Fayette County Public Schools

Fayette County Board of Education Meeting
Executive Summary Agenda Item

MEETING: **Regular** **DATE: 11/9/2026**

TOPIC: **Approval of Revised BG1 for 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 BG #26-409**

PREPARED BY: **Myron Thompson, Chief Operating Officer3**

Recommended Action on: **11/23/26**
Consent Item for Vote (REGULAR MEETING)

Superintendent Prior Approval: **Yes**

Recommendation/Motion: A motion is in order to approve a Revised BG1 for the conveyance of this property to the adjoining homeowner. This is an administrative approval in compliance with 702 KAR 4:090 §3, and there is no change in the BG1 budget.

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 (7-20-26)	**Revised BG-1 Project Application Budget**
Disposition Price:	**$4,100.00**	**$4,100.00**
Total Cost:	**$4,100.00**	**$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: Revised BG1 FACPAC Form

BG1 Project Application Form (Revised) (Ref# 23522)

Form Status: Saved

Tier 4 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 (View Checklist)

Emergency	No
Project Type	Property
Property Delivery Method	Disposition by Sale
Procurement Standard	Model Procurement
Reason for Revision	No changes, confirm cost

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

Districts must do all the following when disposing of real property: Receive Fair Market Value in exchange, declare surplus to the educational needs of the district by the local board of education, and ensure liens or other encumbrances are resolved. These items are legal requirements and cannot be circumvented.

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

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# 23522)

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