



Fayette County Public Schools

Executive Summary Fayette County Public Schools Board Meeting Agenda Item

MEETING: Regular

DATE: November 24, 2025

TOPIC: Declaration of Surplus, Approval to Dispose, and Approval of Memorandum of Understanding with the Kentucky Transportation Cabinet (KYTC) for the Granting of Two (2) Permanent and One (1) Temporary Easements, and the Sale of Unimproved Portion of Real Property Located at the Liberty Road Bus Garage (Parcel 49)

PREPARED BY: Myron Thompson, Chief Operating Officer @ 422-0383
Consent Item for Vote (REGULAR MEETING)

Recommended Action on: 11/24/2025
Consent Item for Vote (REGULAR MEETING)

Superintendent Prior Approval: Yes

Recommendation/Motion: Pursuant to 702 KAR 4:090, with regard to the sale of the unimproved portion of real property located on campus of Liberty Road Bus Garage, the Board declares this property surplus to the need for the educational program of the District, and the Board declares that the disposal will not affect the integrity or usefulness of property crucial to the educational needs of the district.

Additionally, the Board authorizes the Superintendent to execute a Memorandum of Understanding (MOU) and all subsequent related documents (except for any applicable deeds which will be executed by the Board Chairperson), upon such terms and conditions as are agreeable to the Superintendent, in order to finalize the transactions set out in the MOU regarding the Kentucky Transportation Cabinet (KYTC) Liberty Road improvement project that affects the Liberty Road Bus Garage campus. The MOU involves the conveyance of a fee simple right of way of 1.2460 acres/54,273 square feet; the granting of two (2) permanent easements of 0.104 acres/4,546 square feet and 0.034 acres/1,495 square feet, respectively; and the granting of a temporary easement of 3.540 acres/154,216 square feet for improvement of Liberty Road from Graftons Mill Lane to New Circle Road for which FCPS will be paid \$601,200.00.

Background/Rationale: KYTC is improving Liberty Road from Graftons Mill Lane to New Circle Road and the intersection with New Circle Road. Terms and conditions will be included in the MOU. Appraisal reports have been prepared by KYTC establishing the total just compensation payable to FCPS to be as set forth above.

Strategic Priority:

- ☒ Student Achievement ☐ Unity, Belonging & Student Efficacy
- ☐ Highly Effective & Culturally Responsive Workforce
- ☐ Outreach & Engagement ☒ Organizational Health & Efficiency

Data Considerations: District Facility Plan

Policy: 702 KAR 4:160

Fiscal Impact: N/A

Attachments(s): Memorandum of Understanding

EXHIBIT "A"

Parcel Number 49 Tract A

All that tract or parcel of land situated approximately 3,000 feet southeast of the intersection of Kentucky Highway 1927 (Liberty Road) and Kentucky Highway 4 (New Circle Road) in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at a point in the westerly right-of-way line of Liberty Road, said point being 29.49 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 134+68.79; Thence with the westerly right-of-way line of Liberty Road, South 45°36'03" West, 17.52 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 134+69.39; Thence leaving the westerly right-of-way line of Liberty Road, with a new right-of-way line through the lands of Board of Education of Fayette County, Kentucky for nine (9) calls: North 46°22'29" West, 376.40 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 138+45.79; 51.45 feet along an arc to the left, having a radius of 1503.00 feet, the chord of which is North 47°21'19" West, 51.44 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 138+98.84; 284.02 feet along an arc to the left, having a radius of 481.00 feet, the chord of which is North 65°15'07" West, 279.91 feet to a point 103.44 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 141+87.46; South 64°54'29" West, 63.51 feet to a point 155.69 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 142+26.85; North 53°09'30" West, 67.44 feet to a point 145.53 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+00.71; North 16°50'56" East, 58.37 feet to a point 88.01 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+11.41; North 41°02'14" West, 99.59 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+06.32; North 67°05'42" West, 377.37 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+83.69; 149.27 feet along an arc to the left, having a radius of 2443.00 feet, the chord of which is North 68°50'43" West 149.24 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 149+35.83, said point being a common corner with Red Draw Liberty LLC; Thence with the southerly property line of Red Draw Liberty LLC, North 51°17'13" East, 31.18 feet to a point 20.47 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 149+19.23, said point being in the westerly right-of-way line of Liberty Road; Thence leaving the southerly property line of Red Draw Liberty LLC, with the westerly right-of-way line of Liberty Road for four (4) calls: 55.66 feet along an arc to the right, having a radius of 1016.23 feet, the chord of which is South 69°11'15" East, 55.65 feet to a point 20.84 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 148+63.11; South 67°37'06" East, 418.51 feet to a point 18.27 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+43.94; 590.25 feet along an arc to the right, having a radius of 1530.39 feet, the chord of which is South 56°55'41" East, 586.60 feet to a point 23.22 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 138+46.23; and, South 45°25'26" East, 377.49 feet to the POINT OF BEGINNING.

The above-described tract contains 1.246 acres (54,273 square feet). It is understood between the parties hereto that the above-described tract is conveyed in fee simple.

Parcel Number 49 Tract B

All that tract or parcel of land situated approximately 2,200 feet southeast of the intersection of Kentucky Highway 1927 (Liberty Road) and Kentucky Highway 4 (New Circle Road) in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at a point 72.33 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+49.87, said point being in a new right-of-way line through the lands of Board of Education of Fayette County, Kentucky; Thence leaving the new right-of-way line, with a new permanent drainage easement line for two (2) calls: North 78°29'04" West, 135.15 feet to a point 100.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+85.00; North 22°54'18" East, 53.00 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+85.00; Thence with a new right-of-way line

for two (2) calls: South 67°05'42" East, 78.68 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+06.32; South 41°02'14" East, 59.90 feet to the POINT OF BEGINNING.

The above-described tract contains 0.104 acres (4,546 square feet). It is understood between the parties hereto that the above-described tract is conveyed as permanent easement for the purpose of constructing and perpetually maintaining storm sewer and drainage improvements.

Parcel Number 49
Tract C

All that tract or parcel of land situated approximately 1,850 feet southeast of the intersection of Kentucky Highway 1927 (Liberty Road) and Kentucky Highway 4 (New Circle Road) in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+40.00, said point being in a new right-of-way line through the lands of Board of Education of Fayette County, Kentucky; Thence leaving the new right-of-way line, with a new permanent drainage easement line for three (3) calls: South 22°54'18" West, 30.00 feet to a point 77.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+40.00; North 67°05'42" West, 49.80 feet to a point 76.99 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+90.00; and, North 22°45'36" East, 29.99 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+90.00; Thence with a new right-of-way line for two (2) calls: 6.19 feet along an arc to the right, having a radius of 2443.00 feet, the chord of which is South 67°10'03" East, 6.19 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+83.69; and, South 67°05'42" East, 43.69 feet to the POINT OF BEGINNING.

The above-described tract contains 0.034 acres (1,495 square feet). It is understood between the parties hereto that the above-described tract is conveyed as permanent easement for the purpose of constructing and perpetually maintaining storm sewer and drainage improvements.

Parcel Number 49
Tract D

All that tract or parcel of land situated approximately 3,000 feet southeast of the intersection of Kentucky Highway 1927 (Liberty Road) and Kentucky Highway 4 (New Circle Road) in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at a point in the westerly right-of-way line of Liberty Road, said point being 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 134+69.39; Thence with the westerly right-of-way line of Liberty Road, South 45°36'03" West, 13.39 feet to a point 60.38 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 134+69.85, said point being a common corner with Rudell and Emily Brown; Thence leaving the westerly right-of-way line of Liberty Road, with the northerly property line of Rudell and Emily Brown, South 45°36'03" West, 14.63 feet to a point 75.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 134+70.36; Thence leaving the northerly property line of Rudell and Emily Brown, with a new temporary construction easement line through the lands of Board of Education of Fayette County, Kentucky for eighteen (18) calls: North 46°22'29" West, 49.64 feet to a point 75.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 135+20.00; South 43°37'31" West, 99.53 feet to a point 174.53 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 135+20.00; North 46°22'29" West, 51.70 feet to a point 174.53 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 135+71.70; North 44°36'09" East, 79.54 feet to a point 95.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 135+70.34; North 46°22'29" West, 179.13 feet to a point 95.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 137+49.47; North 43°37'31" East, 10.00 feet to a point 85.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 137+49.47; North 45°51'35" West, 247.57 feet to a point 75.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 140+05.00; South 37°44'24" West, 15.00 feet to a point 90.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 140+05.00; North 44°23'10" West, 79.51 feet to a point 77.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 140+87.92; South 46°27'35" West,

54.19 feet to a point 130.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 141+00.00; North 52°10'57" West, 59.86 feet to a point 125.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 141+65.00; South 42°43'05" West, 132.63 feet to a point 255.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 141+95.00; North 48°00'59" West, 106.69 feet to a point 230.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+18.00; North 34°56'00" East, 76.85 feet to a point 154.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+05.00; North 49°17'48" West, 125.89 feet to a point 118.50 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+35.00; South 44°17'32" West, 205.66 feet to a point 310.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 145+10.00; North 58°11'20" West, 415.28 feet to a point 241.56 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 149+35.04; and, North 16°11'53" East, 179.82 feet to a point 62.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 149+45.41, said point being in the southerly property line of Red Draw Liberty LLC; Thence with the southerly property line of Red Draw Liberty LLC North 51°17'13" East, 17.69 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 149+35.83; Thence leaving the southerly property line of Red Draw Liberty LLC, with a new right-of-way line through the lands of Board of Education of Fayette County, Kentucky, 143.08 feet along an arc to the right, having a radius of 2443.00 feet, the chord of which is South 68°55'04" East, 143.06 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+90.00; Thence with a new permanent drainage easement line for three (3) calls: South 22°45'36" West, 29.99 feet to a point 76.99 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+90.00; South 67°05'42" East, 49.80 feet to a point 77.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+40.00; and, North 22°54'18" East, 30.00 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 147+40.00; Thence with a new right-of-way line, South 67°05'42" East, 255.00 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+85.00; Thence with a new permanent drainage easement line for two (2) calls: South 22°54'18" West, 53.00 feet to a point 100.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 144+85.00.00; and, South 78°29'04" East, 135.15 feet to a point 72.33 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+49.87; Thence with a new right-of-way line for seven (7) calls: South 41°02'14" East, 39.69 feet to a point 88.01 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+11.41; South 16°50'56" West, 58.37 feet to a point 145.53 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 143+00.71; South 53°09'30" East, 67.44 feet to a point 155.69 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 142+26.85; North 64°54'29" East, 63.51 feet to a point 103.44 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 141+87.46; 284.02 feet along an arc to the right, having a radius of 481.00 feet, the chord of which is South 65°15'07" East, 279.91 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 138+98.84; 51.45 feet along an arc to the right, having a radius of 1503.00 feet, the chord of which is South 47°21'19" East, 51.44 feet to a point 47.00 feet left of the proposed KY 1927 (Liberty Road) centerline at Station 138+45.79; and, South 46°22'29" East, 376.40 feet to the POINT OF BEGINNING.

The above-described tract contains 3.540 acres (154,216 square feet). It is understood between the parties hereto that the above-described tract is conveyed as a temporary easement for the purpose of slope, entrance, and drainage construction; where said temporary easement terminates and reverts upon completion of the project.

Being a part of the same property conveyed to Board of Education of Fayette County, Kentucky, from Lexington-Fayette Urban County Government, an Urban County Government pursuant to KRS Chapter 67A and successor in interest to the County of Fayette, Kentucky, by Special Warranty Deed dated November 10, 2009, and recorded in Deed Book 2913, Page 590 in the office of the Fayette County Clerk.