

Meeting Date: 11/19/2024
Meeting of: Madison County Fiscal Court
Meeting Type: Special Called Work Session

HONORABLE REAGAN TAYLOR COUNTY JUDGE EXECUTIVE PRESIDING

The Madison County Fiscal Court convened in a special called meeting on the 19th of November 2024 at 9:30 AM in the Press Conference Room at the Joint Information Center in Richmond, Ky. Present was the Honorable Reagan Taylor in the chair presiding and the following members of the Fiscal Court: James Brian Combs, Stephens Lochmueller, Billy Ray Hughes and Tom Botkin were present. Madison County Sheriff Michael Coyle, County Clerk Kenny Barger, Deputy Judge Executive Jill Williams, Treasurer Sarah Stewart, and Animal Care & Control Director Sissy Slone were also present.

It being determined a quorum was present, the meeting was called to order.

IN RE: Three + One Analysis and Savings Overview:

Judge Taylor stated that they will discuss and receive an overview of the Three + One analysis that Fiscal Court voted on several months ago, in which they had initially learned about Three + One through NACo as well as through KACCo.

Mike Abbot, Relationship Specialist with Three + One, presented an overview of the analysis they did for the County. They scored the County at 71%, in which most of the counties they work with score a 40-50%. There are five components that were used to make up that score, the first of which was the percentage of funds providing value, which is determined by whether every dollar the County earns interest or provides a value some other way or not. This received a 3.5 out of 5 stars due to one account that wasn't earning interest at the bank, and they have since already started working with the bank to rectify that. The other component was liquidity proficiency, which is what they say the County has invested compared to what the County says it has invested, and they received a 5 out of 5 stars. The next component was the warning rate indicator, which determines how the County is performing based on marketplace benchmarks, and the County received a 3.5 out of 5 stars. The fourth component was cash optimization, which involves banking structure as well as check to ACH ratios, and the County received 3.5 out of 5 stars. The last component was investment policies in which they put new policies in place that are updated and based on state law for banking and investing.

Magistrate Hughes asked how Three + One gets paid. Mike stated that they have a fee based on the budget size.

Magistrate Botkin asked if they are able to negotiate the fees that banks charge. Mike said that yes, they are. They work with the banks to see what's available and bring the best options to them, as well as working with the banks to reduce fees that may be too much.

Magistrate Lochmueller asked if they are able to let them know if there are other alternatives for them. Mike said that they do through different avenues.

Magistrate Botkin asked how a sweep account worked. Mike stated that there are a few different types. The biggest one that has been around for a while is the Money Market Fund Sweep, and now there is the Insured Cash Sweep (ICS) Account. The sweep accounts break up the deposit into \$250,000 increments and send it out to different banks so it is all FDIC insured and they tend to offer better rates.

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Judge Taylor talked about ACH payments, and that in Kentucky there is not a lot that they can do based on law. He asked if that is something that Mike sees other states using and if that is something that they should be advocating to change. Mike stated that out of the 17 states they are in, Kentucky is the only one that has restrictions on ACH payments. He explained that the main reason they push for ACH is because of how much more secure it is especially with the rise of check fraud in recent years.

Judge Taylor asked Mike what needs to happen next. Mike stated that they have their next quarterly meeting this month, in which they will come up with a solid plan for the next few months and will share a report with the Treasurer's Report following that meeting.

IN RE: Animal Shelter Feasibility Study Presentation – Brandstetter Carroll Inc:

Monica Sumner, Executive Vice President/Creative Director, and Kayla Spies, Architectural Graduate, both with Brandstetter Carroll Inc, were present to discuss the feasibility study on the Animal Shelter.

Monica started out by stating they have been working with the animal shelter staff to determine what their need is with the animal shelter. She stated that they had been asked at the start of their study by evaluating the Safety City property as a potential placement of a new animal shelter, and discussed how they would leave a buffer between the private property and the potential new facility, keeping in mind with a new facility they would be using techniques and sanitary cleaning to mask smells and sounds outside of the facility.

Judge Taylor stated that this property is on municipal sewer and not on septic like the current location is on.

Magistrate Lochmueller asked if this new facility would have external run areas. Monica stated that it will.

Monica stated with the new facility, they are proposing to have a visiting room in which families can meet the potential adoptable animal in a room instead of seeing them in a cage, a separate surrender door for animals that are being surrendered, separate feline and canine areas, cat play room, covered "catio," donation room, separate puppy room, an indoor/outdoor accessible kennel, outdoor secured play areas, grooming room, separate animal control drop off entrance, intake isolation room, and other features that help ensure the safety of the staff and the animals. The total potential facility square footage is 11,960, with 34 feline kennels and 86 canine kennels, which greatly increases capacity and makes the operations of everything much tidier.

Magistrate Hughes asked how many kennels do they currently have. Sissy Slone stated that they have 65 canine kennels, 9 puppy kennels, and 9 cat kennels. He also asked if they knew how many square feet the current facility was, and was told it is about 5,500. Judge Taylor stated that some of that square footage takes into account a second-floor office and kitchen space that used to be an apartment area.

Sissy stated that most of the noise levels associated with the animals happen during business hours with the dogs interacting with people.

Magistrate Hughes asked if the neighbors have a legitimate concern about the smell and noise.

Sissy stated if they were neighbors of the property they are at now, smell could be a concern, but this new facility is changing the entire infrastructure. The containment of the dogs is going to be so secure in the new facility, that they would have to breach four different gates and fences before they could get out. Jill stated that from the three years she has been with the County, they

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have never had one complaint from their existing neighbors. Magistrate Hughes stated he doesn't think there is a problem with the location. He stated that the concerns of the family are more of a perception than a reality but feels that they need to communicate with them the design plans to try to alleviate some of their concerns. Sissy also suggested that they encourage the family to go to Jessamine County to view an example of what they would potentially be neighbors to. Judge Taylor stated that they had a meeting scheduled with the Clowers family to discuss some of the concerns they have, and the family canceled that meeting. Several of the Magistrates invited them to the meeting today to hear the discussion, and even offered to travel with the family to Boone or Clark County where a new shelter was recently built without success. Magistrate Hughes suggested taking a copy of the plan to the Clowers family to show them what it would look like.

Judge Taylor suggested getting more information on the financial aspect of the building and determining what the Fiscal Court wishes to do before they make a final decision on addressing the Clowers family.

Magistrate Botkin stated that he liked the building and design of it, but also just down the road is a cemetery, and he has concerns about people hearing dogs while they are there during funerals. Judge Taylor stated that every time he has visited the current shelter, he always smells when he gets out of his vehicle, and not one time has he smelt a foul smell. He also listens when he gets out during the day, and there is nothing that would make a loud or alarming sound. He asked if there was any way to measure that sound level. Chris Iseral stated that he believed that they could get a decibel reader and would look into getting one.

Magistrate Lochmueller stated that there will never be a good place for the animal shelter, no matter where it is. He will make a point to go to Jessamine County to see what they will be looking at and experiencing.

Magistrate Combs stated to Magistrate Botkin's point that they could coordinate with the cemetery to not have dogs out during the times when a funeral is taking place.

Judge Taylor stated that he didn't envision, due to the tree buffers, that cars would be able to see the animals from the road, nor that the animals could see the cars.

Magistrate Botkin also stated that he lived in Stoney Creek for six months, and never heard anything from the animal shelter during his time there. He has also spoken to people that live in the area now and they say they don't hear anything from the shelter.

Judge Taylor also stated that there is a large group in the community that are supportive of a new animal shelter.

Monica continued with showcasing the exterior of the building as well as the materials that would be used in the building of the facility. The exterior would focus on being inviting and aesthetically pleasing for the public, while the interior would focus on the cleanliness and safety of the animals. She stated that she and Kayla had been touring other facilities, and at Jessamine and Boone County they didn't have a smell until they went through the kennel doors, so not even in the lobby area was there a smell.

Monica broke down the cost projections of the new facility. The renovations of the existing Safety City building are estimated to be \$400,000, and the cost of the new building is estimated to be \$4-5 Million. In total, everything would be about \$6 Million as a worse case, with no cost limit scenario.

Magistrate Hughes stated that that would be about \$500 a square foot.

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Judge Taylor stated that you can't take this type of facility and compare it to a newly constructed home due to the use of the facility. Monica also stated that there is a lot of concrete and block involved with this facility that factors into the cost. She reminded the Court that the approach to the study was to find out what was needed then determine the cost, not to see what would fit in based on a certain dollar amount.

Judge Taylor stated that they also have to plan for a shelter for a very long time. They have been at their current location for at least 40 years, and it wasn't initially built for an animal shelter.

Magistrate Hughes stated that this would double the square footage, but it would not double the number of kennels for canines.

Magistrate Combs stated that it does improve services, the health of the staff and the animals, and is doing a lot more with the space provided. The cost is huge, but there are also grants out there that they could potentially receive. This facility would have a vet service area that could potentially generate revenue as well.

Judge Taylor stated that they have never done a real good job with spay and neuter because they didn't have the space in the current facility, and statistics show that over several years with a good program they could decrease the number of animals in the shelter with a good spay and neuter program.

Magistrate Lochmueller asked Sissy about people volunteering at the shelter, as well as donating toward a new shelter. She stated that they are working on the logistics of a volunteer program and the liability issues. Jill stated that there have been some individuals that have stated that they would be willing to make an investment in a new shelter.

Magistrate Lochmueller also asked if the cities of Richmond and Berea pay for the use of the animal shelter. Judge Taylor stated that with Berea, the agreement is that they provide fire service for the southern end of the county and the county provides them with animal control services, but Richmond is different by paying a daily rate for sheltering an animal. He talked about having a conversation about a 40-year plan on the shelter with the cities.

Magistrate Botkin stated that there may be a private entity that might be interested in contracting out the operation of an animal shelter in their own facility. Jill stated that they contacted several people throughout the state when they were struggling with keeping animal control officers and found out that it was going to cost them much more money for a private sector to manage and operate that service while the County had less control.

Judge Taylor asked the Court members to think about what was presented today and let him know what they want him to do.

Magistrate Hughes stated that one question they will probably get asked is what is wrong with the shelter that they have now. Jill explained that it was not built to be an animal shelter, it is too small, inefficient, not equipped with what is needed for a shelter, was not built with the correct material, inadequate, has a bad septic system, doesn't have plumbing, has gaps in the concrete that water is leaching into, the grounds are infected with disease from not being properly cared for in 40 years, was initially a gas station that was turned into an animal shelter.

Judge Taylor encouraged the Magistrates to go the animal shelter and volunteer sometime to experience the activity the animal shelter receives. There are more people who stop by to donate blankets, food, etc., than you would realize. He reiterated that the Fiscal Court is mandated by KRS on some aspects of the animal shelter. He encouraged the Magistrates to think of an amount that they think would be a place to start and provide some kind of feedback on how they wish to take this project to the next step one way or another.

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Judge Taylor also acknowledged For Paws Unleashed for their help and support with the Animal Shelter over the past several months.

ANNOUNCE NEXT COURT DATE:

Judge Taylor announced the next court date for November 26, 2024, in the Richmond City Hall Commission Chambers in Richmond, Ky at 9:30 AM.

IN RE: ADJOURNMENT

Motion from Stephen Lochmueller to adjourn, seconded by Tom Botkin. Hearing no objection, the meeting was adjourned at 11:00 PM.



REAGAN TAYLOR, MADISON CO. JUDGE/EXECUTIVE