

Meeting Date; 8/11/2026
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 11th of August 2026 at 9:30AM 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, and Tom Botkin were present. Madison County Assistant Attorney Brooke Bowman, Madison County Sheriff Mike Coyle, 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 Joe Wood, Pastor of Vineyard 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 7-28-2026:

Motion by James Brian Combs seconded by Stephen Lochmueller to approve the minutes from the regularly called meeting on July 28, 2026.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: Sheriff's Quarterly Financial Report:

Mary Margerat Young, Administrative Director, presented the Sheriff Department's Quarterly Financial Report through June 30, 2026. They have taken in total receipts of \$979,125.80 and have spent \$3,569,566.76, making them \$2,590,440.96 in the red. She explained that they receive the majority of their revenue in October when they start collecting the tax bills.

IN RE: 2nd 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. Motion by James Brian Combs seconded by Stephen Lochmueller to approve the 2nd Reading Ordinance 2026-004 — Land Use Change for 2494 Lexington Road from UC-7 Agriculture to UC-5 Industrial.

Magistrate Lochmueller stated that there has been a lot of discussion about the cost and financial risk of this property. He explained that the Commonwealth of Kentucky has donated \$20 Million for this project and it can't be used for any other project; if isn't used for this project, the State will take it back. The funding isn't just from Madison County taxpayers, but taxpayers from all over the state; they would rather it be used in Madison County than send it to another county. Since this project is a regional partnership, both investment and opportunity are shared amongst the partners. They must look at both revenue and expenses; the revenue from the sale of lots, property taxes, net profit revenue, and insurance premiums all factor into the total revenue that will be received from this project. This project will bring jobs to the community for future generations and is the type of partnership that the Economic Development Cabinet and Governor's office has been pushing for.

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Magistrate Combs stated that this project has always been about the future of Madison County. The occupational tax that this project will provide will help the County keep its property taxes low and still keep the services that it has. This project is projected to provide 3,000 jobs and provide \$2 Million in occupational taxes. Magistrate Botkin stated that all his decisions are based on what the law says he has to do as a Magistrate, whether it is moral, and whether it is ethical. He stated that this choice applies to all the decisions he is making today. This project would take 20 or more years for completion, and that only history will tell whether the decision was right or wrong.

Mary Lois Kearns asked to address the Court, stating that she had documents that were pertinent to the vote and needed public explanation.

Judge Taylor stated that as this is the second reading of the Ordinance, the Court has a legal obligation to vote on it at this time.

Assistant Attorney Brooke Bowman stated that it was her belief that the proposal is for the Fiscal Court to base their decisions on the Finding of Facts from the Planning and Zoning Commission rather than holding an independent hearing today. Any evidence that would be submitted would be part of a hearing, which isn't on the agenda today.

Magistrate Combs asked if this vote moves forward, then the Planning and Zoning Commission would have site development meetings, and could this documentation be presented at that meeting. Assistant Attorney Brooke Bowman stated that she couldn't speak on the intricacies of the Planning and Zoning Commission, but there are processes that apply to the site development planning.

Judge Taylor stated that she has the right to make a public comment at the end of the meeting.

Motion carried on roll call vote as follows:

James Brian Combs-Yes

Stephen Lochmueller- Yes

Billy Ray Hughes- Not in Attendance

Tom Botkin- Yes

Reagan Taylor – Yes

IN RE: 2nd 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.

Motion by Tom Botkin seconded by James Brian Combs to approve the 2nd Reading Ordinance 2026-005 — Land Use Change for 2401 Duncannon Lane from UC-7 Agriculture to UC-4 General Business.

Motion carried on roll call vote as follows:

James Brian Combs-Yes

Stephen Lochmueller- Yes

Billy Ray Hughes- Not in Attendance

Tom Botkin- Yes

Reagan Taylor – Yes

IN RE: 2nd 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

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2474 Lancaster Road, Richmond, Kentucky, and authorizing the amendment of the Official Zoning Map of Madison County, Kentucky.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve the 2nd Reading Ordinance 2026-006 — Land Use Change for 2747 Lancaster Road from UC-7 Agriculture to UC-1 Single-Family Residential.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: Resolution 2026-071 — Blue Grass Army Depot Inter-Agency Emergency Services Dispatch Support Mutual Aid Agreement:

Jill Williams, Deputy Judge Executive, presented Resolution 2026-071 — Blue Grass Army Depot Inter-Agency Emergency Services Dispatch Support Mutual Aid Agreement for the Court's approval. This is a Resolution of the Fiscal Court authorizing signature of a Memorandum of Understanding for Mutual Aid for Inter-Agency Emergency Services Dispatch Support between Madison County, Kentucky, and the U.S. Army, Blue Grass Army Depot.

Motion by Tom Botkin seconded by James Brian Combs to approve Resolution 2026-071 — Blue Grass Army Depot Inter-Agency Emergency Services Dispatch Support Mutual Aid Agreement.

Jill stated that this is a standard agreement based on the partnership and mutual aid they have with the Blue Grass Army Depot if they have an emergency at either site and need to use each other's services.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: Resolution 2026-072 — FY 2027 Fall Road Paving:

Scott Shepherd, Road Supervisor, presented Resolution 2026-072 — FY 2027 Fall Road Paving for the Court's approval. This is a Resolution of the Madison County Fiscal Court relating to Fall Road Paving of the roads outlined in the County Road List as allocated and based on the greatest need.

Motion by Stephen Lochmueller seconded by James Brian Combs to approve Resolution 2026-072 — FY 2027 Fall Road Paving.

Magistrate Botkin stated that the 4th District roads will be Ava Drive, Welchwood Drive, Spurlock Drive, and W Rice Lane, with New Road being done with LARP funds requested.

Scott stated that he did share what roads would be included in this allotment and the funding for those roads with each Magistrate, and Magistrate Hughes seemed very pleased with his district's road choices.

Magistrate Combs stated that the 1st District roads will be Beach Grove Road and Gravel Lick Branch Rd, with Muddy Creek Road South and Log Cabin Road being done with LARP funds requested. He stated that the 1st District has about 96 miles of road and they normally get about a mile of funding to repave them, which is not a good situation. He thanked Scott for the work he does at the Road Department and making a dollar go farther. Magistrate Lochmueller stated that the LARP funds for the 2nd District will cover Simpson Ln and Carvers Ferry Road, and White Valley Drive will be covered. He expressed his appreciation to Scott for the work he does.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes

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Reagan Taylor – Yes

IN RE: Resolution 2026-073 — Home Incarceration Monitoring System Agreement Amendment #1:

Jill Williams, Deputy Judge Executive, presented Resolution 2026-073 — Home Incarceration Monitoring System Agreement Amendment #1 for the Court's approval. This is a Resolution authorizing Amendment #1 to an agreement between Madison County Fiscal Court and Emcon Home Guard, LLC for Home Incarceration Monitoring System Services (HIC).

Motion by James Brian Combs seconded by Stephen Lochmueller to approve Resolution 2026-073 — Home Incarceration Monitoring System Agreement Amendment #1.

Magistrate Combs stated that the price on this is going to increase from \$8 a day to \$9.50 a day.

Jill stated that she spoke with County Attorney Jennie Haymond and the Jail about this, and they both are incredibly satisfied with the system and process they have in place at this time and are in support of moving forward with this.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: Resolution 2026-074 — Litter Abatement Grant Funds for Calendar Year 2027:

Scott Shepherd, Road Supervisor, presented Resolution 2026-074 — Litter Abatement Grant Funds for Calendar Year for the Court's approval. This is a Resolution for application and administration of Calendar Year 2027 Kentucky Energy and Environment Cabinet Division of Waste Management Litter Abatement Grant Funds.

Motion by Tom Botkin seconded by James Brian Combs to approve Resolution 2026-074 — Litter Abatement Grant Funds for Calendar Year.

Scott Shepherd explained that this is the funding they get every year in which any non-profit organization can sign up for and receive \$100 a mile to pick up litter on roads deemed by the State. This helps local organizations earn funding for their programs.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: Resolution 2026-075 — Establishment of Berea Volunteer Fire Department:

Tim Gray, Fire Chief/EMA Director, presented Resolution 2026-075 — Establishment of Berea Volunteer Fire Department for the Court's approval. This is a Resolution establishing a proposed fire response run area for the Berea Volunteer Fire Department; finding the area to be presently unserved; authorizing submission to the Kentucky Fire Commission for approval; and authorizing the execution of a Memorandum of Agreement for Fire Protection Services.

Motion by Tom Botkin seconded by James Brian Combs to approve Resolution 2026-075 — Establishment of Berea Volunteer Fire Department.

Chief Gray stated that Berea Fire Department and Berea Volunteer Fire Department are two separate departments with separate Chiefs but are under one FDI number. Any grants or opportunities that might come

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up result in only one of them getting that opportunity. The Fire Commission has been wanting this change for several years, and they have been working on this for a couple of years to make sure everyone is still covered on their homeowner's insurance. This change will help about 1,154 residents that are currently not served by a fire protection district. This still has to go before the Fire Commission to get their approval.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: 1st Reading Ordinance 2026-007 — Land Use Change for 2775 Lancaster Road from UC-7 Agriculture to UC-1 Single-Family Residential:

Bert Thomas, Planning and Development Director, presented 1st Reading Ordinance 2026-007 — Land Use Change for 2775 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 2775 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 heard public comments on July 21st and encouraged the Court to watch the meeting to hear those comments, if they haven't already done so.

The 1st Reading Ordinance 2026-007 — Land Use Change for 2775 Lancaster Road from UC-7 Agriculture to UC-1 Single-Family Residential was read and acknowledged by the Court.

IN RE: 1st Reading Ordinance 2026-008 — Land Use Change for 215 Avawam Drive from UC-1 Single-Family Residential to UC-2 Multi-Family Residential:

Bert Thomas, Planning and Development Director, presented 1st Reading Ordinance 2026-008 — Land Use Change for 215 Avawam Drive from UC-1 Single-Family Residential to UC-2 Multi-Family Residential for the Court's approval. This is an Ordinance of the Madison County Fiscal Court, Kentucky, approving the zone change of 215 Avawam Drive, Richmond, Kentucky, and authorizing the amendment of the official zoning map of Madison County, Kentucky.

Judge Taylor stated that this is planned to be a gated community for those 55 and older.

Bert stated that this is a development within Boones Trace, and there are already multiple zonings within Boones Trace.

Magistrate Lochmueller stated that the HOA at Boones Trace is in support of this change.

The 1st Reading Ordinance 2026-008 — Land Use Change for 215 Avawam Drive from UC-1 Single-Family Residential to UC-2 Multi-Family Residential was read and acknowledged by the Court.

IN RE: 1st Reading Ordinance 2026-009 — Land Use Change for 200 Moran Mill Road from R-7 & UC-7 Agriculture to UC-1 Single-Family Residential:

Bert Thomas, Planning and Development Director, presented 1st Reading Ordinance 2026-009 — Land Use Change for 200 Moran Mill Road from R-7 & 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 200 Moran Mill Road, Richmond, Kentucky, and authorizing the amendment of the Official Zoning Map of Madison County, Kentucky.

The 1st Reading Ordinance 2026-009 — Land Use Change for 200 Moran Mill Road from R-7 & UC-7 Agriculture to UC-1 Single-Family Residential was read and acknowledged by the Court.

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IN RE: Personnel:

Jill Williams, Deputy Judge Executive, recommended the status change for Courtney C. Briden, from Administrative Assistant to Intermittent Administrative Assistant, at a rate of \$17 per hour, effective August 12, 2026; and the status change for Kaden G. Davis, from Animal Control Officer to Part-Time Animal Control Officer, at a rate of \$17 per hour, effective August 12, 2026.

Motion by Stephen Lochmueller seconded by James Brian Combs to approve the status change for Courtney C. Briden, from Administrative Assistant to Intermittent Administrative Assistant, at a rate of \$17 per hour, effective August 12, 2026; and the status change for Kaden G. Davis, from Animal Control Officer to Part-Time Animal Control Officer, at a rate of \$17 per hour, effective August 12, 2026.

Motion carried on roll call vote as follows:

James Brian Combs-Yes	Stephen Lochmueller- Yes
Billy Ray Hughes- Not in Attendance	Tom Botkin- Yes
Reagan Taylor – Yes	

RE: Judge's Report:

- Kentucky River Foothills is now accepting applications for the LIHEAP Summer Subsidy Cooling Component. The program provides a one-time electric benefit to help eligible households with summer cooling costs. Applications will be accepted through Friday, September 11, 2026, or until funds are depleted. Appointments are required and can be scheduled by calling 859-544-1713.
- Visit our website at www.madisoncountkyky.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 the Comprehensive Plan is being redone right now and encouraged the public to participate in the decisions for it. Jill explained the Comprehensive Plan process in which there are public meetings and surveys. It will then go to the Planning Commission to have public hearings. When public meetings are scheduled, those will be displayed on the website and on the screens in the Annex Building.

Magistrate Combs thanked those that are in attendance today. On Wednesday, they will start working on the repaving of Gravel Lick Rd.

Magistrate Lochmueller asked Bert what kind of coordination goes into effect between the County and City when there is a new development and how it might affect flooding or runoff. Bert stated that there isn't much communication between the two, but they both are regulated by the Division of Water.

Comments from Department Heads:

No Comments from Department Heads.

Public Comments:

Eva Tudor McKee of Lancaster Rd expressed her appreciation to the Court for the opportunity to speak. She stated that the Comprehensive Plan encourages the preservation of historical, cultural, and architectural finds, explaining that Eastern Kentucky University has done an archaeological dig on her property (which is adjacent

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to the Moran Mill property) and discovered artifacts dating back to the Adena Indians. She also asked if a study had been done on the Silver Creek Watershed to show effectiveness of water management programs as the Comprehensive Plan states is needed. She stated that subdivisions and farms don't mix for several reasons.

Julia Katherine Adams of Hagan Mill Rd expressed her concern over the potential impact of the zone change of the Moran Mill Road property to Single-Family Residential, which is uphill from her property. Those concerns include light pollution, noise pollution, trespassing, poison and water runoff, not being good stewards of the land, and the diminishment of local wildlife that they have worked to bring back into the area.

Mary Lois Kearns provided some documentation to the Court and stated that in looking at the application for the land use amendment of 2494 Lexington Rd, the applicant that signed it was not the owner but the attorney, which goes against the application requirements, and there was no Power of Attorney attached in which states that the attorney could sign on behalf of the applicant. She also stated that Carr Acres LLC is in bad standing and pending dissolution with the Kentucky Secretary of State's office and is legally restricted in conducting any new business. She believes that this information should be taken into consideration.

Rhonda Barnes of Hidden Springs Road, which is about 1.5 miles from the Moran Mill Road property and both Lancaster Road properties. She pointed out that the Comprehensive Plan encourages new development near existing developments, encourages preservation of agricultural land and business, minimizes nuisance and burdens to adjacent property owners. As all surrounding property of 200 Moran Mill Road is zoned for agricultural use, there are no subdivisions or developments close to this land. She stated that the Moran Mill Road property should be a property that the Comprehensive Plan stated should be protected and preserved. She also stated that the certified letters that were mailed to the adjacent property owners were mailed 13 days before the Planning and Zoning hearing, not the required 14 days.

Joanna Jones stated that the decisions that are being made concerning development are ultimately decisions being made about the future of Madison County, stating that the Court was elected to protect the county that they will leave behind. She explained that the Comprehensive Plan states that development should complement the existing landscape and constraints of private water and wastewater treatment systems. It also states that the preservation of agriculture and rural life were ranked as the highest priority factors for local quality of life, scoring twice as important as new commercial growth, and that farmland loss was ranked as one of the county's biggest challenges. She stated that the current zoning of the Moran Mill Road property isn't inappropriate, nor have there been any major unexpected changes. If this change occurs, the development is requesting sewer be put in, and currently there isn't one property on sewer within the Kirksville Water Association, and that there is a reason for that.

Julius Doll of Overlook Trail thanked the Court for allowing him to speak and thanked Magistrate Botkin for his service. Those that have served in this Country have fought to defend our rights, and every landowner has a right to buy or sell their property if they wish to do so. He stated that more than 40% of Kentucky farms are operated by individuals that are 65 years or older, and most farmers sell their land to pay taxes, to make sure their families have money for the future, or because their families don't want to farm. Farming is long days, every day, and is a tough job that many people can't afford to do. He explained that the Court was elected by the public to do what they feel is best for the County, and that the public needs to support and respect them. He asked the Court to give the right to the farmer, developer, themselves, and the people of Madison County to let them live their dream as they want to and have the freedom too.

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Travis Barnes stated that he was opposed to the zoning change of the Moran Mill Road property. He stated that most of the heritage and history of Madison County had to do with agriculture. Within the next three years, Madison County is expected to be in the top three counties in the state for losing the most farmland due to development and is currently in the top three counties for beef cattle production. Within the zone change application, he believes there are several issues, those including the letter notification being sent out less than 14 days from the hearing, and the signature on the application being that of the attorney not the applicant and therefore doesn't believe the application is legal. He also reiterated several statements from the Comprehensive Plan that make this property inappropriate or not within the goal of qualifying for a zone change. It has been said that the zone change is needed because the Kentucky Housing Corporation recognized the need for 2,578 housing units in Madison County, but it is noted that rentals should make up 1,578 and for-sale houses should make up 1,000 units. Of that housing need, it shows that the largest housing need is for those individuals that make 80% or less of the average median income, which is about \$51,000. He stated that the most those individuals could afford would be a house under \$200,000, but the average new home price is over \$300,000. Therefore, he believes this rezoning doesn't do anything to accomplish the argument that this new development will help the housing shortage and is not the ideal property to develop according to the Comprehensive Plan.

Mary McMahan asked if the updated Comprehensive Plan has been completed. Judge Taylor stated that it has not and has been postponed until they are able to have some meetings. There will be another opportunity for the public to make comments on the update. She also asked if they have documentation from all the utilities stating that they support the industrial park project. Magistrate Lochmueller stated that they are not close to the process in which the utility companies will need to be involved. He stated that there was a good chance that utility companies and others would have a financial interest in the project by participating in cost. She also asked if there have been any businesses interested in being a part of this industrial park. Magistrate Lochmueller stated they are not close to that decision as they don't own the property yet. She asked Magistrate Combs about the amount of revenue that he said would be generated by this project. Magistrate Combs stated that the amounts were projections, and as the property is off a State road, it would be the State's responsibility to maintain the road, infrastructure, etc. Mary asked about the board appointments for the Central Kentucky Business Park Authority. Judge Taylor stated that each county has two appointments, but since Madison County Fiscal Court and the City of Berea are in one county, the Berea Council provides an appointment, and the Fiscal Court provides an appointment.

IN RE: Approve the Transfers and Pay the Claims:

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

ANNOUNCE NEXT COURT DATE:

Judge Taylor announced the next court date for August 25, 2026, in the Fiscal Courtroom of the Courthouse Annex Building in Richmond, Ky at 9:30 AM.

IN RE: ADJOURNMENT

Motion from Stephen Lochmueller to adjourn, seconded by James Brian Combs. Hearing no objection, the meeting adjourned at 12:00 PM.

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REAGAN TAYLOR MADISON CO. JUDGE/EXECUTIVE