

Meeting Date: 8/25/2026
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 25th of August 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, 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 Magistrate Botkin to lead the Court in prayer.

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

IN RE: Approval of Meeting Minutes 8-11-2026:

Motion by James Brian Combs seconded by Tom Botkin to approve the minutes from the regularly called meeting on August 11, 2026.

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	

Treasurer's Report:

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

IN RE: 2nd 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 2nd 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.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve the 2nd Reading Ordinance 2026-007 — Land Use Change for 2775 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- No	Tom Botkin- Yes
Reagan Taylor – Yes	

IN RE: 2nd 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 2nd 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

Meeting Date: 8/25/2026
Meeting of: Madison County Fiscal Court
Meeting Type: Regularly Scheduled

change of 215 Avawam Drive, Richmond, Kentucky, and authorizing the amendment of the official zoning map of Madison County, Kentucky.

Motion by Tom Botkin seconded by Stephen Lochmueller to approve the 2nd Reading Ordinance 2026-008 — Land Use Change for 215 Avawam Drive from UC-1 Single-Family Residential to UC-2 Multi-Family Residential.

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: 2nd 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 2nd 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.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve the 2nd Reading Ordinance 2026-009 — Land Use Change for 200 Moran Mill from R-7 and UC-7 Agriculture to UC-1 Single-Family Residential.

Magistrate Botkin expressed his appreciation to everyone that allowed him to come out and look at the properties.

Magistrate Hughes stated that there have been some questionable issues concerning this zone change. He stated that he has made it clear over the years that he has lost confidence in the Planning and Zoning process, stating that they are not listening to the common people.

Magistrate Botkin stated that it is their job to listen to both sides and represent all of the people of Madison County. For this property, part of the property is in the Urban Corridor but part of it is not, and he is basing his decision on the Urban Corridor map.

Motion carried on roll call vote as follows:

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

IN RE: Resolution 2026-076 — KACo 2026-2027 Insurance Grant Program Applications:

Jill Williams, Deputy Judge Executive, presented Resolution 2026-076 — KACo 2026-2027 Insurance Grant Program for the Court's approval. This is a Resolution for application and administration of 2026-2027 KACo Insurance Grant Program Funds.

Motion by Tom Botkin seconded by James Brian Combs to approve Resolution 2025-076 — KACo 2026-2027 Insurance Grant Program.

Motion carried on roll call vote as follows:

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

Meeting Date: 8/25/2026
Meeting of: Madison County Fiscal Court
Meeting Type: Regularly Scheduled

Reagan Taylor – Yes

IN RE: Resolution 2026-077 — Madison County 2026 Ad Valorem Rates and 2027 Motor Vehicle/Watercraft Rates:

Jill Williams, Deputy Judge Executive, presented Resolution 2026-077 — Madison County 2026 Ad Valorem Rates and 2027 Motor Vehicle/Watercraft Rates for the Court's approval. This is a Resolution to adopt Madison County 2026 Ad Valorem Rates and 2027 Motor Vehicle and Watercraft Property Tax Rates.

Motion by James Brian Combs seconded by Stephen Lochmueller to approve Resolution 2025-077 — Madison County 2026 Ad Valorem Rates and 2027 Motor Vehicle/Watercraft Rates.

Magistrate Botkin asked what the rate was last year. Judge Taylor stated it was 6.5, and now it is 6.3. For the twelfth year in a row, they have reduced that tax amount, and Magistrate Botkin expressed his appreciation to Judge Taylor for that reduction.

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 Jennifer Banks, as Administrative Assistant – Animal Care and Control, at a rate of \$17 per hour, effective August 26, 2026; hiring of Patrick Bormes, as Kennel Technician, at a rate of \$15 per hour, effective August 26, 2026; hiring of Colton Oaks, as Kennel Technician, at a rate of \$15 per hour, effective September 9, 2026; hiring of Alexis Evans, as 911 Telecommunicator, at a rate of \$24 per hour, effective September 9, 2026; and hiring of Natalie Keazer, as Part-Time 911 Telecommunicator, at a rate of \$24 per hour, effective September 9, 2026.

Motion by Stephen Lochmueller seconded by James Brian Combs to approve the hiring of Jennifer Banks, as Administrative Assistant – Animal Care and Control, at a rate of \$17 per hour, effective August 26, 2026; hiring of Patrick Bormes, as Kennel Technician, at a rate of \$15 per hour, effective August 26, 2026; hiring of Colton Oaks, as Kennel Technician, at a rate of \$15 per hour, effective September 9, 2026; hiring of Alexis Evans, as 911 Telecommunicator, at a rate of \$24 per hour, effective September 9, 2026; and hiring of Natalie Keazer, as Part-Time 911 Telecommunicator, at a rate of \$24 per hour, effective September 9, 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

IN RE: Enter Executive Session:

Motion by Stephen Lochmueller seconded by James Brian Combs to enter into Executive Session at 9:51 AM to discuss deliberation on the future acquisition or sale of real property by a public agency. This Executive Session is allowable under KRS 61.810 subsection 1, subsection B to discuss deliberation on the future acquisition or sale of real property by a public agency.

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: Exit Executive Session:

Meeting Date: 8/25/2026
Meeting of: Madison County Fiscal Court
Meeting Type: Regularly Scheduled

Motion by Tom Botkin seconded by Billy Ray Hughes to exit Executive Session at 10:13 AM.

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:

- The Madison County Health Department is sponsoring a drive-thru vaccine clinic with Dr. Gary Short on Saturday, September 19th. The event will be held at Farristown Middle School, 751 Farristown Industrial Drive in Berea from 9:00 AM – 1:00 PM (rain or shine). All animals must be leashed or in secured carriers. Madison County Animal Shelter staff will also be on-site offering microchipping. **CASH ONLY (exact change is preferred)**. Please visit our website, or Madison County Health Department and Madison County Animal Shelter Facebook pages for more information. Madison County Animal Care and the Madison County Health Department thank Petco Love for supporting free annual pet vaccines and Dr. Gary Short for donating his time and veterinary services. Their support helps make the Drive-Thru Pet Vaccine Clinic possible for pets and families throughout Madison County.
- Madison County Government and its related offices will be closed on Monday, September 7th for the Labor Day holiday. Offices will re-open on Tuesday, September 8th at 8:00 AM.

Comments from Magistrates:

Magistrate Botkin stated that they have some road projects they are working on, as well as some issues with lights in subdivisions that they are getting resolved.

Magistrate Combs stated that they also have a lot of road projects going on. There had been some concerns with Spectrum, and he thanked Jill and Robyn for their help with those concerns.

Magistrate Lochmueller also didn't have anything to report.

Magistrate Hughes provided some updated numbers on what he had presented a couple of weeks ago, stating that he has some concerns on the cost of investment and the time frame it would take to pay back that cost of the industrial park.

Comments from Department Heads:

No Comments from Department Heads.

Public Comments:

Mary McMahan asked about the status of the Comprehensive Plan. Judge Taylor stated that he didn't have an update, and as this is the public comment section of the Court meeting, they are not able to answer questions.

Julia Katherine Adams stated that she was pleased that the meetings started with a prayer. As a farmer, it is her responsibility to be a good steward of the land and to be respectful to the neighbors and animals that share that land. She stated that it is her observation that the people with the most win, and wanted to remind everyone that, as the Bible states, no man can serve two masters.

Meeting Date: 8/25/2026
Meeting of: Madison County Fiscal Court
Meeting Type: Regularly Scheduled

Scott Mandl talked about a Court of Appeals case from a zone change in 2023, in which the Court of Appeals stated the Fiscal Court did the correct thing in sending it back to the Planning Commission. He also stated that it is important to have all the relevant facts to be able to make the best decision, and in regard to that, was interested in relevant information that was relied upon to make a decision on the Moran Mill Road zone change.

Travis Barnes stated that he didn't believe the 200 Moran Mill Road project fit into the Comprehensive Plan and was hopeful for an explanation on why the Court believed it did.

Patrick Sowers of Farmington Court thanked the Court for their leadership, all that they have gone through over the years, and for their integrity.

IN RE: Approve the Transfers and Pay the Claims:

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

ANNOUNCE NEXT COURT DATE:

Judge Taylor announced the next court date for September 8, 2026, in the Council Chambers' Courtroom in Berea, Ky at 9:30 AM.

IN RE: ADJOURNMENT

Motion from Billy Ray Hughes to adjourn, seconded by Stephen Lochmueller. Hearing no objection, the meeting adjourned at 10:38 AM.



REAGAN TAYLOR, MADISON CO. JUDGE/EXECUTIVE