

Meeting Date; 3/11/2025
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 11th of March 2025 at 9:30AM in the Council Chambers' Courtroom in Berea, 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 Assistant Attorney Brooke Bowman, Chief Deputy Tony Terry, Madison County Clerk Kenny Barger, and Jailer Larry Brock were also present.

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

Judge Taylor asked Pastor Tim Taylor of Wayside Christian Church, to lead the Court in prayer. Judge Taylor asked Chief Deputy Tony Terry to lead the Pledge of Allegiance.

IN RE: Approval of Meeting Minutes 2-25-2025:

Motion by James Brian Combs seconded by Stephen Lochmueller to approve the minutes from the regularly called meeting on February 25, 2025.

Motion carried on roll call vote as follows:

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

IN RE: Sheriff's Office 2024 Year-end Financial Report:

Mary Margaret Young presented the 2024 Year-end Financial Report for the Sheriff's Department. She stated that 2024 was a good year for them, bringing in \$6,144,384.98 with claims for \$5,813,017.38 leaving them with a balance of \$331,367.60. Mary Margaret explained that the main reason for such a good year was due to the State increasing some of their service fees. For example, the eviction fee went from \$20 to \$60 adding \$46,000 to their revenues, and vehicle inspections went from \$5 to \$15 depending on whether the deputy did the inspection in office or had to travel, up to \$15 to \$35. They also lost Captain Manley and never replaced his position, leaving his salary and benefits in the budget.

IN RE: 2nd Reading Ordinance 2025-02— Adopting Official Zoning Map:

Bert Thomas, Planning and Development Director, presented the 2nd Reading of Ordinance 2025-02— Adopting Official Zoning Map for the Court's approval. This Ordinance of the Madison County Fiscal Court, Kentucky, adopting a land use map of the Madison County Land Development and Subdivision regulations regarding uses allowed.

Magistrate Hughes asked what brought this about. Bert stated it was due to the inconsistency between the land use regulations and the actual zoning map. When the updated land use regulations were adopted, they condensed the specific areas with the actual zoning being notated by numbers now. It has been confusing for individuals who are looking at the zoning maps but couldn't find that zone in the land use regulations. This cleans up the map and makes it simpler when individuals are looking to see what can be done within a particular zone; it doesn't change anyone's zone type. Bert explained that he has held off on presenting this adoption since August because he didn't want it overlapping any pending zone change ordinances.

Motion by Tom Botkin seconded by Stephen Lochmueller to approve the 2nd Reading of Ordinance 2025-02— Adopting Official Zoning Map.

Motion carried on roll call vote as follows:

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

IN RE: 1st Reading Ordinance 2025-003— General Fund Budget Amendment:

Sarah Stewart, Treasurer, presented the 1st Reading of Ordinance 2025-003— General Fund Budget Amendment for the Court's approval. This Ordinance is related to the budget amendment of the Madison County General Fund Budget.

Motion by Billy Ray Hughes seconded by James Brian Combs to approve the 1st Reading of Ordinance 2025-003— General Fund Budget Amendment.

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: 1st Reading Ordinance 2025-004— Road Department Budget Amendment:

Sarah Stewart, Treasurer, presented the 1st Reading of Ordinance 2025-004— Road Department Budget Amendment for the Court's approval. This Ordinance is related to the budget amendment of the Madison County Road Department Budget.

Motion by Tom Botkin was seconded by James Brian Combs to approve the 1st Reading of Ordinance 2025-004— Road Department Budget Amendment.

Judge Taylor stated that this is for County Road Aid, which was greater than what they budgeted for.

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 2025-015—Madison County Tax Assessment Board

Appointment:

Jill William, Deputy Judge Executive, presented Resolution 2025-015—Madison County Tax Assessment Board Appointment for the Court's approval. This Resolution approves the appointment of Kevin Johnson to the Madison County Tax Assessment Board, with an expiration date of March 1, 2028.

Motion by Billy Ray Hughes seconded by James Brian Combs to approve Resolution 2025-015—Madison County Tax Assessment Board Appointment, approving the appointment of Kevin Johnson to the Madison County Tax Assessment Board, with an expiration date of March 1, 2028.

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 2025-016—United Spay Alliance Grant Funds Application:

Jill William, Deputy Judge Executive, presented Resolution 2025-016—United Spay Alliance Grant Funds Application for the Court's approval. This Resolution is for the application and administration of United Spay Alliance Community Cats Grants Program Funds.

Motion by Stephen Lochmueller seconded by Billy Ray Hughes to approve Resolution 2025-016—United Spay Alliance Grant Funds Application.

Motion carried on roll call vote as follows:

James Brian Combs-Yes Stephen Lochmueller-Yes

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

IN RE: Resolution 2025-017—Kentucky Historic Society America250KY Grant Program Funds Application:

Jill William, Deputy Judge Executive, presented Resolution 2025-017—Kentucky Historic Society America250KY Grant Program Funds Application for the Court's approval. This Resolution is for the application and administration of Kentucky Historical Society America250KY Grant Programs Funds. Motion by Billy Ray Hughes seconded by Tom Botkin to approve Resolution 2025-017—Kentucky Historic Society America250KY Grant Program Funds Application.

Magistrate Botkin stated that in the supporting documents, there is a list for people that have been awarded this grant and asked if they were who were applying this year or if they were individuals that were awarded last year. Jill stated that it was a list of people that were awarded the grant last year; they will be applying for FY2026 but won't have a court meeting prior to the application closure date.

Judge Taylor stated they are applying for this grant because of the historic value of the portraits that were hanging in the Circuit Court room at the Courthouse. There were about 23 portraits that they have gotten estimates on to preserve, 9 of them belonging to the Madison County Bar Association.

Clerk Barger stated that some of the portraits were done by portrait artists that were very famous at the time, and they are a very valuable part of the County's history.

Magistrate Hughes asked if they would hang in the Courthouse once it is completed. Judge Taylor stated that it would be up to the Madison County Bar Association if they were. The ones that belong to the County probably will be hung in the Fiscal Courtroom. They have spoken with the Historical Society and with Tourism to determine the best and most logical place for the community to be able to share in the history of the portraits.

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 2025-018—Madison County Judicial Facilities Maintenance and Janitorial Services Bid Award:

Jill William, Deputy Judge Executive, presented Resolution 2025-018—Madison County Judicial Facilities Maintenance and Janitorial Services Bid Award for the Court's approval. This Resolution is for the Madison County Fiscal Court to approve a bid award for Madison County Judicial Facilities Maintenance and Janitorial Services to Absolute Best Cleaning, Inc. for the Madison County Courthouse and Madison County Family Court.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve Resolution 2025-018—Madison County Judicial Facilities Maintenance and Janitorial Services Bid Award.

Magistrate Botkin stated that the bids that were returned didn't mention emptying trash inside the buildings; it addresses trash outside of the buildings but doesn't specify any inside. Jill explained that the RFP outlines the responsibility of each company that submitted a bid. Each company did a pre-bid walkthrough with Donnie, the Facilities and Custodial Supervisor, to understand the scope and nature of each facility.

Magistrate Hughes stated that Absolute Best is a local business, and Jill stated they had some really good local references.

Judge Taylor stated that they worked closely with AOC for this. In the past, the County provided these services for the Judicial System, with them reimbursing the County for all costs, but due to the complex nature of this new building, it was decided with AOC for the County to contract this service out and the County will just be a pass-through. The company will have to comply with AOC rules and regulations on what their expectations are.

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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: Real Estate Statistics Overview

Bert Thomas, Planning and Development Director, presented an overview on the Real Estate Statistics of Madison County. He stated that there have been some good discussions over the past couple of months and he wanted to review the development that is being done in Madison County. He started out by addressing a question Magistrate Hughes had concerning the 600 permits they had issued last year. That total number includes every permit they issue including barns, decks, swimming pools, etc.

Madison County is growing roughly 10% (or about 1,500 people) each year, with about 45% of the population residing within the county limits. Breaking down the county numbers, there are about 600-700 people moving into the county each year, and using the average of 2.5 residents per household, they would 250 units per year to house those individuals. The initial concern was whether or not the County was developing too fast or developing too many lots, but when they look at the previous year's numbers, they are not. In 2022, there were 90 lots approved within 3 subdivisions, with 209 permits issued for single-family new construction only, and 135 COs (Certificate of Occupancy) issued. Two of the subdivisions that had lots approved for development this year had the initial zone change in 2005. In 2023, they had 149 lots approved, with 252 permits issued, and 145 COs issued. In 2024, they had 155 lots approved, 163 permits issued, and 189 COs issued. Looking at the number of lots being developed each year shows that they are not over-developing lots in the county.

Magistrate Lochmueller stated that when talking with constituents, they say they are seeing a lot of apartments being developed, but that is because a lot of people can't afford the cost and rates of single-family homes, and they, as a Court, have a duty to provide people with homes, whether that be apartments that may be more affordable than single-family homes. Bert explained that they have a lot of regulations in regard to multi-family homes, so they don't see a lot of those in the county, more are within the city limits.

Judge Taylor stated that many citizens don't want the responsibility of homeownership and are looking at renting apartments more now than in the past.

Bert also stated that there was a question that came up about whether they are losing or developing all the farmland. He explained that when you look at the County zoning map, everything that is green is zoned as agricultural, with a conservative estimate of that zoning being 85% of the county.

Magistrate Combs stated that when looking at the map, there are federal and state roads that run in the middle of the single-family and multi-family residential zoning areas, which supports the infrastructure needed to develop those areas. The agricultural zoning areas don't have the infrastructure to support developments in those areas. They need to be fair to all those that are moving into the county.

Bert stated that the process of collecting the data for this presentation showed them that they need to be more responsive and track their permits differently, so they are able to get access to the data faster.

Magistrate Hughes stated that they were at the Judge's Convention recently where they talked about the housing shortage across the state. According to the Kentucky Housing Authority, Madison County was short 2,578 houses in 2024, and they are predicting the county will be short 6,723 houses by 2029. The Comprehensive Plan predicts that the population will be 106,000 by 2040, but it looks like the county will reach that at least 10 years earlier. He asked if it would be possible to collaborate with the cities of Richmond and Berea with their Comprehensive Plans so all plans would be cohesive. Bert stated that he has meetings and conversations with both cities with updates and things that could affect them both or connections with the County. They can always collaborate and share ideas with each other, but there are different visions and areas that the County and the Cities need to focus on.

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Judge Taylor stated that when the County developed the Comprehensive Plan, they used a consulting group, Taylor, Siefker, Williams Design Group, LLC, who collaborated with the cities of Richmond, Berea, and the County. There are more conversations and collaborations that citizens and even elected officials don't realize. Magistrate Combs stated that there are two universities within the county, so the population fluctuates and can skew the data. But those students are looking for apartments or housing as well.

Magistrate Lochmueller states that growth is coming, but the Court's position is how the county is going to grow and at what rate will it grow.

Judge Taylor stated that this overview identified to them that they need to break their data down and be more specific.

Magistrate Botkin stated that they do more collaboration today than they have ever done. As a magistrate, he and Magistrate Combs meet with Mayor Fraley a couple times a month, and he contacts the City of Richmond regularly as well.

IN RE: Personnel:

Jessica Coffey, Human Resources Director, recommended the hiring of Brent Thompson as Seasonal Grounds Maintenance, at a rate of \$12 per hour, effective March 19, 2025; the hiring of Brooklyn Floyd as Seasonal Grounds Maintenance, at a rate of \$12 per hour, effective March 19, 2025; the hiring of Carter Shrader as Seasonal Grounds Maintenance, at a rate of \$12 per hour, effective March 19, 2025; and the status change for Kaden Davis from a Kennel Technician to Hybrid Animal Control Officer/Kennel Technician, at a rate of \$15 per hour, effective March 12, 2025.

Motion by Stephen Lochmueller seconded by Billy Ray Hughes the hiring of Brent Thompson as Seasonal Grounds Maintenance, at a rate of \$12 per hour, effective March 19, 2025; the hiring of Brooklyn Floyd as Seasonal Grounds Maintenance, at a rate of \$12 per hour, effective March 19, 2025; the hiring of Carter Shrader as Seasonal Grounds Maintenance, at a rate of \$12 per hour, effective March 19, 2025; and the status change for Kaden Davis from a Kennel Technician to Hybrid Animal Control Officer/Kennel Technician, at a rate of \$15 per hour, effective March 12, 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:

Tim Gray, Fire Chief/EMA Director, spotlighted Amanda Slone, Lieutenant, since 2006. A colleague stated that Amanda is dedicated to serving Madison County citizens with compassion and professionalism. She takes pride in her work and is always willing to lend a helping hand.

RE: Judge's Report:

- Now is the time to reserve a pavilion at one of our parks for birthday parties or family get-togethers. Contact Battlefield Golf Course at 624-8005 to make your reservations.
- Visit our website at www.madisoncountyky.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.

Comments from Magistrates:

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Judge Taylor welcomed the Leadership Madison County Class of 2024-2025 for attending today's meeting, and they will be touring the Courthouse today, if the Court would like to attend. The scheduled move-in week for the Courthouse is May 5th. Also, the Fiscal Courtroom renovation is moving along and is getting closer to being completed as well.

Magistrate Hughes welcomed Leadership Madison County, and thanked Mendi for her 19 years of service; stating that Leadership Madison County has been operating for 40 years.

Magistrate Botkin stated that the State Road Department will be out later this week on Highway 595, Poosey Ridge Road, and some areas on Barnes Mill Road to work on some of the potholes on those roads. He expressed his appreciation to Mendi and them working together. He also wished his son Casey and Sheriff Coyle a Happy Early Birthday.

Magistrate Combs stated that there is a lot of trash out on the roadways and asked the citizens to be mindful of the community that we live in and to utilize the resources available to help get rid of trash and debris. He thanked Mendi and Leadership Madison County for their attendance today, and thanked Mendi for being a partner who works with them. On April 26th at 10:00 AM at Chenault Vineyards, the Republican Party of Madison County is having their Lincoln Day Dinner and tickets are available on their Facebook page.

Magistrate Lochmueller thanked the County employees, leadership, and elected officials for their service. He congratulated Leadership Madison County members and Mendi on her leadership with the program. He also expressed his appreciation to Mendi in working with them to help make Madison County better.

Mendi Goble, Richmond City Commissioner and Leadership Madison County Director, thanked the Court for working with her, their support, and kind words.

Comments from Department Heads:
No Comments from Department Heads.

Public Comments:
No Comments from the Public.

IN RE: Pay Claims and Approve Transfers:

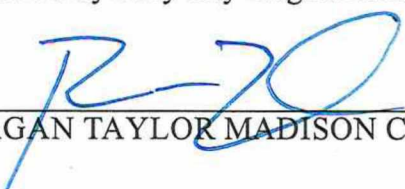
Motion made by Stephen Lochmueller seconded by James Brian Combs to approve to pay claims and transfers.

ANNOUNCE NEXT COURT DATE:

Judge Taylor announced the next court date for March 25, 2025, in the Emergency Operations Center in Richmond, Ky at 9:30 AM.

IN RE: ADJOURNMENT

Motion from James Brian Combs to adjourn, seconded by Billy Ray Hughes. Hearing no objection, the meeting adjourned at 10:46 PM.


REAGAN TAYLOR MADISON CO. JUDGE/EXECUTIVE