

Meeting Date: 1/28/2025
Meeting of: Madison County Fiscal Court
Meeting Type: Regularly Scheduled

HONORABLE REAGAN TAYLOR COUNTY JUDGE EXECUTIVE PRESIDING

The Madison County Fiscal Court convened in regular session on the 28th of January 2025 at 9:30 AM in the Emergency Operations Center Training Rooms A & B in Richmond, Ky. Present was the Honorable Reagan Taylor in the chair presiding and the following members of the Fiscal Court: James Brian Combs, Stephen Lochmueller, Billy Ray Hughes, and Tom Botkin were present. Madison County Attorney Jennie Haymond, Madison County Sheriff Mike Coyle, Madison County Jailer Larry Brock, and Madison County Clerk Kenny Barger were also present.

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

Judge Taylor asked Pastor Brandon Robbins of Revival House Church to lead the Court in prayer. Judge Taylor asked Sheriff Mike Coyle to lead the Pledge of Allegiance.

IN RE: Approval of Meeting Minutes 1-14-2025:

Motion by Billy Ray Hughes seconded by James Brian Combs to approve the minutes from the regularly called meeting on January 14, 2025.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller-Yes
Billy Ray Hughes- Yes	Tom Botkin- Yes
Reagan Taylor – Yes	

Treasurer's Report:

Sarah Stewart, Treasurer, addressed the Court to give the monthly treasurer's report (see on file).

IN RE: Proclamation— FRYSC Appreciation Week:

Judge Taylor proclaimed the week of February 10 - 14, 2025, as Family Resource and Youth Services Coordinators Appreciation Week and urged all citizens to honor the Madison County Family Resource and Youth Services Coordinators for the services they provide to our students and families each day with their "Whatever it Takes" motto.

Amy Carmichael, Madison County Board of Education Representative, as well as FRYSC Coordinators Ashley Taylor, Traci McIntosh, Hope Burchett, Katrina Coyle, Becky Maupin, Tonya Snyder, Marisa Stipes, and Melissa Cates were in attendance to accept the proclamation. Amy Carmichael thanked the Court for the Proclamation and for recognizing those that work every day for the children, parents, and families of our community.

Magistrate Botkin expressed his appreciation for all the Family Resource and Youth Services Coordinators and for everything they do for the children.

IN RE: Countywide Broadband Update and Overview:

Ben U'sellis, Director, Government Affairs, Charter Communications, provided an update and overview on the countywide Broadband project.

Ben explained that there are many layers involved in this project. The first part of the project was through RDOF, that added about 1,000 homes that had no service or very low service, which now is mostly completed. The second phase was a State grant award which added 1,300 addresses, and phase three is what they are working with the County on to fill the gaps. Each of these three phases also has to go through a 3-step process to go from unserved to served. The first step is the design and walk-out phase of every address, the second step is to submit that information to the pole owners to get the permits, and the third step is working to deploy the fiber. To date, they have activated service to a little over 1,100 homes that didn't have service before.

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Judge Taylor asked if Ben had an idea on those areas that were in progress, when they might be completed for customers to be able to sign up for access. Ben stated that it varies. Once they have all the permits back in one area, it can take 3-6 months to get it built up and be ready for access.

Magistrate Botkin asked if they are still on the initial 3-4-year timeframe for getting everyone turned on with internet access. Ben stated that it is a matter of getting all the permits cleared; he still feels really good about the progress they are making but it is hard to make a definite timeline.

Magistrate Hughes asked how many crews they had working on this project. Ben stated that it depends on the permits, but right now they have three crews working within Madison and some surrounding counties.

Magistrate Combs asked what the biggest "bottleneck" was in getting the permits. Ben stated it was the need to ramp up production and being able to hire more to get that done.

Magistrate Hughes stated that it seems to be taking a long time to get this done and he believes they aren't seeing much progress.

Magistrate Lochmueller stated that this is going to be a game changer for the future, and they need to be patient because there are a lot of variables that are involved in getting it done.

Judge Taylor stated that the initial project was approved on February 22, 2023. Ben stated that it is a massive undertaking and there is a lot that goes into it. They want it done as soon as possible, and that Madison County is on the forefront of this project in relation to the State.

Judge Taylor asked when the first green district was turned on. Ben stated that it was this past year. Ryan Whitt, Richmond Register, stated that he was doing research on this project, and the first update on the map was in February 2024.

Magistrate Botkin stated that the opportunity they have had to work with Spectrum has been great.

Judge Taylor asked of the 1,100 homes that they activated, how many have become customers. Ben stated that he wasn't sure, but generally within the first month or so they have about 40-50% and it might climb to around 70% within the first year. The goal is to give individuals the opportunity to have access.

IN RE: 2nd Reading Ordinance 2025-01— Land Use Change for 1330 Boonesborough Road from UC-4IC Interstate Commercial to UC-2 Multi-Family Residential:

Bert Thomas, Planning and Development Director, presented the 2nd Reading of Ordinance 2025-01— Land Use Change for 1330 Boonesborough Road from UC-4IC Interstate Commercial to UC-2 Multi-Family Residential for the Court's approval. This Ordinance of the Madison County Fiscal Court, Kentucky, approving the zone change of approximately 14.02 acres located at 1330 Boonesborough Road, Richmond, Kentucky, and authorizing the amendment of the official zone map of Madison County, Kentucky.

Preston Worley, McBrayer, PLLC, spoke on behalf of the applicant, JHV Construction, explaining that this property is around 14 acres and is part of a larger tract. He stated that at the Planning Commission there was a lot of discussion on the infrastructure capacity and what the Comprehensive Plan calls for. Based on goal 5 under the Comprehensive Plan and in combination of the future land use map, this property is ideal with what the Comprehensive Plan is suggesting.

Mr. Worley stated that during the 1st Reading, Magistrate Hughes had some concerns about the housing needs in Madison County. He explained that the County is growing, has been growing, and is calling for more housing, particularly multi-family housing. The county and the region are close to having a housing shortage, in part due to the high number of individuals leaving Fayette County because it is becoming unaffordable to buy or rent there. Also, the work that the County has started on the Bluegrass Regional Industrial Park will lead to a need for more housing within the county.

In response to Magistrate Lochmueller's comment during the 1st Reading on the traffic impact and the adequate planning of the infrastructure, Mr. Worley stated that he believes they are adequately planning for the infrastructure and traffic based on the water and sewer efforts that are being done in this area and on the traffic study that was done by the developer which showed that this development will not have a negative impact on the area within the next 10 years.

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Magistrate Lochmueller stated that he received a copy of the traffic study and was able to have his concerns answered through that study.

There were not any online or public comments.

Bert stated that this was a unanimous recommendation by the Planning Commission. There were some individuals that had the same concerns that Mr. Worley addressed but feels that those concerns were answered. Magistrate Lochmueller also stated that he didn't receive any calls, positive or negative on this zone change. Motion by Stephen Lochmueller seconded by James Brian Combs to approve the 2nd Reading of Ordinance 2025-01— Land Use Change for 1330 Boonesborough Road from UC-4IC Interstate Commercial to UC-2 Multi-Family Residential.

Magistrate Hughes stated that he believes with this particular development, the zone change is correct, but he still feels that Madison County is growing at a must faster rate than the Comprehensive Plan calls for.

Bert stated that he did reach out to the Board of Realtor and will present those numbers from them in February to the Court.

Magistrate Hughes talked about the tax revenue that is generated by residential development and that it does not cover the surface expense for the County. Bert stated that with this development, the County will not be paying for the blacktop, but that the County cannot make it on residential rooftops, which is why they look at other projects for a revenue stream.

Magistrate Combs stated that is the purpose of having the Economic Development plan, to bring in revenue that is outside of residential homes.

Magistrate Lochmueller stated that they don't want to increase property taxes, so to provide services that are mandated by the State and jobs for the next generation they must look at other ways to do that.

Magistrate Combs stated that the Comprehensive Plan is a guide that outlines all the infrastructure that is available to have, but changes come up.

Motion carried on roll call vote as follows:

James Brian Combs-Yes Stephen Lochmueller-Yes

Billy Ray Hughes- Yes Tom Botkin- Yes

Reagan Taylor – Recused

IN RE: Resolution 2025-05—Battlefield Golf Course Fee Schedule:

Gary Vanderoef, Director of Golf & Recreation, presented Resolution 2024-05— Battlefield Golf Course Fee Schedule for the Court's approval. This Resolution is for the Madison County Fiscal Court to adopt an updated Battlefield Golf Course Fee Schedule effective March 1, 2025.

Motion by Billy Ray Hughes seconded by Tom Botkin to approve presented Resolution 2024-05— Battlefield Golf Course Fee Schedule.

Magistrate Hughes commended Gary on the great job he is doing at the Golf Course.

Motion carried on roll call vote as follows:

James Brian Combs-Yes Stephen Lochmueller-Yes

Billy Ray Hughes- Yes Tom Botkin- Yes

Reagan Taylor – Yes

IN RE: Resolution 2025-06—Emergency Management Agency FY2024 EMPG Program MOA:

Tim Gray, Fire Chief and EMA/CSEPP Director, presented Resolution 2024-06— Emergency Management Agency FY2024 EMPG Program MOA for the Court's approval. This Resolution approves a Memorandum of Agreement (MOA) for the FY2024 Emergency Management Performance Grant Program

Motion by James Brian Combs seconded by Stephen Lochmueller to approve Resolution 2024-06— Emergency Management Agency FY2024 EMPG Program MOA.

Motion carried on roll call vote as follows:

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Billy Ray Hughes- Yes Tom Botkin- Yes
Reagan Taylor – Yes

IN RE: Resolution 2025-07— Madison County Planning Commission Appointment:

Jill Williams, Deputy Judge Executive, presented Resolution 2024-07— Madison County Planning Commission Appointment for the Court's approval. This Resolution approves the appointment of Shannon Renfro to the Madison County Planning Commission, with an expiration date of December 31, 2028.

Motion by Tom Botkin seconded by James Brian Combs to approve Resolution 2025-07 Madison County Planning Commission Board Appointment, approving the appointment of Shannon Renfro to the Madison County Planning Commission, with an expiration date of December 31, 2028.

Magistrate Hughes asked who resigned. Judge Taylor stated that Bill Clouse's term expired, and he chose not to renew it.

Magistrate Combs thanked all those that volunteer to serve on the Boards.

Judge Taylor expressed his appreciation to Mr. Clouse for his service.

Motion carried on roll call vote as follows:

James Brian Combs-Yes Stephen Lochmueller-Yes
Billy Ray Hughes- No Tom Botkin- Yes
Reagan Taylor – Yes

IN RE: Personnel:

Jessica Coffey, HR Director, recommended the change of status for Kaden Davis from a Kennel Tech 1 to a Kennel Tech/Back Up Animal Control Officer, at a rate of \$13 per hour, effective January 29, 2025; the hiring of Bobby Seale as a CDL Truck Driver/General Laborer, at a rate of \$18 per hour, effective February 5, 2025; and the change of status for Esther Harris from a Medical Officer to Office Administrator 1, at a rate of \$19.50, effective January 29, 2025.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve the change of status for Kaden Davis from a Kennel Tech 1 to a Kennel Tech/Back Up Animal Control Officer, at a rate of \$13 per hour, effective January 29, 2025; the hiring of Bobby Seale as a CDL Truck Driver/General Laborer, at a rate of \$18 per hour, effective February 5, 2025; and the change of status for Esther Harris from a Medical Officer to Office Administrator 1, at a rate of \$19.50, effective January 29, 2025.

Motion carried on roll call vote as follows:

James Brian Combs-Yes Stephen Lochmueller-Yes
Billy Ray Hughes- Yes Tom Botkin- Yes
Reagan Taylor – Yes

IN RE: Employee Spotlight:

Judge Taylor spotlighted Wendy Lynch, Public Safety Director, who has served since 2008. A colleague stated that Wendy is extremely knowledgeable when it comes to emergency services and is committed to offering top-notch service. She is detailed in her work, dedicated to her team, and leads 911 with compassion, dedication, and positivity.

Judge Taylor stated that they are very lucky to have Wendy with her experience, and he appreciates everything she does for the County.

Wendy expressed her appreciation.

IN RE: Judge's Report:

- Thank you to everyone that helped with setting up the temporary Fiscal Court meeting space.

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- Visit our website at www.madisoncountky.gov/community-events to see a list of some of the events happening throughout our community. If you have an event you would like to feature on this page, simply click on the "Submit an Event" button and complete the form.
- The Kentucky Transportation Cabinet will be repairing potholes this week. They will also begin repairing them on Eastern Bypass and Irvine Road around 9:00 PM on Saturday. They will begin pothole repairs on I-75 from midnight to 6:00 AM on Monday and Tuesday. KSP will be doing rolling roadblocks.

Comments from Magistrates:

Judge Taylor thanked the team for their help in setting up the EOC room in preparation for the Fiscal Court meeting.

Magistrate Hughes stated that he didn't have anything to report.

Magistrate Botkin stated that Brandon with the State Road Department had said that they will be blacktopping I-75 from the 87 Exit to the county line north hopefully in September. He also thanked the State and County Road Departments on the great job they did during the most recent snow event.

Magistrate Combs expressed his appreciation for the graphic that was done on communicating the information during the snow event. He thanked those that worked during the snow events, the road departments and the first responders.

Magistrate Lochmueller thanked everyone for their efforts during the snow event. He stated that Chief Gray and himself had the opportunity to attend the Boone's Trace HOA meeting to talk with them about them about the initial plan on the Madison County Fire Department in northern Richmond; they seemed very appreciative of this but also had questions on EMS that he asked Wendy and Chief Gray to set a meeting about. He also stated that he had some conversations with individuals with the School Board about the growth at the Ignite Academy's and how it has greatly impacted the students that are attending there, as well as helped with the over population at Madison Central.

Clerk Barger stated that there have been several pieces on the news lately about the mail and that the Clerk's Office is having a lot of trouble with people not coming in to pay their January renewals because they haven't received their postcards yet. He asked the public to be patient and to not wait for the postcard to come in the mail; they can bring an insurance card and plate number in to renew.

Attorney Haymond stated that Operation Unite has a luncheon on February 10th from 12-2 PM at the Extension Office and is open to the public. Unite works with the school system, but this has now expanded into Madison County.

Comments from Department Heads:

No Comments from Department Heads.

Public Comments:

No Public Comments.

IN RE: Pay Claims and Approve Transfers:

Motion made by James Brian Combs seconded by Billy Ray Hughes to approve to pay claims and transfers.

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ANNOUNCE NEXT COURT DATE:

Judge Taylor announced the next court date for February 11, 2025, in the Council Chambers' Courtroom in Berea, Ky at 9:30 AM .

IN RE: ADJOURNMENT

Motion from Tom Botkin to adjourn, seconded by Stephen Lochmueller. Hearing no objection, the meeting adjourned at 10:54 AM.



REAGAN TAYLOR, MADISON CO. JUDGE/EXECUTIVE