



Fayette County Public Schools

Executive Summary Fayette County Public Schools Board Meeting Agenda Item

MEETING: Regular

DATE: 7/20/2026

TOPIC: Approval of the Disposal of Property Adjacent to 1040 The Lane in Exchange for Extinguishment of Right to Use Unnamed Private Lane along Western Boundary Line of 988 Mason Headley Road and Approval of Initial BG-1 BG #26-409

PREPARED BY: Myron Thompson, Chief Operating Officer @ 422-0383

Recommended Action on: 07/20/26
Consent Item for Vote (REGULAR MEETING)

Superintendent Prior Approval: Yes

Recommendation/Motion: A motion is in order to declare 0.034 acres (1,497 SF) of land adjacent to 1040 The Lane, which acreage is part of The Lane, as surplus to the Board's needs and approve the conveyance of this property to the adjoining homeowner in exchange for the valuable consideration of extinguishing this homeowner's right to use any portion of an unnamed private lane running along the western boundary line of 988 Mason Headley, starting at the common boundary line with 1505 Port Royal Drive and running to Versailles Road, half of which private lane is on Board of Education property. This conveyance, along with similar conveyances to adjoining homeowners, will also relieve the Board of Education of any responsibility for legal, operational, safety and financial issues related to The Lane, all subject to the approval of the Kentucky Department of Education.

Background/Rationale: The land acquired at 988 Mason Headley (formerly 2160 Versailles Road) borders properties along The Lane (1000, 1016, 1020, 1024, 1028, 1032, 1036, 1040, 1048, 1052, and 1083) and Port Royal Drive (1505). This roadway, which is private, is half-owned by the Board of Education, with the other half owned by the homeowners who use it to access their residences. The owner of 1044 The Lane declined to participate in this transaction, so the portion of the road in front of this residence, owned by the Board, is being transferred to the adjoining neighbor. This roadway is not needed by the Board and is surplus to its needs. The Board seeks to transfer its interest in the roadway to the homeowners, relinquish its rights to use it for ingress and egress, and to forgo responsibility for legal, operational, safety, and financial issues related to maintenance and upkeep, resurfacing, snow removal, drainage, and accidents. In consideration of the valuable consideration of the transfer of 0.034 acres (1,497 SF) of land adjacent to 1040 The Lane and appraised at \$4,100.00, the Board is granted full release from the purchasers of any right, title, and interest, if any, they may have to use for ingress or egress purposes or otherwise that portion of an unnamed private lane running along the western boundary line of its property starting at the common boundary line with 1505 Port Royal Drive and running to Versailles Road. This portion of the unnamed private lane occupies 0.419 acres, half of which is on Board property. The Board also agrees by means of a restrictive covenant to maintain a privacy border along the portion of its property adjoining The Lane, consisting of existing and new vegetation.

Initial BG-1 Project Application Budget

Disposition Price:	\$4,100.00
Total Cost:	\$4,100.00

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 4:090

Fiscal Impact: \$0

Attachment: Initial BG1 FACPAC Form

BG1 Project Application Form (Initial) (Ref# 23219)

Form Status: Saved

Property Project: Property Adjacent to 988 Mason Headley Rd - 1040 The Lane
 BG Number: 26-409 District: Fayette County (HB678) (165)
 Status: Active Phase: Project Initiation - Disposition by Sale (View Checklist)

Emergency	No
Project Type	Property
Property Delivery Method	Disposition by Sale
Procurement Standard	Model Procurement

Project Type and Description

Applicable Items

New Building	No
Addition	No
Major Renovation	No
GESC	No
Roofing	No
HVAC	No
ADA Compliance	No
Life Safety	
Security	
Life Safety / Security	
Minor Project	No
New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
Site Acquisition	No
Site Disposition	Yes
Site Disposition Site Location	Property Adjacent to 988 Mason Headley Rd - 1040 The Lane
Site Disposition Number of Acres	0.034
Site Disposition Purchaser Information	Timothy & Jeanette Faye Carbary

1040 The Lane

Lexington, KY

Real Property shall be declared surplus to the district's educational needs
Mortgage liens and other encumbrances resolved

Site Disposition Surplus per KAR requirements	Yes
Site Easement	No
Site Lease (Landlord)	No

District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date 5/1/2025
 DFP Priority
 Project Not Listed on DFP Yes
 Project Not Listed on DFP Description

Inventory

Facility Name

Scope

Provide a Complete Narrative of the Proposed Project

Declare 0.034 acres (1,497 SF) of land adjacent to 1040 The Lane, which acreage is part of The Lane, as surplus to the Board's needs and conveyance of this property to the adjoining homeowner in exchange for the valuable consideration of extinguishing this homeowner's right to use any portion of an unnamed private lane running along the western boundary line of 988 Mason Headley, starting at the common boundary line with 1505 Port Royal Drive and running to Versailles Road, half of which private lane is on Board of Education property.

Work Related to Project But Excluded from this BG1 Scope

Financial Plan

Probable Costs

Proposed Plan to Finance Application

Total Construction Cost
 Construction Contingency
 Architect / Engineer Fee
 Construction Manager Fee
 Fiscal Agent Fee
 Bond Discount
 Equipment / Furnishings
 Equipment / Computers
 Technology Network System (KETS)
 Site Acquisition/Disposition \$4,100.00
 Site Survey
 Geotechnical Investigations
 Special Inspections
 Commissioning
 Advertising
 Printing

Other Probable Costs

Title	Amount
No Data	
No Data	

No Data

Total Project Cost	\$4,100.00
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Funds Available

- Bond Sale - SFCC
- Bond Requirement - SFCC
- Local FSPK Bond Sale
- Local General Fund Bond Sale
- Cash - SFCC Requirement
- Cash - Building Fund
- Cash - Capital Outlay
- Cash - Investment Earnings
- Cash - General Fund
- City - County - KYTC Reimbursement
- KETS
- Federal Funds
- External Partner Agreement

Residual Funds

BG Number	Fund Source	Amount
No Data	No Data	No Data
Residual Funds Total:		\$0.00

Other Available Funds

Title	Amount
Valuable Consideration	\$4,100.00
No Data	
No Data	
No Data	
Total Funds Available	\$4,100.00

BG1 Signature Page (Online Form Ref# 23219)
 The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

Superintendent
Date

Finance Officer

Date

Chairman

Date

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, KDE - District Financial