



**REGULAR MEETING OF THE MADISONVILLE, KENTUCKY CITY COUNCIL
CITY COUNCIL CHAMBERS, 77 NORTH MAIN ST, MADISONVILLE, KY 42431**

April 4, 2022 at 4:30 PM

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION**
- 4. ROLL CALL**
- 5. GUEST SPEAKER: HILLARY CROFT - CHILD SUPPORT DIRECTOR/HOPKINS COUNTY ATTORNEY'S OFFICE**
- 6. APPROVAL OF MINUTES OF MARCH 21, 2022**
 - A. City Council - Regular Meeting - Mar 21, 2022 4:30 PM
- 7. APPROVAL OF MINUTES OF MARCH 30, 2022**
 1. City Council - Special Called Meeting - Mar 30, 2022 8:00 AM
- 8. APPROVAL OF BILLS AND PAYROLL**
 - A. Bills & Payroll
- 9. DEPARTMENT REPORTS**
- 10. COUNCIL COMMITTEE REPORTS**
- 11. NEW BUSINESS**
 - A. Ordinances: First Reading**
 1. Amendment Chapter 156 relating to accessory dwelling units in the agricultural and residential
 2. Amendment Chapter 156 relating to temporary housing due to a disaster
 - B. Resolutions**
 - A. Accept Bids for Water System Improvements
- 12. PROCLAMATIONS**
 - A. Child Abuse Prevention Month
- 13. ADJOURNMENT**

Our Mission: To deliver the necessary government services to the citizens of Madisonville in the most effective and cost-efficient manner possible.

Our Core Values: Integrity, Professionalism, Excellence, Service, Commitment, and People



**REGULAR MEETING OF THE MADISONVILLE, KENTUCKY CITY COUNCIL
CITY COUNCIL CHAMBERS, 77 NORTH MAIN ST, MADISONVILLE, KY 42431**

March 21, 2022 at 4:30 PM

MINUTES

1. **CALL TO ORDER BY MAYOR KEVIN COTTON**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION BY POLICE CHIEF STEVE BRYAN**
4. **ROLL CALL**

Attendee Name	Title	Status	Arrived
Kevin Cotton	Mayor	Present	
Misty Cavanaugh	Ward 1	Present	
Tony Space	Ward 2	Present	
Adam Townsend	Ward 3	Present	
Amy Cruz	Ward 4	Present	
Frank Stevenson	Ward 5	Present	
Chad Menser	Ward 6	Present	

5. **APPROVAL OF MINUTES**

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tony Space, Ward 2
SECONDER: Frank Stevenson, Ward 5
AYES: Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

A. City Council - Regular Meeting - Mar 7, 2022 4:30 PM

6. **APPROVAL OF BILLS AND PAYROLL**

A. Bills & Payroll

RESULT: APPROVED [UNANIMOUS]
MOVER: Adam Townsend, Ward 3
SECONDER: Tony Space, Ward 2
AYES: Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

7. **DEPARTMENT REPORTS**

- A. Fire Department Report
- B. Police Department Report

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8. OLD BUSINESS

A. Second Reading Ordinances

- A. AN ORDINANCE AMENDING CHAPTER 123.06 OF THE CITY OF MADISONVILLE CODE OF ORDINANCES RELATING TO THE RESTAURANT TAX

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Frank Stevenson, Ward 5
SECONDER:	Misty Cavanaugh, Ward 1
AYES:	Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

- B. AN ORDINANCE AMENDING CHAPTER 156 OF THE CITY OF MADISONVILLE CODE OF ORDINANCES RELATING TO DRIVE THRU ESTABLISHMENTS IN THE CENTRAL BUSINESS DISTRICT

RESULT:	ADOPTED [4 TO 2]
MOVER:	Frank Stevenson, Ward 5
SECONDER:	Chad Menser, Ward 6
AYES:	Space, Cruz, Stevenson, Menser
NAYS:	Cavanaugh, Townsend

9. NEW BUSINESS

A. Resolutions

- A. RESOLUTION OF THE MADISONVILLE MUNICIPAL UTILITIES ACCEPTING THE GRANT, APPROVING THE GRANT ASSISTANCE AGREEMENT, AUTHORIZING THE AMENDMENT OF THE MADISONVILLE MUNICIPAL UTILITIES'S ANNUAL BUDGET, AND AUTHORIZING A REPRESENTATIVE TO SIGN ALL RELATED DOCUMENTS

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Menser, Ward 6
SECONDER:	Tony Space, Ward 2
AYES:	Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

B. Item for Discussion

1. Projected Sign Authorization for 55 Union Street

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tony Space, Ward 2
SECONDER:	Amy Cruz, Ward 4
AYES:	Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

10. ADJOURNMENT

Our Mission: To deliver the necessary government services to the citizens of Madisonville in the most effective and cost-efficient manner possible.

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Minutes Acceptance: Minutes of Mar 21, 2022 4:30 PM (Approval of Minutes of March 21, 2022)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Townsend, Ward 3
SECONDER:	Tony Space, Ward 2
AYES:	Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

Minutes Acceptance: Minutes of Mar 21, 2022 4:30 PM (Approval of Minutes of March 21, 2022)

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**SPECIAL CALLED MEETING OF THE MADISONVILLE, KENTUCKY CITY COUNCIL
CITY COUNCIL CHAMBERS, 77 NORTH MAIN ST, MADISONVILLE, KY 42431**

March 30, 2022 at 8:00 AM

MINUTES

I. CALL TO ORDER BY MAYOR KEVIN COTTON

Attendee Name	Title	Status	Arrived
Kevin Cotton	Mayor	Present	
Misty Cavanaugh	Ward 1	Absent	
Tony Space	Ward 2	Present	
Adam Townsend	Ward 3	Present	
Amy Cruz	Ward 4	Present	
Frank Stevenson	Ward 5	Present	
Chad Menser	Ward 6	Present	

II. CITY COUNCIL HEARD FROM VARIOUS AGENCIES REQUESTING FUNDING FOR 2022-2023

Learning Center
 Public Library
 Economic Development
 Minority Economic Development
 Imagination Library
 Community Clinic
 Crime Stoppers
 Glema Mahr Center of the Arts
 Humane Society
 Gladd Summer Prep
 YAA
 PACS/ Senior Citizen Center
 Pacs/ Volunteer Services (RSVP)
 Pacs/Transportation
 Joint Planning Commission
 Salvation Army
 YMCA
 Ambulance Center
 World Changers

III. ADJOURNMENT

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Minutes Acceptance: Minutes of Mar 30, 2022 8:00 AM (Approval of Minutes of March 30, 2022)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Townsend, Ward 3
SECONDER:	Chad Menser, Ward 6
AYES:	Space, Townsend, Cruz, Stevenson, Menser
ABSENT:	Cavanaugh

Minutes Acceptance: Minutes of Mar 30, 2022 8:00 AM (Approval of Minutes of March 30, 2022)

Our Mission: To deliver the necessary government services to the citizens of Madisonville in the most effective and cost-efficient manner possible.

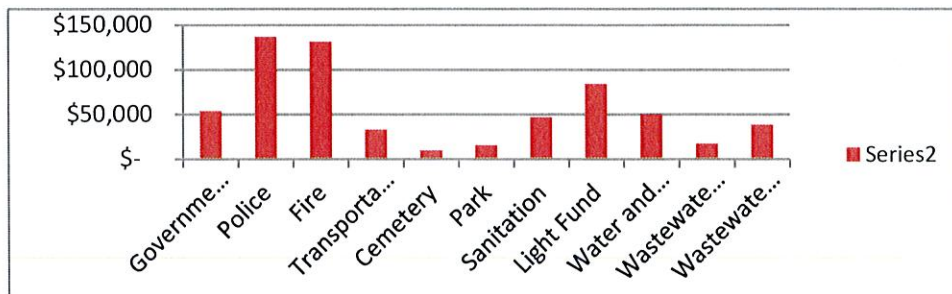
Our Core Values: Integrity, Professionalism, Excellence, Service, Commitment, and People

Bills and Payroll for Council Meeting 4/5/22

Co#	Bank#	Fund Name	
100	1	General Fund	\$ 128,994.17
			\$ 131,209.63
		Total General Fund	\$ 260,203.80
190	9	Sanitation	\$ 12,487.12
			\$ 31,702.76
		Total Sanitation	\$ 44,189.88
200	9	Electric/Utility Office	\$ 32,915.12
			\$ 13,307.22
		Total Electric/Utility Office	\$ 46,222.34
210	8	Water and Filter	\$ 131,151.24
			\$ 2,753.08
		Total Water Filter	\$ 133,904.32
	9	Waste Water Collection and Treatment	\$ 50,624.26
			\$ 31,523.13
		Total Wastewater Collection and Treatment	\$ 82,147.39

Estimated Payroll

Co#	Dept #	Department Name	Amount
100	Various	Governmental	\$ 53,185
100	2100	Police	\$ 136,363
100	2300	Fire	\$ 131,074
100	3300	Transportation	\$ 32,523
100	5000	Cemetery	\$ 9,021
100	7000	Park	\$ 14,941
190	3100	Sanitation	\$ 46,236
200	1000/4500	Light Fund	\$ 83,346
200	4700/4600	Water and Filter	\$ 49,204
200	2000	Wastewater Treatment	\$ 16,835
200	2001	Wastewater Collection	\$ 37,966
		Total Payroll	\$ 610,695



See next page

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CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	4,912.22	.00	.00	4,912.22
100	1200	ADMINISTRATION	24,273.70	81.00	.00	24,354.70
100	1400	FINANCE	12,507.64	15.14	.00	12,522.78
100	1500	CITY CLERK	6,268.59	.00	.00	6,268.59
100	1700	ZONING	3,949.95	.00	.00	3,949.95
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	1,176.92	.00	.00	1,176.92
		Total Government	53,089.02	96.14	.00	53,185.16
100	2100	POLICE DEPT-MADISO	117,059.39	13,593.79	.00	130,653.18
100	2150	POLICE FICA	5,089.49	620.42	.00	5,709.91
		Total Police	122,148.88	14,214.21	.00	136,363.09
100	2300	FIRE DEPT-MADISONV	85,733.06	42,830.04	959.47	129,522.57
100	2350	FIRE FICA/NON HAZA	1,551.50	.00	.00	1,551.50
		Total Fire	87,284.56	42,830.04	959.47	131,074.07
100	3300	TRANSPORTATION DEP	32,350.74	172.16	.00	32,522.90
		Total Transportati	32,350.74	172.16	.00	32,522.90
100	5000	CEMETERY DEPARTMEN	8,441.55	579.51	.00	9,021.06
		Total Cemetery	8,441.55	579.51	.00	9,021.06
100	7000	PARK DEPARTMENT	14,591.80	348.94	.00	14,940.74
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	14,591.80	348.94	.00	14,940.74
190	3100	SANITATION DEPARTM	44,696.01	1,540.11	.00	46,236.12
		Total Sanitation	44,696.01	1,540.11	.00	46,236.12
200	1000	UTILITY OFFICE	23,552.51	57.28	.00	23,609.79
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	58,371.21	1,364.62	.00	59,735.83
		Total Utility Offi	81,923.72	1,421.90	.00	83,345.62
210	2000	WASTEWATER TREATME	16,605.78	229.62	.00	16,835.40
210	2001	WASTEWATER COLLECT	36,338.38	1,628.01	.00	37,966.39
		Total Wastewater T	52,944.16	1,857.63	.00	54,801.79
211	4600	FILTER DEPARTMENT	18,494.15	1,123.31	.00	19,617.46
211	4700	WATER DEPARTMENT	28,969.75	616.91	.00	29,586.66
		Total Water	47,463.90	1,740.22	.00	49,204.12
		Grand Totals	544,934.34	64,800.86	959.47	610,694.67

Communication: Bills & Payroll (Approval of Bills and Payroll)

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	.00	.00	.00	.00
100	1200	ADMINISTRATION	184.50	3.00	.00	187.50
100	1400	FINANCE	79.50	.50	.00	80.00
100	1500	CITY CLERK	.00	.00	.00	.00
100	1700	ZONING	70.25	.00	.00	70.25
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	.00	.00	.00	.00
		Total Government	334.25	3.50	.00	337.75
100	2100	POLICE DEPT-MADISO	3,942.25	319.25	.00	4,261.50
100	2150	POLICE FICA	264.75	19.00	.00	283.75
		Total Police	4,207.00	338.25	.00	4,545.25
100	2300	FIRE DEPT-MADISONV	4,801.00	1,886.00	34.00	6,721.00
100	2350	FIRE FICA/NON HAZA	79.50	.00	.00	79.50
		Total Fire	4,880.50	1,886.00	34.00	6,800.50
100	3300	TRANSPORTATION DEP	1,963.25	5.25	.00	1,968.50
		Total Transportati	1,963.25	5.25	.00	1,968.50
100	5000	CEMETERY DEPARTMEN	486.82	30.00	.00	516.82
		Total Cemetery	486.82	30.00	.00	516.82
100	7000	PARK DEPARTMENT	480.75	18.00	.00	498.75
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	480.75	18.00	.00	498.75
190	3100	SANITATION DEPARTM	1,962.25	51.00	.00	2,013.25
		Total Sanitation	1,962.25	51.00	.00	2,013.25
200	1000	UTILITY OFFICE	963.50	2.50	.00	966.00
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	1,531.00	24.50	.00	1,555.50
		Total Utility Offi	2,494.50	27.00	.00	2,521.50
210	2000	WASTEWATER TREATME	521.25	7.00	.00	528.25
210	2001	WASTEWATER COLLECT	1,546.75	62.75	.00	1,609.50
		Total Wastewater T	2,068.00	69.75	.00	2,137.75
211	4600	FILTER DEPARTMENT	961.00	41.00	.00	1,002.00
211	4700	WATER DEPARTMENT	1,313.50	18.25	.00	1,331.75
		Total Water	2,274.50	59.25	.00	2,333.75
		Grand Totals	21,151.82	2,488.00	34.00	23,673.82

Communication: Bills & Payroll (Approval of Bills and Payroll)

CMP	DEPT	NAME	DATE	TOTAL	FULL	PART
100	1100	ELECTED OFFICIALS	4/01/22	7	1	6
100	1200	ADMINISTRATION	4/01/22	11	10	1
100	1400	FINANCE	4/01/22	5	5	
100	1500	CITY CLERK	4/01/22	3	3	
100	1600	AIRPORT	4/01/22	3	3	
100	1700	ZONING	4/01/22	2	2	
100	2100	POLICE DEPT-MADISONVILLE	4/01/22	53	47	6
100	2150	POLICE FICA	4/01/22	6	2	4
100	2151	DISPATCH	4/01/22	11	11	
100	2200	ALCOHOLIC BEVERAGE CONTROL	4/01/22	1		1
100	2300	FIRE DEPT-MADISONVILLE	4/01/22	63	63	
100	2350	FIRE FICA/NON HAZARDOUS	4/01/22	1	1	
100	3300	TRANSPORTATION DEPT	4/01/22	30	30	
100	5000	CEMETERY DEPARTMENT	4/01/22	7	7	
100	7000	PARK DEPARTMENT	4/01/22	10	10	
100	7200	MAHR PARK	4/01/22	6	6	
190	3100	SANITATION DEPARTMENT	4/01/22	26	26	
200	1000	UTILITY OFFICE	4/01/22	14	14	
200	4500	LIGHT DISTRIBUTION DEPT	4/01/22	20	20	
210	2000	WASTEWATER TREATMENT	4/01/22	7	7	
210	2001	WASTEWATER COLLECTION	4/01/22	22	22	
211	4600	FILTER DEPARTMENT	4/01/22	13	13	
211	4700	WATER DEPARTMENT	4/01/22	18	18	
		Totals		339	321	18

Communication: Bills & Payroll (Approval of Bills and Payroll)

**CITY OF MADISONVILLE, KY
ORDINANCE**

**AN ORDINANCE AMENDING CHAPTER 156 OF THE CITY OF MADISONVILLE CODE OF
ORDINANCES RELATING TO ACCESSORY DWELLING UNITS IN THE AGRICULTURAL
AND RESIDENTIAL ZONING DISTRICTS**

BE IT ORDAINED BY THE CITY OF MADISONVILLE, KY, AS FOLLOWS:

Chapter 156 of the City of Madisonville Code of Ordinances is hereby amended to provide as follows:

§ 156.021 AGRICULTURAL.

(B) Uses permitted by condition (*conditional use permit required - See §§ et seq. for additional information regarding conditional uses*) include:

- (1) Bed and breakfast;
- (2) Cemetery;
- (3) Funeral home;
- (4) Civic use;
- (5) Country club;
- (6) Nursing home, orphanage, rehabilitation home;
- (7) Junkyard, disassembly plant;
- (8) Airport;
- (9) Commercial saw mill; ~~and~~
- (10) Mixed use; and.
- (11) Accessory Dwelling Unit.

§ 156.023 RURAL RESIDENTIAL.

(B) Uses permitted by condition (*conditional use permit required - See §§ et seq. for additional information regarding conditional uses*) include:

- (1) Bed and breakfast;
- (2) Cemetery;
- (3) Country club;
- (4) Day care center;
- (5) Assisted living facility, nursing home, orphanage, rehabilitation home, group home;
- (6) Recreational facility;
- (7) Rooming/boarding house; ~~and~~
- (8) Mixed use; and
- (9) Accessory Dwelling Unit.

§ 156.024 LOW DENSITY RESIDENTIAL.

(B) Uses permitted by condition (*conditional use permit required - See §§ et seq. for additional information regarding conditional uses*) include:

- (1) Bed and breakfast;
- (2) Cemetery;
- (3) Religious institution;

- (4) Educational facility;
- (5) Country club;
- (6) Day care center;
- (7) Public recreational facility including neighborhood playground;
- (8) Assisted living facility, nursing home, orphanage, rehabilitation home; ~~and~~
- (9) Rooming/boarding house; and
- (10) Accessory Dwelling Unit.

§ 156.025 MEDIUM DENSITY RESIDENTIAL.

(B) Uses permitted by condition (*conditional use permit required - See §§ et seq. for additional information regarding conditional uses*) include:

- (1) Bed and breakfast;
- (2) Multi-family dwellings for a maximum density of thirteen (13) dwelling units per acre;
- (3) Rooming/boarding house;
- (4) Cemetery;
- (5) Hospital, assisted living facility, nursing home, orphanage, rehabilitation home;
- (6) Religious institution;
- (7) Day care center; ~~and~~
- (8) Public recreational facility including neighborhood playground; and
- (9) Accessory Dwelling Unit.

§ 156.026 HIGH DENSITY RESIDENTIAL.

(B) Uses permitted by condition (*conditional use permit required - See §§ et seq. for additional information regarding conditional uses*) include:

- (1) Single-family dwelling;
- (2) Day care center;
- (3) Bed and breakfast;
- (4) Rooming/boarding house;
- (5) Group home;
- (6) Funeral home;
- (7) Community building;
- (8) Cemetery;
- (9) Hospital, assisted living facility, nursing home, orphanage, rehabilitation home;
- (10) Manufactured housing park complex and subdivision;
- (11) Office;
- (12) Recreational facility; ~~and~~
- (13) Civic use; and
- (14) Accessory Dwelling Unit.

§ 156.051 CONDITIONAL USES.

(T) Accessory Dwelling Unit in the Agricultural, Rural Residential, Low Density, Medium Density and High Density zones. Accessory Dwelling Unit (ADU) is a smaller, secondary housing unit built on the same lot as a principal dwelling.

- (1) One Accessory Dwelling Unit allowed per lot; no minimum lot size required.

- (2) The property owner must live in either the principal dwelling or the ADU; a deed restriction to that effect must be recorded prior to the Certificate of Occupancy (CO) being issued. The ADU shall not be sold separately from the principal dwelling unit unless it can be subdivided in accordance with all subdivision regulations and meet all applicable zoning requirements including minimum dwelling size.
- (3) An ADU is allowed only on lots with a single-family dwelling, regardless of the number of units allowed by zoning.
- (4) An ADU may be created through new construction, alteration of an existing structure, addition to an existing structure or conversion of an existing structure to an ADU while simultaneously constructing a new primary dwelling unit on the site. A certificate of occupancy must be issued for the principal dwelling prior to the issuance of a CO for the ADU.
 - (a) Minimum size of the ADU shall be 250 sf and have no more than 2 bedrooms.
 - (b) An ADU may not exceed 40% of the size of the living space of the principal dwelling, or 800 sf, whichever is smaller. However, the Board of Adjustments may allow for an attached ADU to have an increased size in order to efficiently use all floor area on one floor or a portion of an existing house as long as other standards herein are met. Principal dwelling units having 1,000 sf or less, may have an ADU up to 400 sf. For the purpose of this subsection, square footage calculations shall exclude any garage, porch or similar area.
 - (c) ADUs shall meet all building setback, coverage and height requirements of the underlying zone. No detached ADU may be higher than the tallest part of the primary dwelling.
 - (d) Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors unless fencing or landscaping is provided which adequately accomplishes the same purpose.
 - (e) ADUs must be located to the side or rear of the primary dwelling or may be placed next to or above a garage.
 - (f) If the entrance to the ADU is visible from an adjacent street, it shall be designed in a manner as to clearly be subordinate to the entrance of the principal dwelling.
- (5) There are no minimum parking requirements for an ADU.
- (6) Detached ADUs must be permanently affixed to the ground and shall not include a mobile home, bus, travel trailer, RV, trailer, cooler, vehicle or freight container.
- (7) Accessory dwelling units must be connected to the utilities of the principal dwelling unit and may not have separate services, unless the City determines such to be unfeasible.
- (8) If a detached ADU is created from an existing structure that does not meet one or more of the applicable requirements, as stated above, it will be exempt from said requirements so long as no new nonconformities are created. However, any alterations that would result in the structure becoming less conforming is not allowed.
- (9) A deed restriction shall be submitted prior to the issuance of Certificate of Occupancy and/or a Zoning Compliance Permit which states the owner(s) agree to restrict use of the principal home and ADU with the requirements stated herein. The deed restriction shall be filed of record in the Hopkins County Court Clerk's Office by the property owner. At the request of the property owner and after an inspection verifying that the ADU has been removed, the Administrative Official shall record a release of any previously recorded deed restriction for that ADU.

The foregoing Ordinance is read to and presented to a regular meeting of the City Council of Madisonville, Kentucky, for first reading on the 4th day of April 2022 and the second reading on the 18th day of April, 2022. Motion was made by , seconded by , that the Ordinance be adopted as the law of the City of Madisonville, Kentucky, to be effective upon publication, as required by law.

Upon vote being taken thereon, the votes were cast as follows:

It appearing that the Councilmembers voted the Mayor announced that the Motion was and that the above Ordinance would be published as required by law and would be effective as a new Ordinance of the City of Madisonville, Kentucky, immediately upon publication thereof, unless otherwise stated.

Dated 18th day of April, 2022

City of Madisonville, KY

ATTEST:

City of Madisonville, KY

Hopkins County Joint Planning Commission
City of Madisonville ADU Text Amendment

Zoning Text Amendment of the City of Madisonville Zoning Ordinance allowing Accessory Dwelling Units (ADUs) as a conditional use in Rural Residential, Low Density Residential, Medium Density Residential, and High-Density Residential zoning districts. This matter came before Hopkins County Joint Planning Commission at a regular scheduled public hearing.

Findings of Fact

1. On March 24, 2022 a public hearing was held regarding the above referenced request for a zoning text amendment.
2. The applicant (the city of Madisonville) submitted a request for the above referenced zoning text amendment in March of 2022. A complete application was submitted to the office of the Hopkins County Joint Planning Commission.
3. Legal notice was published in the Messenger on March 9, 2022.
4. Director Hughes provided a staff overview of the request;
5. Director Hughes provided a definition for an ADU
 - a. A smaller secondary house built on the same lot of a principal dwelling. Commonly referred to as granny flats, carriage house, or mother-in-law suite.
6. Director Hughes presented the variety of housing and living options permitted currently within the affected zoning district.
7. Director Hughes stated that conditional uses provide flexibility and control
 - a. The addition of ADUs, as a conditional use, expands the development and housing opportunities within the City of Madisonville. However, as a conditional use the Board of Adjustment can critically review each proposed ADUs and determine if the use is appropriate or not
8. Director Hughes stated that the proposed text amendment is consistent with the Comp Plan
 - a. The Comp Plan identifies the following two goals as steps our community needs to take in order to achieve desired growth and promote redevelopment.
 - i. Provide for a variety of housing types, including senior living, affordable living, and new growth areas
 - ii. Re-invest in aging housing areas promote redevelopment
 - b. An ADU is a tool for providing affordable rental housing and promoting smart growth. Internal, attached, and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.
9. Director Hughes made a recommendation to forward a recommendation of approval on to Madisonville City Council.
10. The Commission held discussion regarding the proposed text amendment with Debbie Todd (Zoning Administrator Madisonville), Will Cox (HCJPC Lawyer), and Peter Hughes (HCJPC Director).
11. Commissioner Hefton asked for clarification on setbacks and ownership requirements. Debbie Todd stated that the ADU would meet the accessory structure setback requirements and that the property owner had to live on site, meaning in either the ADU or principal dwelling.
12. Commissioner Black asked how the ownership of the ADU will be monitored to ensure owner occupancy. Debbie Todd stated that the ADUs can be tracked by utilities because only one meter will be permitted and when the name on the water/sewer building changes the property will be flagged.

Hopkins County Joint Planning Commission
City of Madisonville ADU Text Amendment

13. Commissioner Black asked if other municipalities were permitting ADUs. Debbie Todd stated that Louisville permits ADUs and that they have only permitted maybe 12 ADUs in the time that the program has been active.
14. Commissioner McKnight asked if this would allow tiny homes. Debbie Todd stated that tiny homes could be a possibility. ADUs could range from 250 square feet to 800 square feet in size.
15. Commissioner Hefton asked if you could operate a bed and breakfast out of the ADU. Debbie Todd stated no. Will Cox asked what's the difference between Airbnb and bed and breakfast. Debbie Todd stated that the difference is multiple room/unit rental.
16. Commissioner Black asked would a new conditional use be required when ownership changes. Debbie Todd stated yes.
17. Will Cox asked how does the ADU work in high density zoning. Debbie Todd stated the primary use of the property would have to be single family, an ADU would not be permitted on a lot with a duplex.
18. Commissioner Hefton asked if this proposed text amendment has been presented before. Debbie Todd stated that she has attempted to bring the ADU text amendment before, however it never gained any traction.
19. Director Hughes asked if an existing lot with an existing ADU could be purchased and utilized by family/household members without obtaining a conditional use permit. Debbie Todd stated yes that family members could occupy the living space.
20. The public hearing was open.
21. No member of the public spoke in favor or opposition of the request.
22. The public hearing was closed.
23. Commissioner McKnight recommended that the commission approve the proposed text amendment for ADU because the proposed request it is consistent with the Comp Plan initiative to encourage redevelopment.
24. The Commission unanimously approved.

Conclusion and Recommendation

Commissioner McKnight recommended that the commission approve the proposed text amendment for ADU because the proposed request it is consistent with the Comp Plan initiative to encourage redevelopment.


Peter Hughes, Director

**CITY OF MADISONVILLE, KY
ORDINANCE**

**AN ORDINANCE AMENDING CHAPTER 156 OF THE CITY OF MADISONVILLE CODE OF
ORDINANCES RELATING TO TEMPORARY HOUSING DUE TO A DISASTER**

BE IT ORDAINED BY THE CITY OF MADISONVILLE, KY, AS FOLLOWS:

156.180 MANUFACTURED HOUSING

§ 156.181 LOCATION.

- (A) No manufactured/mobile home shall be parked, maintained or used as a dwelling unit on any lot or tract of land except as allowed below:
- (B) Manufactured/mobile homes are allowed in a manufactured housing park (MHP).
- (C) One (1) manufactured/mobile home may be occupied as living quarters for a watchman or caretaker in conjunction with an industrial or commercial establishment or a public or private recreational use when approved by the Board of Adjustments and provided that other adequate facilities are not available on the premises.
- (D) A manufactured/mobile home, travel trailer or camper may be occupied as a temporary living quarters at a construction or excavation site. A renewable temporary certificate of occupancy for such use is required and is to be issued for a period of time not to exceed six (6) months. Any such manufactured/mobile home must be removed from the site no later than thirty (30) days after substantial completion of the construction or excavation process or no later than thirty (30) days after efforts for the timely completion for the construction or excavation project have ceased, whichever occurs first.
- ~~(E) At the discretion of the Board of Adjustments, a temporary conditional use permit may be granted to allow a manufactured/mobile home, travel trailer or camper as a place of temporary residence while an otherwise allowed residential structure, destroyed in some calamity, is being built.~~
- (E) In the event of a natural disaster which results in the destruction of the occupant's dwelling, or in the event same is damaged to such a degree to render such dwelling unsafe or unsuitable for occupancy, a travel trailer or camper may be used for temporary housing in accordance with the following:
 - (1) The unit must have potable water, be connected to a municipal sewer system, an approved septic system or have a wastewater tank (which must be discharged at a wastewater disposal facility) and be connected to an approved source of electrical power;
 - (2) A site plan must be presented detailing the location and size of the unit with the distances from all property lines and rights-of-ways;
 - (3) No more than one travel trailer/camper allowed on a residential lot (except in the case where the site has been designed by FEMA and the City of Madisonville as a temporary housing site);
 - (4) A temporary certificate of occupancy must be obtained from the City of Madisonville for a period not to exceed six (6) months. The temporary certificate of occupancy may be extended for a period not to exceed eighteen (18) months if the occupant demonstrates to the satisfaction of the City that appropriate permanent housing is not readily available to the occupant.

The foregoing Ordinance is read to and presented to a regular meeting of the City Council of Madisonville, Kentucky, for first reading on the 4th day of April, 2022 and the second reading on the 18th

day of April, 2022. Motion was made by , seconded by , that the Ordinance be adopted as the law of the City of Madisonville, Kentucky, to be effective upon publication, as required by law.

Upon vote being taken thereon, the votes were cast as follows:

It appearing that the Councilmembers voted the Mayor announced that the Motion was and that the above Ordinance would be published as required by law and would be effective as a new Ordinance of the City of Madisonville, Kentucky, immediately upon publication thereof, unless otherwise stated.

Dated 18th day of April, 2022

City of Madisonville, KY

ATTEST:

City of Madisonville, KY

Hopkins County Joint Planning Commission
City of Madisonville Temporary Housing Text Amendment

Zoning Text Amendment of the City of Madisonville Zoning Ordinance allowing Temporary Housing in all zoning districts in the event of a disaster. This matter came before Hopkins County Joint Planning Commission at a regular scheduled public hearing.

Findings of Fact

1. On March 24, 2022 a public hearing was held regarding the above referenced request for a zoning text amendment.
2. The applicant (the City of Madisonville) submitted a request for the above referenced zoning text amendment in March of 2022. A complete application was submitted to the office of the Hopkins County Joint Planning Commission.
3. Legal notice was published in the Messenger on March 9, 2022.
4. Director Hughes provided a staff overview of the request;
5. Director Hughes stated that the temporary housing ordinance would permit RVs and travel trailers on a temporary basis not to exceed six months in the event of a natural disaster.
6. Director Hughes stated the current regulations regarding RVs and travel trailers.
7. Director Hughes stated that this the objective of the text amendment was to address future situations similar to 12/10/2022 tornado and provide housing options now.
8. Director Hughes state that the Comprehensive Plan does not directly address the need to provide housing in the event of a natural disaster, however it does state the following:
 - a. "Providing housing options for those that are in a transitions or rough economic situation due to employment or special needs is important."
9. Director Hughes stated that KRS 100.213 states the following:
 - a. "That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area,"
10. Director Hughes made a recommendation to forward a recommendation of approval on to the Madisonville City Council.
11. The Commission held discussion regarding the proposed text amendment with Debbie Todd (Zoning Administrator Madisonville), Will Cox (HCJPC Lawyer), and Peter Hughes (HCJPC Director).
12. Commissioner McKnight asked for clarification on what the definition of a natural disaster. Debbie Todd stated the intent was to keep the term vague in order to be flexible with the administration of the text amendment.
13. Will Cox asked if the disaster criteria is limited to Hopkins County disasters or could disasters outside Hopkins County qualify. Debbie Todd stated that the temp housing text amendment is not limited to Hopkins County disasters.
14. Greg Hefton asked if this will be a conditional use. Debbie Todd stated no because the intent is to provide emergency relief and the conditional use process take upwards of 3 weeks.
15. The public hearing was open.
16. No member of the public spoke in favor or opposition of the request.
17. The public hearing was closed.
18. Commissioner Hefton recommended that the definition of natural disaster be defined more clearly and made a motion to approve the text amendment because it is consistent with Comp Plan and in light of the 12/10/2021 disaster.
19. The Commission unanimously approved.

Hopkins County Joint Planning Commission
City of Madisonville Temporary Housing Text Amendment

Conclusion and Recommendation

Commissioner Hefton recommended that the definition of natural disaster be defined more clearly and made a motion to approve the text amendment because it is consistent with Comp Plan and in light of the 12/10/2021 disaster.



Peter Hughes, Director

Attachment: Temp Housing (1983 : Amendment Chapter 156 relating to temporary housing due to a disaster)

**CITY OF MADISONVILLE
RESOLUTION**

ACCEPT BIDS FOR WATER SYSTEM IMPROVEMENTS

WHEREAS, the City of Madisonville opened bids for Water System Improvements for the Bartlett Drive 10 Inch Water Line on March 22, 2022 at 2:00 p.m.; and

WHEREAS, the City of Madisonville received four bids as follows:

Name	Bid Amount
Infinity Pipeline, Inc.	\$695,178.00
Twin States Utilities & Excavation, Inc.	\$774,700.00
Bobby Luttrell & Sons, LC	\$877,381.00
Deig Bros Lumber & Construction Co., Inc.	\$1,206,625.00

WHEREAS, the City of Madisonville had contracted J.R. Waufod Consulting Engineers who has submitted a letter attached March 24, 2022 recommending Twin States Utilities and Excavation, Inc.

NOW THEREFORE, BE IT RESOLVED that the City Council accepts and awards the bid for the water system improvements for the Bartlett Drive, 10-inch water line to Twin States Utilities and Excavation, Inc., in the amount of \$774,700.00

ADOPTED on this 4th day of April, 2022.

ATTEST:

WAUFORD

J. R. Wauford & Company, Consulting Engineers, Inc.
www.jrwauford.com

March 24, 2022

Mr. Keith Browning
Water Distribution Superintendent
City of Madisonville
550 McCoy Avenue
Madisonville, Kentucky 42431-2652

RE: Water System Improvements
Bartlett Drive 10-inch Water Line
Madisonville, Kentucky
Wauford Project No. 2146; Contract 21-01

Dear Mr. Browning:

As you are aware, four bids were received in your presence at 2:00 p.m. Central Time, March 22, 2022 with the following unit price bid results which are depicted at the attached Bid Tabulation Sheet.

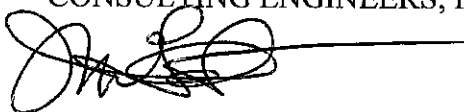
Infinity Pipeline, Inc.	\$695,178.00
Twin States Utilities and Excavation, Inc.	\$774,700.00
Bobby Luttrell & Sons, LLC	\$877,381.00
Deig Bros Lumber & Construction Co., Inc.	\$1,206,625.00

We have no direct experience with Infinity Pipeline, Inc. although we worked with the President of their company on a sewer project several years ago. Twin States Utilities & Excavation, Inc. has direct experience with your utility as they completed the Madison Square sewer project with very good results. We will enforce the contract with either bidder and respect Madisonville's decision to award the contract to a contractor they have had good experience with on past projects. This contract is unit price meaning that the final contract price will reflect the actual quantities used to complete the project.

Please do not hesitate to contact me if you have questions or need additional information.

Yours very truly,

J. R. WAUFORD & COMPANY,
CONSULTING ENGINEERS, INC.



J. Gregory Davenport, P.E.
President

JGD:lan
Attachment

60 Volunteer Boulevard
Jackson, Tennessee 38305
(731) 668-1953
Fax (731) 668-6809

2835 Lebanon Pike
P.O. Box 140350 Nashville,
Tennessee 37214
(615) 883-3243
Fax (615) 391-3710

908 West Broadway Avenue
Maryville, Tennessee 37801
(865) 984-9638
Fax (865) 983-4327



PROCLAMATION

WHEREAS, National Child Abuse Prevention Month will be recognized throughout the United States, as well as in the Commonwealth of Kentucky during the month of April, 2022; and

WHEREAS, preventing child abuse and neglect is a community problem that depends on involvement among people throughout the community to help strengthen families and nurture our children;

WHEREAS, child abuse and neglect can be reduced by making sure each family has the support they need to raise their children in a healthy environment; and

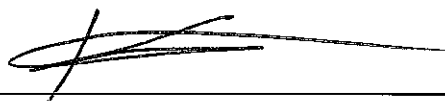
WHEREAS, child abuse is one of our nation's most serious public health problems with scientific studies documenting the link between the abuse and neglect of children and a wide range of medical, emotional, psychological and behavioral disorders; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships created among state and local government agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community; and

NOW THEREFORE, BE IT RESOLVED, that I, Mayor Kevin Cotton, do hereby proclaim April 2022, as

“CHILD ABUSE PREVENTION MONTH”

in Madisonville, Kentucky, and urge all citizens to increase their participation in our efforts to prevent child abuse and strengthen our communities.



Kevin Cotton
Mayor