

Meeting Date: 7/28/2026
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 July 2026 at 9:30 AM in the Fiscal Courtroom of the Courthouse Annex Building 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 Mitch Brown, First Baptist Church Berea, to lead the Court in prayer.

Judge Taylor asked Sheriff Mike Coyle to lead the Pledge of Allegiance.

IN RE: Approval of Meeting Minutes 7-14-2026:

Motion by Billy Ray Hughes seconded by Tom Botkin to approve the minutes from the regularly called meeting on July 14, 2026.

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: 1st Reading Ordinance 2026-004 — Land Use Change for 2494 Lexington Road from UC-7 Agriculture to UC-5 Industrial:

Bert Thomas, Planning and Development Director, presented 2nd Reading Ordinance 2026-004 — Land Use Change for 2494 Lexington Road from UC-7 Agriculture to UC-5 Industrial for the Court's approval. This is an Ordinance of the Madison County Fiscal Court, Kentucky, approving the zone change of 2494 Lexington Road, Richmond, Kentucky, and authorizing the amendment of the official zoning map of Madison County, Kentucky. Judge Taylor informed the Court that the Planning Commission heard public comments on July 21st and encouraged the Court to watch the meeting to hear those comments.

The 1st Reading Ordinance 2026-004 — Land Use Change for 2494 Lexington Road from UC-7 Agriculture to UC-5 Industrial was read and acknowledged by the Court.

IN RE: 1st Reading Ordinance 2026-005 — Land Use Change for 2401 Duncannon Lane from UC-7 Agriculture to UC-4 General Business:

Bert Thomas, Planning and Development Director, presented 2nd Reading Ordinance 2026-005 — Land Use Change for 2401 Duncannon Lane from UC-7 Agriculture to UC-4 General Business for the Court's approval. This is an Ordinance of the Madison County Fiscal Court, Kentucky, approving the zone change of 2401 Duncannon Lane, Richmond, Kentucky, and authorizing the amendment of the official zoning map of Madison County, Kentucky.

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Judge Taylor informed the Court that the Planning Commission heard public comments on July 21st as well. The 1st Reading Ordinance 2026-005 — Land Use Change for 2401 Duncannon Lane from UC-7 Agriculture to UC-4 General Business.

IN RE: 1st Reading Ordinance 2026-006 — Land Use Change for 2747 Lancaster Road from UC-7 Agriculture to UC-1 Single-Family Residential:

Bert Thomas, Planning and Development Director, presented 2nd Reading Ordinance 2026-006 — Land Use Change for 2747 Lancaster Road from UC-7 Agriculture to UC-1 Single-Family Residential for the Court's approval. This is an Ordinance of the Madison County Fiscal Court, Kentucky, approving the zone change of 2747 Lancaster Road, Richmond, Kentucky, and authorizing the amendment of the Official Zoning Map of Madison County, Kentucky.

Judge Taylor informed the Court that the Planning Commission also heard public comments on July 21st.

Magistrate Botkin stated that he drove out to look at these properties and stated that two of the properties he couldn't get onto. He expressed his desire for the property owners to have the gates unlocked so they can drive onto the property, as he likes to look at the properties he is voting on. Bert said that he could try to facilitate that with the owners.

The 1st Reading Ordinance 2026-006 — Land Use Change for 2747 Lancaster Road from UC-7 Agriculture to UC-1 Single-Family Residential.

IN RE: Resolution 2026-069 — Madison County Detention Center Roadside Inmate Work Crews MOA:

Larry Brock, Jailer, presented Resolution 2026-069 — Madison County Detention Center Roadside Inmate Work Crews MOA for the Court's approval. This is a Resolution approving a Memorandum of Agreement (MOA) between the Commonwealth of Kentucky, Kentucky Transportation Cabinet (KYTC) and the Madison County Detention Center for Roadside Inmate Work Crews.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve Resolution 2025-069 — Madison County Detention Center Roadside Inmate Work Crews MOA.

Magistrate Botkin expressed his appreciation to Jailer Brock for bringing this program back; it is a good program.

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 2026-070 — Madison County Board of Education Interlocal Cooperation Agreement for Dispatch and Emergency Communications Services:

Jill Williams, Deputy Judge Executive, presented Resolution 2026-070 — Madison County Board of Education Interlocal Cooperation Agreement for Dispatch and Emergency Communications Services for the Court's approval. This is a Resolution approving an Interlocal Cooperation Agreement between the Madison County Fiscal Court, acting through the Madison County Emergency Communications Center and the Madison County Board of Education.

Motion by Stephen Lochmuller seconded by James Brian Combs to approve Resolution 2026-070 — Madison County Board of Education Interlocal Cooperation Agreement for Dispatch and Emergency Communications Services.

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Magistrate Hughes asked what brought about this Interlocal Agreement. Jill stated that the Board of Education established their own police force and will need their own dispatching services. Therefore, they have asked to be a part of the County dispatching agency.

Magistrate Botkin stated that this agreement covers the cost of a dispatcher, but it seems like there should be some type of consideration for the equipment. Jill stated that it is outlined in the agreement that the Board of Education is required to provide those license fees and are responsible for those costs. She explained that providing dispatching services doesn't require the County to get additional equipment or licenses.

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: Personnel:

Jill Williams, Deputy Judge Executive, recommended the hiring of Adam Berry, as Firefighter, at a rate of \$15 per hour, effective July 29, 2026; the status change for Conner Bricking, from Firefighter to Firefighter Recruit, at a rate of \$18.50 per hour, effective August 12, 2026; and the status change for Kenton Webb, from Firefighter to Firefighter Recruit, at a rate of \$18.50 per hour, effective August 12, 2026.

Motion by Stephen Lochmueller seconded by James Brian Combs to approve the hiring of Adam Berry, as Firefighter, at a rate of \$15 per hour, effective July 29, 2026; the status change for Conner Bricking, from Firefighter to Firefighter Recruit, at a rate of \$18.50 per hour, effective August 12, 2026; and the status change for Kenton Webb, from Firefighter to Firefighter Recruit, at a rate of \$18.50 per hour, effective August 12, 2026.

Jill stated that these hires make the Fire Department six firefighters short.

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: Judge's Report:

- School and College start dates for Madison County students are as follows:
 - Madison County Schools and Berea Community School – Thursday, August 13th
 - Model Laboratory School – Tuesday, August 25th
 - ECU – Monday, August 24th
 - Berea College – Tuesday, August 25th

Please be mindful of the school buses & increased traffic throughout the community

- ECU's Welcome Walk will be on Thursday, August 20th, at 6:30 PM.
 - Lancaster Avenue/KY 52 will be closed between the Eastern Bypass/KY 876 and Crabbe Street.
 - Barnes Mill Road will be closed between Eastway Drive to Lancaster Avenue/KY 876.
- This year's Pops at the Park will be on Saturday, August 15th, at the White Hall State Historic Site. For more information, contact the Richmond Area Arts Council by calling 859-624-4242 or Visit Richmond KY at 859-626-8474.

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- 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:

Magistrate Botkin stated that they are getting caught up with the roads that they have been working on, but if anyone has concerns about any roads in the Fourth District, they need to call and let him know.

Magistrate Combs stated he didn't have anything to report.

Magistrate Lochmueller also didn't have anything to report.

Magistrate Hughes stated that the Madison County Fair is this week, and he encouraged everyone to go out and support them. He spoke on the Economic Development efforts that they have undertaken as a County. They were initially planning on what would happen after the Bluegrass Army Depot left but with the new projects that are now coming to the Depot that shifted the priorities of Economic Development. He provided some financial calculations on the 2494 Lexington Road property, stating that as a Fiscal Court they need to make good financial decisions, and he doesn't think this is a wise investment.

Comments from Department Heads:

Jill Williams shared a letter that was received from Ms. Kimberly Hall that highlights the Fire Department's quick responses and assistance during her recent house fire.

Public Comments:

Beth Hudson of Moran Summit Road expressed her opposition to the land use changes of 2474 Lancaster Road, as well as the other two properties that are within half a mile of each other that will be coming to Court soon. She stated that the road as is would not be able to support 500 more houses and feels that the Lancaster Road area should never have been included in the Urban Corridor.

Nick Marcum of Moran Summit Road stated that his home and farm are less than a mile from the properties on Lancaster Road and Moran Mill Road. Recent happenings in Madison County over the last few years have alarmed him for the future of agriculture and the wellbeing of Madison County. Between 2017 and 2022, Madison County has decreased in working farmland by 17%, and it has only gotten worse since 2022. In talking with local Agriculture teachers, 50% of Ag students plan to pursue farming or some other form of agriculture-related field, but they fear that they will have to leave their home county due to not being able to compete with developers on land prices. He asked the Court to consider future generations and to slow down on developing. He stated that these properties are closer to Garrard County than they are to Richmond and doesn't understand how that area is considered part of the Urban Corridor. He thanked Magistrate Botkin for being willing to go see the properties and encouraged the other magistrates to do the same.

Joanna Jones of Moran Summit Road stated that farming is a business that impacts the entire community. She understands that growth is necessary, but it should be thoughtful and responsible.

Martin Lovell of Drowning Creek Road asked once these zone changes take place, how long does it take to reverse them to go back to being farmland. Judge Taylor stated that once it is developed, he would think that it would never go back. Mr. Lovell also asked how many industrial parks they had. Judge Taylor stated there was

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one in Richmond and one Berea. Mr. Lovell stated that they should fill those established industrial parks before a new one is built.

Margaret Carol Yeager of Lancaster Road stated that she is a neighbor of the 2747 Lancaster Road property. She expressed some concerns on the Findings of Fact for this zone change, stating that UC-1 Single-Family Residential is inappropriate for the area, especially with the increased traffic this zone change could result in. She asked that this zone change be postponed until an impact study is done on this area.

Dorian Yeager of Lancaster Road stated that the applications for 2401 Duncannon Lane and for 2747 Lancaster Road are both invalid for the same reasons; the applications were signed not by the owner but by an attorney or developer, the statement that the UC-7 zone is inappropriate is weak as both properties and neighboring properties have been used for agricultural purposes for generations, and the applications were incomplete.

Owen Barnes of Hidden Springs Lane asked the Court to count the cost of the zone change. With the development that could potentially happen with the zone change of 2401 Duncannon Lane, 2747 Lancaster Road, and the upcoming requests on Lancaster Road and Moran Mill, the watershed will all run into Silver Creek causing much more flooding than what happened recently. He expressed his appreciation to the Court for their work.

Mary Kearns of Wimbledon Terrace spoke on the zone change for 2494 Lexington Road. She stated that it is the Fiscal Court's responsibility to consider the practicality, viability, and potential success or failure of the project before the decision is made to add the 722 acres to the already 4,147.99 acres of build-ready sites across the state that are sitting empty. She stated that this site has been in the owner's family for over 200 years and has always been farmland, therefore the zoning classification of UC-7 would be appropriate for this property. She also suggested that a traffic study be done on Lexington Road before this is approved.

Mary McMahan of Cedar Hill Rd asked who was in charge of the Madison County sewer department. Judge Taylor stated that the Northern Sanitation District has its own board, and the director is hired by that Board. She also asked if the Court had purchased property on the south side of the county for a sewer plant. Judge Taylor stated that the Fiscal Court has not, however the Northern Madison Sanitation District did. The Northern Madison Sanitation District is a separate district, as is the Madison County Utilities District, the Kirksville Water Association, etc. The Fiscal Court just appoints board members to those boards. Magistrate Combs informed Mary that the Northern Madison Sanitation District reports to the Public Service Commission. She also expressed her concern for the proposed zone changes, as these decisions carry long-term financial, environmental, and quality of life consequences for the community. She asked why there was a rush to move forward with a decision on the zone change, especially when the public wishes it would slow down and do a traffic study. Judge Taylor stated that it had to do with due process. They have the legal responsibility to see a zone change through when an applicant comes before Court. Bert stated that there is no requirement that a traffic study be done, and that would be up to the Planning Commission and the applicants. In response to Mary's question about tabling or postponing a zone change, Madison County Attorney Jennie Haymond stated that the Fiscal Court can vote however they want to. However, by operation of law, what happens at Planning and Zoning can take effect regardless of any tabling or postponement the Fiscal Court may decide.

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Scott Collins of Lancaster Road stated that the proposed zone change property surrounds his property. He stated that he wasn't sure when the change happened, but now, 21 days from when the Planning Commission approved a zone change, it will become official, unless the Fiscal Court makes the decision or a member of the community demands Fiscal Court makes a decision. He stated that between 2021 and 2022, the percentage of farmland in Madison County went from 83% down to 61%, which was eight times the normal decrease average. He also stated that only three people have the authority to apply for a zone change, Planning and Zoning, the Fiscal Court, and the property owner; not someone who has a contract to purchase the property if the zone change goes through. Therefore, the application is deficient and should be denied and resubmitted correctly.

Nathan Billings with Billings Law Firm in Lexington spoke on behalf of a group called Madison County Forward. He stated that people that say they are for smart growth need to make proposals on what that means and how to solve those problems they are saying growth brings. KRS 100 states that the Planning Commission makes a recommendation, and the Fiscal Court has to make a decision within 90 days. If a decision isn't made within the 90 days, then the Planning Commission recommendation goes into effect. The decision can be tabled or postponed but within 90 days of the Planning Commission hearing, the Planning Commission's decision moves forward. He encouraged the Fiscal Court to take into consideration the comments that were made on the record of the Planning Commission, as well as finding out how many people are employed in businesses that are supported by growth.

He explained that in the late 1990's, Lexington made the decision that it wouldn't expand its urban service boundary, which has significantly impacted the surrounding counties. The Kentucky General Assembly determined the process for development in Kentucky, and only the General Assembly can change that process, not local jurisdictions. As a Fiscal Court, they have made a plan for growth through the Comprehensive Plan, and they need to be mindful of any decisions that would be in conformity with the Comprehensive Plan.

Magistrate Botkin expressed his appreciation for every letter that has been emailed on both sides of these zoning changes. He reminded the public that there are only four ways for the County to increase revenue; cut employees, cut services, raise taxes, or increase revenue by growth. He also expressed his appreciation to those who came to Court today and encouraged the public to also be a part to the revision to the Comprehensive Plan.

IN RE: Approve the Transfers and Pay the Claims:

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

ANNOUNCE NEXT COURT DATE:

Judge Taylor announced the next court date for August 11, 2026, in the Fiscal Courtroom of the Courthouse Annex Building in Richmond, Ky at 9:30 AM.

IN RE: ADJOURNMENT

Motion from Billy Ray Hughes to adjourn, seconded by James Brian Combs. Hearing no objection, the meeting adjourned at 11:21 AM.



REAGAN TAYLOR, MADISON CO. JUDGE/EXECUTIVE