (1) abstention.

NEW BUSINESS:

a) **Public Hearing:** A public hearing was held per KRS 132.027 for setting the real property tax rate for 2026. The 2025 tax rate of $.20 per $100.00 of assessed valuation produced $665,049. The compensating rate for 2026 is $.1709. The proposed rate for 2026 is the same as 2025, $.20 per $100.00 of assessed valuation, and would produce $778,138. This rate exceeds the compensating rate of $.1709. There was no public opposition expressed.

b) **2nd Reading of Ordinance #1, Series 2026-2027, an ordinance providing for the assessment of an ad valorem tax:** Michael Allen made a motion to approve Ordinance #1, Series 2026-2027 keeping the city's current tax rate of .20 per 100 with an 18% discount for early payment. The motion was seconded by Mark Sites. The motion passed after a roll call vote of 5 in favor and 0 opposed.

c) **2nd Reading of Ordinance #2, Series 2026-2027, an ordinance establishing an annual budget for the fiscal year 2026-2027:** A motion was made by Michael Allen to approve Ordinance #2, Series 2026-2027 establishing the annual budget with one amendment, increasing the Municipal Road Fund Budget for road improvements from $90,000 to $120,000. The motion was seconded by Joe Meiners. The motion passed after a roll call vote of 5 in favor and 0 opposed.

d) **City of Bancroft Request:** The Mayor noted a request from the City of Bancroft to allow their small police department to rent office space in city hall for $100.00 per month. The benefit would be additional security at the city offices, helping a sister city and a small amount of income. Chief Mudd will take the proposal to the City of Bancroft.

COUNCIL REPORTS:

a) **Public Safety:** No report

b) **Code Enforcement:** Attorney John Singler filed a lien on the property at 1507 Carlimar Ln. in the amount of $265.00 for numerous unresolved violations related to "limitations on stopping and parking".

c) Sanitation: The Mayor signed an addendum to the current contract for one year with a 4.9% increase. Waste Management has also signed the one-year contract.

d) Public Works Signage: No further report.

e) Beautification: The annual Tree Program has been rolled out. Applications are available on the website and by request from the city clerk. Applications will be accepted through August 15th.

f) Insurance: The new insurance coverage will be in effect July 1, 2026.

g) **Public Information:** No report.

h) **City Clerk:** Business license renewals and rental property renewals were sent out June 1st.

i) Special Projects: Angela Coan reported that everything is in place for the 4th of July Parade. The city clerk will purchase the target gift cards for prizes and drinks for refreshments.

j) Ice and Snow Removal: No report.

k) Legal: No report

There being no further business to discuss, the motion for adjournment was made by Michael Allen and seconded by David Meiners and the vote in favor was unanimous. The meeting was adjourned at 9:08 p.m.

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John Vaughan, Mayor

Attest:

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Nancy Perito, City Clerk