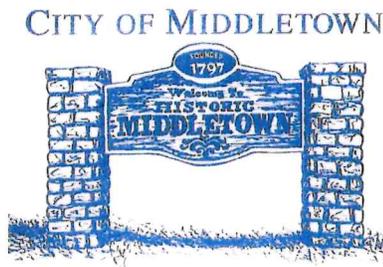


Mayor  
J. Byron Chapman

Commissioners  
Paul Hayden  
Amy Oliver  
Mark Stigers  
Ron Wolf



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## MINUTES FOR CITY OF MIDDLETOWN, KENTUCKY

### Special Meeting

Middletown City Hall, 11803 Shelbyville Road, January 22<sup>nd</sup>, 2026, at 5:00pm

1. Call to order and Pledge of Allegiance

Mayor Byron Chapman called the special meeting to order at 5:00 p.m. The Pledge of Allegiance was led by Commissioner Ron Wolf.

2. Roll Call- The City Clerk conducted roll call.

Present:

- Mayor Byron Chapman
- Commissioner Paul Hayden
- Commissioner Amy Oliver
- Commissioner Mark Stigers
- Commissioner Ron Wolf

A quorum was declared.

3. ORD 12-11-25-a: 25-ZONE-0080 \_ Watterson Trail Townhomes 2<sup>nd</sup> reading

Attorney, John Singler, summarized the ordinance as an ordinance approving a zoning map amendment and detailed development plan with binding elements for property located at 1024 and 1110 Watterson Trail. He noted that the ordinance reflected the Planning Commission's unanimous recommendation and that the primary update since first reading involved final comments from Anchorage Middletown Fire & EMS. The applicant agreed to implement all fire department comments, including revisions to the detailed development plan to show a fourteen-foot fire lane and the installation of required fire hydrants.

Counsel for the applicant addressed the Commission and stated that the applicants had reviewed and agreed to all binding elements and were prepared to execute them. He noted that concerns raised by neighbors had been addressed and requested approval of the ordinance on second reading.

The Commission discussed fire department access, fire lane signage, and enforcement of no on-street parking within designated fire lanes. It was noted that fire department requirements would be enforced through construction drawings and binding elements. The Commission also discussed the establishment of a homeowner's association and confirmed that HOA documents and initial funding would be required in accordance with Planning Commission standards.

Mayor Chapman noted recent public discussion regarding planned improvements to Watterson Trail and expressed support for continued coordination to ensure roadway improvements move forward.

- **Motion made by** Commissioner Stigers moved to approve Ordinance 12-11-25-A on second reading and seconded by Commissioner Wolf. Motion carried unanimously by roll call vote.

#### 4. Light up Middletown- Post Event Review

Mayor Chapman opened the post-event review and stated the purpose was to evaluate the event, document lessons learned, and identify improvements for future years.

Commissioner Oliver led the discussion and presented observations from the event. Topics discussed included improving speaker and performance placement near the statue, so music and announcements are more audible throughout the park, particularly near food areas. She emphasized the importance of early promotion, including distributing flyers through schools prior to Thanksgiving. The absence of a holiday bazaar, which had been listed on promotional materials, was noted, and the City Clerk agreed that it should be removed from future advertising unless formally organized.

Commissioner Oliver also suggested partnering with Toys for Tots in future years to collect toy donations and noted positive feedback regarding the warming tent, Santa experience, ornament-making area, and overall event flow.

Commissioners discussed lighting conditions behind the Tough Shed area and the potential need for additional café lighting to improve safety. The need for a Santa helper was raised, with discussion of coordinating volunteers through the Lions Club or scouting organizations.

Mayor Chapman and the Commission expressed satisfaction with the Tough Shed partnership and discussed the possibility of reusing the sheds in future years. Trevor, representing HB Productions, noted that earlier decision-making would allow for better vendor availability, including the holiday train, and recommended finalizing key elements during the summer.

The City Clerk asked about timing for future planning and budget inclusion. Consensus was reached to begin planning discussions in the spring, with meetings in May and July, and potentially a special meeting if needed. It was noted that approximately \$30,000 had been budgeted for the event, with expenditures to date around \$21,000, pending receipt of the final train invoice.

No formal action was taken.

#### 5. Adjournment

There being no further business, the meeting was adjourned.



J. Byron Chapman, Mayor

Attest:



Brittany Veto  
City Clerk, City of Middletown