



AGENDA

- 1. CALL TO ORDER BY MAYOR KEVIN COTTON**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A. Approval of Minutes of March 20, 2023
- 6. APPROVAL OF BILLS AND PAYROLL**
 - A. Bills and Payroll
- 7. DEPARTMENT REPORTS**
 - A. Business License Report
 - B. Zoning Department Report
- 8. Council Committee Reports**
 - A. Tourism Committee Report
 - B. Water/Wastewater Committee Report
- 9. NEW BUSINESS**
 - A. Resolutions
 - A. Resolution to declare a vehicle as surplus
- 10. ITEM FOR DISCUSSION**
 - A. Discussion of Bid for 712 East Broadway
- 11. Closed Session per KRS 61.810 (c) Discussions of proposed or pending litigation against or on behalf of the public agency.**
- 12. ADJOURNMENT**



MINUTES

1. **CALL TO ORDER BY MAYOR KEVIN COTTON**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**

Rev. Marvin Hightower

4. **ROLL CALL**

Present: Council Member Misty Cavanaugh, Council Member Tony Space, City Council Member Larry Noffsinger, Council Member Frank Stevenson, Council Member Chad Menser

Absent: Council Member Adam Townsend

5. **APPROVAL OF MINUTES**

A. Minutes of March 6, 2023

RESULT: Approval of minutes of March 6, 2023

MOVER: City Council Member Larry Noffsinger

SECONDER: Council Member Tony Space

AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser

NOES: None

ABSTAIN: None

6. **APPROVAL OF BILLS AND PAYROLL**

A. Bills and Payroll

RESULT: Approval of Bills and Payroll

MOVER: City Council Member Larry Noffsinger

SECONDER: Council Member Frank Stevenson

AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser

NOES: None

ABSTAIN: None

7. **Audit Report - Theresa Jones, CPA**

8. **DEPARTMENT REPORTS**

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

9. NEW BUSINESS

A. Ordinances

A. **SECOND READING OF ORDINANCE CONFIRMING THE SALE AND AWARDING A NON-EXCLUSIVE FRANCHISE TO ATMOS ENERGY CORPORATION**

RESULT: Motion to approve the second reading of the ordinance
MOVER: City Council Member Larry Noffsinger
SECONDER: Council Member Frank Stevenson
AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser
NOES: None
ABSTAIN: None

B. Resolutions

A. Resolution to declare equipment as surplus property

RESULT: Approval of Resolution to surplus Electric Department Equipment
MOVER: Council Member Chad Menser
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser
NOES: None
ABSTAIN: None

B. Resolution declaring an emergency, waiving formal competitive bidding procedures, authorizing the city to replace the roof at the Economic Development Corporation

RESULT: Approval to declare an emergency to repair roof at economic development
MOVER: Council Member Chad Menser
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser
NOES: None
ABSTAIN: None

C. Resolution awarding the repair of the roof to the Economic Development Corporation

RESULT: Approval to accept quote from Downey Const., in the amount of \$42,800.00 plus 1,500 - 20 yr warranty

MOVER: Council Member Chad Menser
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser
NOES: None
ABSTAIN: None

C. Item for Discussion - Road Closure Request

RESULT: Approval for road closure for Skyview Skate Shop
MOVER: Council Member Frank Stevenson
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser
NOES: None
ABSTAIN: None

10. **ADJOURNMENT**

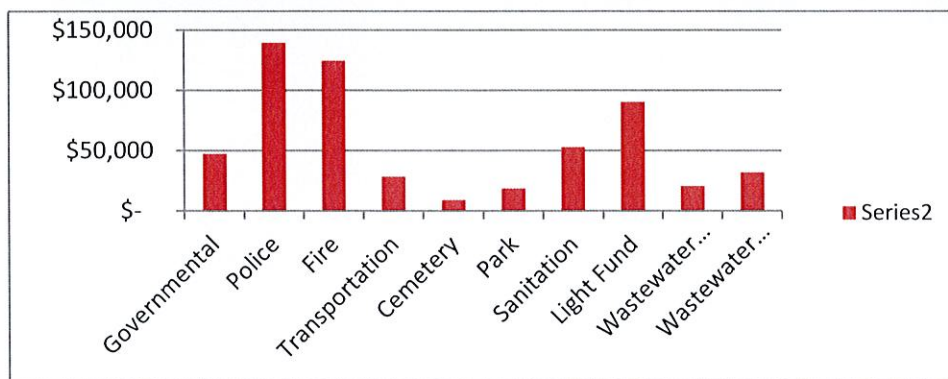
RESULT: Adjourn
MOVER: Council Member Tony Space
SECONDER: Council Member Misty Cavanaugh
AYES: Misty Cavanaugh, Tony Space, Larry Noffsinger, Frank Stevenson, Chad Menser
NOES: None
ABSTAIN: None

Bills and Payroll for Council Meeting 4/03/2023

Co#	Bank#	Fund Name	
100	1	General Fund	\$ 124,390.19
			\$ 136,487.13
		Total General Fund	\$ 260,877.32
190	7	Sanitation	\$ 5,053.95
			\$ 147,075.27
		Total Sanitation	\$ 152,129.22
200	7	Electric/Utility Office	\$ 160,385.27
			\$ 2,197.26
		Total Electric/Utility Office	\$ 162,582.53
210	6	Water and Filter	\$ 69,236.65
			\$ 9,876.12
		Total Water Filter	\$ 79,112.77
210	7	Waste Water Collection and Treatment	\$ 56,346.98
			\$ 19,855.58
		Total Wastewater Collection and Treatment	\$ 76,202.56

Estimated Payroll

Co#	Dept #	Department Name	Amount
100	Various	Governmental	\$ 47,347
100	2100	Police	\$ 139,656
100	2300	Fire	\$ 124,789
100	3300	Transportation	\$ 28,361
100	5000	Cemetery	\$ 8,911
100	7000	Park	\$ 18,599
190	3100	Sanitation	\$ 52,979
200	1000/4500	Light Fund	\$ 90,382
200	2000	Wastewater Treatment	\$ 20,509
200	2001	Wastewater Collection	\$ 31,849
200	4700/4600	Water and Filter	\$ 47,254
		Total Payroll	\$ 610,636



Number of Employees paid March 31, 2023
See next page

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	6,788.70	.00	.00	6,788.70
100	1200	ADMINISTRATION	14,790.54	.00	.00	14,790.54
100	1400	FINANCE	12,792.96	.00	.00	12,792.96
100	1500	CITY CLERK	7,626.41	21.00	.00	7,647.41
100	1700	ZONING	4,103.22	.00	.00	4,103.22
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	1,224.00	.00	.00	1,224.00
		Total Government	47,325.83	21.00	.00	47,346.83
100	2100	POLICE DEPT-MADISO	112,046.52	20,572.58	.00	132,619.10
100	2150	POLICE FICA	6,757.23	279.46	.00	7,036.69
		Total Police	118,803.75	20,852.04	.00	139,655.79
100	2300	FIRE DEPT-MADISONV	79,807.15	43,331.87	376.00	123,515.02
100	2350	FIRE FICA/NON HAZA	1,274.24	.00	.00	1,274.24
		Total Fire	81,081.39	43,331.87	376.00	124,789.26
100	3300	TRANSPORTATION DEP	28,148.21	213.28	.00	28,361.49
		Total Transportati	28,148.21	213.28	.00	28,361.49
100	5000	CEMETERY DEPARTMEN	8,792.18	119.25	.00	8,911.43
		Total Cemetery	8,792.18	119.25	.00	8,911.43
100	7000	PARK DEPARTMENT	18,031.15	568.06	.00	18,599.21
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	18,031.15	568.06	.00	18,599.21
190	3100	SANITATION DEPARTM	51,348.77	1,629.84	.00	52,978.61
		Total Sanitation	51,348.77	1,629.84	.00	52,978.61
200	1000	UTILITY OFFICE	22,771.11	363.22	.00	23,134.33
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	66,309.00	938.65	.00	67,247.65
		Total Utility Offi	89,080.11	1,301.87	.00	90,381.98
210	2000	WASTEWATER TREATME	18,868.17	1,640.64	.00	20,508.81
210	2001	WASTEWATER COLLECT	29,672.69	2,176.30	.00	31,848.99
		Total Wastewater T	48,540.86	3,816.94	.00	52,357.80
211	4600	FILTER DEPARTMENT	17,313.92	1,441.57	.00	18,755.49
211	4700	WATER DEPARTMENT	27,974.80	523.47	.00	28,498.27
		Total Water	45,288.72	1,965.04	.00	47,253.76
		Grand Totals	536,440.97	73,819.19	376.00	610,636.16

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	.00	.00	.00	.00
100	1200	ADMINISTRATION	42.00	.00	.00	42.00
100	1400	FINANCE	76.00	.00	.00	76.00
100	1500	CITY CLERK	80.00	1.00	.00	81.00
100	1700	ZONING	70.00	.00	.00	70.00
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	.00	.00	.00	.00
		Total Government	268.00	1.00	.00	269.00
100	2100	POLICE DEPT-MADISO	3,705.50	458.00	.00	4,163.50
100	2150	POLICE FICA	350.00	8.50	.00	358.50
		Total Police	4,055.50	466.50	.00	4,522.00
100	2300	FIRE DEPT-MADISONV	4,789.00	1,869.25	14.75	6,673.00
100	2350	FIRE FICA/NON HAZA	48.00	.00	.00	48.00
		Total Fire	4,837.00	1,869.25	14.75	6,721.00
100	3300	TRANSPORTATION DEP	1,567.84	6.75	.00	1,574.59
		Total Transportati	1,567.84	6.75	.00	1,574.59
100	5000	CEMETERY DEPARTMEN	495.25	4.75	.00	500.00
		Total Cemetery	495.25	4.75	.00	500.00
100	7000	PARK DEPARTMENT	845.50	26.50	.00	872.00
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	845.50	26.50	.00	872.00
190	3100	SANITATION DEPARTM	2,361.51	49.75	.00	2,411.26
		Total Sanitation	2,361.51	49.75	.00	2,411.26
200	1000	UTILITY OFFICE	792.25	13.50	.00	805.75
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	1,697.00	17.75	.00	1,714.75
		Total Utility Offi	2,489.25	31.25	.00	2,520.50
210	2000	WASTEWATER TREATME	627.51	47.75	.00	675.26
210	2001	WASTEWATER COLLECT	1,466.50	79.00	.00	1,545.50
		Total Wastewater T	2,094.01	126.75	.00	2,220.76
211	4600	FILTER DEPARTMENT	784.25	46.75	.00	831.00
211	4700	WATER DEPARTMENT	1,203.00	16.50	.00	1,219.50
		Total Water	1,987.25	63.25	.00	2,050.50
		Grand Totals	21,001.11	2,645.75	14.75	23,661.61

CMP	DEPT	NAME	DATE	TOTAL	FULL	PART
100	1100	ELECTED OFFICIALS	3/31/23	7	1	6
100	1200	ADMINISTRATION	3/31/23	6	5	1
100	1400	FINANCE	3/31/23	5	5	
100	1500	CITY CLERK	3/31/23	4	4	
100	1600	AIRPORT	3/31/23	4	4	
100	1700	ZONING	3/31/23	2	2	
100	1800	HUMAN RESOURCES	3/31/23	4	4	
100	2100	POLICE DEPT-MADISONVILLE	3/31/23	49	44	5
100	2150	POLICE FICA	3/31/23	7	2	5
100	2151	DISPATCH	3/31/23	13	13	
100	2200	ALCOHOLIC BEVERAGE CONTROL	3/31/23	1		1
100	2300	FIRE DEPT-MADISONVILLE	3/31/23	62	62	
100	2350	FIRE FICA/NON HAZARDOUS	3/31/23	1	1	
100	3300	TRANSPORTATION DEPT	3/31/23	20	18	2
100	5000	CEMETERY DEPARTMENT	3/31/23	7	7	
100	7000	PARK DEPARTMENT	3/31/23	17	13	4
100	7200	MAHR PARK	3/31/23	9	6	3
190	3100	SANITATION DEPARTMENT	3/31/23	30	29	1
200	1000	UTILITY OFFICE	3/31/23	13	13	
200	4500	LIGHT DISTRIBUTION DEPT	3/31/23	22	22	
210	2000	WASTEWATER TREATMENT	3/31/23	9	9	
210	2001	WASTEWATER COLLECTION	3/31/23	19	19	
210	2002	ENGINEERING & STORMWATER	3/31/23	5	5	
211	4600	FILTER DEPARTMENT	3/31/23	11	11	
211	4700	WATER DEPARTMENT	3/31/23	17	17	
		Totals		344	316	28

START-DT	NAME	DBA
3/01/23	LEO RUSSELL	PRIDE TECHNOLOGIES LLC
3/01/23	DONNA STRICKLIN	NATURAL GARDEN DESIGNS BY DONNA
3/09/23	TIM COBLE	DBA SOUTHEAST CONTRACTORS, LLC
3/01/23	HUNTINGTON BILLBOARDS	
3/22/23	RAY GROVES	RAY GROVES CONTRACTING
3/01/23	BLAKE TAYLOR	DBA REVIVE CHIROPRACTIC
3/21/23	NATHAN HERRON	B&N COSTRUCTION LLC
3/06/23	MATTHEW GORDON	LAWN CARE MONSTER
3/01/23	RONALD J BERGMAN	DOWN TO EARTH MOWING, LLC
3/10/23	KIMBERLY WARD	DANIEL'S TOWING
3/13/23	DEBRA SKINNER	LITTLE SOUTHERN GUY & GAL BOUTIQUE
3/13/23	LATOYA HOBGOOD	GOOD AND CLEAN
3/13/23	ERIC JANTZ	JANTZ BUILDERS
3/16/23	RYAN DEXTER	T & D LIQUIDATIONS
3/17/23	ROSIE MILL BOUTIQUE	
3/01/23	TRAVIS MARSH AND RAY TAPP	ALLEGiant POOLS, LLC
3/23/23	MATTHEW SAMPSON	SUNDAY HANDBAG LLC
3/27/23	TYRON BOWMAN	WAKE UP CREW
3/27/23	NICHOLE BAXTER	ROSE CREATION
3/28/23	JAMES ALEXANDER STANLEY	DBA STANLEY OUTDOOR SERVICES
3/29/23	MACKENZIE E SAILING	HAIR BY MACKENZIE SAILING
3/08/23	CHRIS CATES	DBA FUTURE 5 PROPERTIES, LLC
3/16/23	JOSH MITCHELL & SKIP MCGAW	T & M ASSET MANAGEMENT LLC

ZONING & PERMIT OFFICE

MONTHLY ACTIVITY REPORT

March 2023

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES COLLECTED
Type of Construction			
New Residential/SFD	\$250,000	1	\$340
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$128,000	4	\$331
Residential Accessory	\$83,730	3	\$139
Residential Alteration	\$35,000	2	\$217
New Commercial	\$180,000	1	*\$0
Commercial Addition	\$0	0	\$0
Commercial Accessory	\$0	0	\$0
Commercial Alteration	\$6,000	2	\$304
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$682,730	13	\$1,331

SIGN PERMITS	1	\$25
Name	Location	
Nice Guy Vapors/Custom Sign & Engineering	460 Hudson Park Dr	

DEMOLITION PERMITS	2	**\$25
Name	Location	
City of Madisonville/Robert Janes	Behind 900 McCoy Ave	
165 Madisonville KY LLC/Smiley Excavating LLC	234 North Scott St	

HVAC PERMITS	4	\$890
Name	Location	
Jeremiah Marsh	441 & 443 Logan St	
Jerry Winters	130 Strata Ct	
Jerry Winters	134 Dempsey St	
Hopkins County Heating & AC	754 Hopewell St	

MAJOR DEVELOPMENT PLANS	0	N/A
Name	Location	

ZONING MAP/TEXT AMENDMENTS	0	\$0
Name	Location	

		# PERMITS ISSUED	FEES COLLECTED
ZONING COMPLIANCE REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
DIMENSIONAL VARIANCE		0	\$0
<i>Name</i>	<i>Location</i>		
CONDITIONAL USE		0	\$0
<i>Name</i>	<i>Location</i>		
UTILITY REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
MISCELLANEOUS/ADDITIONAL FEES		0	\$0
<i>Name</i>	<i>Location</i>		
COA'S (Historic District Commission)		0	N/A
<i>Name</i>	<i>Location</i>		
SPECIAL USE PERMITS (Outside Sales)		0	N/A
<i>Name</i>	<i>Location</i>		
MOBILE FOOD VENDOR PERMIT		4	\$400
<i>Name</i>	<i>Location</i>		
21 Cheese Sticks Inc./Rajiv Johar	Commercial Properties & City Lot		
B & B Like Mother Like Daughter LLC/Brooklyn Cox	Commercial Properties		
C & W BBQ/Cameron Crook	Commercial Properties, City Events & Festus Claybon Park		
What's The Scoop/Alesha McDonald	Commercial Properties & Events at Festus Claybon Park		
ACTIVITY TOTAL FOR THE MONTH		24	\$2,671

*Fees Waived for BP # 7228_91 Renfro Drive_New Commercial_Training Center for Fire Department--per City of Madisonville.

**Fees Waived for Demo Permit # 661_900 McCoy Avenue (at rear of property Old Water Filtration Plant) --per City of Madisonville.

**CITY OF MADISONVILLE
BUILDING PERMIT MONTHLY REPORT**

March 2023

Permit #	Issued	Construciton Address	Owner	Contractor	Construction Type	Proposed Use	Permit Fee	Construction Cost	Square Feet
7226	3/1/23	23 Sugg Street (Second Floor)	Joe Thomas	Joe Thomas	Commercial Alteration	Bathroom	\$54	\$5,000	56
7227	3/3/23	629 South Madison Avenue	Andrew Neal Crider	M & N Fabrication /Lowe's	Residential Accessory	Privacy Fence	\$25	\$4,900	0
7228	3/14/23	91 Renfro Drive	City of Madisonville	Keystone Construction, LLC	New Commercial	TrainingCenter for Fire Dept	\$0	\$180,000	2400
7229	3/3/23	155 Audubon Loop	Leonard & Barbara O' Nan	TuffShed/ Home Depot	Residential Accessory	Storage Building	\$25	\$5,200	120
7231	3/8/23	120 Shamrock Drive	Reginald (Roy) & Tracy Marran	Roy Marran	Residential Addition	Living Space	\$129	\$90,000	990
7232	3/8/23	717 Gainesway Drive	Robert & Elizabeth Simon	Elizabeth (Beth) Simon	Residential Addition	Deck	\$56	\$1,000	79.8
7233	3/8/23	238 Audubon Loop	David R. Beverly	Tylan Smith	Residential Addition	Living Space /Covered Porch	\$87	\$7,000	462
7234	3/9/23	130 Strata Court	Pullin Group, LLC	Pullin Group, LLC/Dan Pullin	New Residential	Single Family Dwelling	\$340	\$250,000	2690
7235	3/14/23	778 East Center Street	Garrett Mine Supply "Kolb's Kaboom"	Kolb's Kabooms/ Rvan & Wendv Kolb	Commercial Alteration	Retail/Permane nt Firework	\$250	\$1,000	2400
7236	3/17/23	90 Spyglass Court	Chad Muirhead	Aloha Pools-Paducah /Brock Lowerv	Residential Accessory	In-Ground Pool	\$89	\$73,630	800
7237	3/22/23	165 Celeste Lane	David Wells	Kalem Tippet	Residential Addition	Living Space	\$59	\$30,000	112
7238	3/27/23	368 West Arch Street	Danny Yero	Yero Rentals	Residential Alteration	Single Family Dwelling	\$113	\$25,000	792
7239	3/27/23	360 West Arch Street	Danny Yero	Yero Rentals	Residential Alteration	Single Family Dwelling	\$104	\$10,000	680
					Totals	13	\$1,331	\$682,730	

YTD ACTIVITY REPORT

JANUARY 2023 - MARCH 2023

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES COLLECTED
Type of Construction			
New Residential/SFD	\$650,000	3	\$924
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$137,000	6	\$448
Residential Accessory	\$98,230	7	\$287
Residential Alteration	\$210,000	4	\$659
New Commercial	\$180,000	1	\$0
Commercial Addition	\$0	0	\$0
Commercial Accessory	\$89,306	1	\$288
Commercial Alteration	\$156,000	6	\$1,323
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$100,000	1	\$274
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$1,620,536	29	\$4,203
SIGN PERMITS		5	\$800
DEMOLITION PERMITS		4	\$45
HVAC PERMITS		11	\$1,890
MAJOR DEVELOPMENT PLANS		0	N/A
ZONING MAP/TEXT AMENDMENTS		1	\$250
ZONING COMPLIANCE REQUESTS		0	\$0
DIMENSIONAL VARIANCE PERMITS		0	\$0
CONDITIONAL USE PERMITS		0	\$0
UTILITY REQUESTS		0	\$0
MISCELLANEOUS/ADDITIONAL FEES		0	\$0
COA's (Historic District Commission)		1	N/A
SPECIAL USE PERMITS (Outside Sales)		0	N/A
MOBILE FOOD VENDOR PERMITS		14	\$1,400
YEAR TO DATE TOTAL		65	\$8,588

Prepared by: Bonnie Smith, Zoning Administrative Assistant

CITY OF MADISONVILLE

POLICIES and PROCEDURES

of the

WASTEWATER COLLECTION DEPARTMENT

June 16, 2003

Amended June 7, 2016

Amended April 3, 2023

ENGINEERING DEPARTMENT
900 McCoy AVENUE
MADISONVILLE, KENTUCKY 42431
Telephone (270) 824-2187 Facsimile (270) 824-2188

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3.1 Use of Public Sanitary Sewer Service

Description and Need of Policy

A policy to define the conditions of use of the public wastewater system of the City.

Policy

To assure the safety and integrity of the City's complete wastewater system, the conditions of use are established by its Sewer Use Ordinance, No. 52.01.

Additional Comments

Contact	City Engineer
Telephone Number	(270) 824-2187

3.2 Design and Construction Standards Manual

Description and Need of Policy

Because construction and expansion of the wastewater system is often accomplished by developers, who later deed the system to the city, minimum standards for design and construction are required to protect the public welfare.

Policy

The Engineering Department shall promulgate design and construction standards for the City's wastewater collection system.

These standards will be reviewed from time to time to assure compliance with Federal or State regulations, to take advantage of improved material or construction techniques, or to correct shortcomings in the current edition.

Additional Comments

Contact	City Engineer
Telephone Number	(270) 824-2187

3.3 Relocating or Adjustment of Wastewater Facilities

Description and Need of Policy

A policy establishing the rights of the City with respect to the position of wastewater facilities.

Policy

Wastewater facilities are generally located within road rights-of-way. In cases where a wastewater facility is located on private property, such facility shall be located in a utility easement. In the case where an easement has not been recorded, an easement shall be considered to exist based on the principal of adverse possession.

Should a customer consider the location of the wastewater facilities unacceptable, a request for relocation may be made to the city. This will include mains and that are within an area of proposed construction. If feasible, the city will relocate the facility as requested. The customer will be billed for the actual cost of the relocation.

All wastewater facilities the city considers to be unsatisfactory may also be moved to a more suitable location on the City's initiative.

Fees or Costs

The customer shall pay actual costs associated with relocation should the customer initiate the relocation either by request, or past or proposed construction. This includes facilities located either in right-of-ways or easements.

If the City initiates the relocation for the City's convenience, the city will pay costs.

Additional Comments

Contact	City Engineer
Telephone Number	(270) 824-2187

3.4 Application for Wastewater Service

Description and Need of Policy

A policy to establish types of wastewater services and the conditions that those services will be provided.

Policy

Persons desiring wastewater service shall make application to the City, in writing, upon forms provided by the City. The application shall state fully the nature of the wastewater to be discharged and that the customer shall abide by the Rules, Rates, and Charges of the City then in force, or which thereafter are adopted. The application shall be signed by the owner or tenant of the premise and shall state the location of the premise to be served, including street, street number, subdivision, and lot number. In the event the owner of the premise desires to be billed rather than the tenant, the owner shall make application in accordance with the provisions of the Rules, Rates and Charges of Madisonville Municipal Utilities.

Within the corporate limits of the City, if the premises to be served are new construction, the applicant shall provide a copy of the building permit.

Fees or Costs

Current costs for a standard service installation, assuming there is a wastewater main of sufficient size abutting the property, are:

6-inch	short-side	\$ 800
	long-side	\$ 800
8-inch	short-side	\$ 800
	long-side	\$ 800
Manhole, Complete		\$1,500
Manhole, Core Existing		\$ 800 + Specialty Contractor Price

Additional Comments

"Standard Service" (charged per fee schedule) is defined as a residential subdivision or rural road where the main fronts the lot and the road are a simple 24-foot wide two-lane;

"Non-Standard Service" (charged as actual cost) is defined as a crossing beyond that of a simple 24-foot-wide two-lane road, such as a state highway;

The City is constrained by both State rules and its own desire for additional services not to adversely impact existing customers. There is a limit to the number and type of services that can be placed on a given line. This number varies throughout the system, and cannot be defined as "so many on this size line, so many on this larger line."

Therefore, service availability may require a hydraulic study to determine if capacity is available. In some cases, a main extension or upgrade will also be required.

Contact Utility Office Manager

Telephone Number (270) 824-2102

3.5 Customers Not to Provide Wastewater Service to Others

Description and Need of Policy

A policy to ensure that all wastewater service is properly provided and accounted for by the City.

Policy

Customers shall not provide wastewater service or collect wastewater from other premises without the consent of the City.

Additional Comments

Contact Wastewater Collection Superintendent

Telephone Number (270) 821-3717

3. 6 Unaccounted or Unauthorized Service

Description and Need of Policy

A policy that establishes the prohibition of unaccounted or unknown wastewater service connections and the action/penalties for discovered unaccounted or unknown wastewater service.

Policy

In the case of discovered unknown connections that are used for discharge, and that normally would be coupled with a metered connection, a charge will be calculated based on industry standards for the time period that the connection was in operation.

In addition to payment for estimated service, a penalty of 100% of the estimated service charge will be added to this calculated bill. The bill will be due in full with no provision for time payments. If the customer can provide reasonable proof that he was unaware of the unmetered connection, time payments may be allowed.

For a connection to be considered unknown or unaccounted for, the customer generally would have a metered water connection and knowingly not be paying a wastewater use bill.

Additional Comments

Contact Wastewater Collection Superintendent

Telephone Number (270) 824-3717

3.7 Discontinuance of Service

Description and Need of Policy

A policy to establish a clear understanding of the conditions where wastewater service may be discontinued.

Policy

The city may discontinue wastewater service for the following reasons:

1. Non-payment of bills,
2. Fraud or abuse,
3. Noncompliance with the Rules, Regulations, Rates, and Charges or any other policy of the City.

Fees or Costs

The customer shall be liable for all costs associated with reestablishing wastewater service. This may include, but not be limited to, collection of revenue that was not realized due to nonpayment or fraud, attorney or collection agency fees associated with collecting money due, and reconnection costs, including additional account deposit.

Additional Comments

Contact Utility Office Manager

Telephone Number (270) 824-2102

3.8 No Guarantee of System Capacity

Description and Need of Policy

A policy to communicate to wastewater customers that while every attempt will be made to provide a continuous wastewater system capacity, events may occur that are beyond the control of the City. Accidents may also occur that will interrupt the ability to provide wastewater service.

The City limits its liability to the loss of service only, not the results that may mean to the customer. Otherwise, a main break could potentially have the city paying for loss revenues, loss wages, *et cetera*.

Policy

The City does not guarantee any fixed or continuous wastewater system capacity. In the event of breaks in mains, service lines, pumping machinery, or loss of electrical power, the system capacity may be reduced or shut off without notice, and the City shall not be liable for any damages, which may arise therefrom.

When a planned wastewater system shut off occurs, City personnel shall attempt to notify the affected customers.

Additional Comments

Contact	City Engineer
Telephone Number	(270) 824-2187

3.9 Responsibility for Property of Customer

Description and Need of Policy

A policy establishing the limits of the City's liability for wastewater damage to a customer's property and highlight action customers may want to take to protect their property.

Policy

The City shall not assume responsibility for damages incurred by wastewater overflows that results from stoppages on the customer's private wastewater service line.

The customer is responsible for maintaining the flow capacity of the private wastewater service line from the house to the City's main. This includes solids build-up and tree root intrusions. Customers are required to have minimal cleanouts at the house and at the property line to enable plumbers to access and clean these lines.

The City is responsible for the structural integrity of the service line from the main to the property line.

The City may be responsible for stoppages that occur on a city main, and private property damage that may result.

Additional Comments See Policy 3.12

Contact Wastewater Collection Superintendent

Telephone Number (270) 824-3717

3.10 Responsibility for Damages to Customer's Private Wastewater Line

Description and Need of Policy

A policy establishing the City's accepted liability and under what conditions claims will be considered.

Policy

The City shall not assume liability for damages incurred by a wastewater customer when damages result from:

1. Damages caused by defective operation or condition of customer's plumbing system,
2. Damages caused by a defective condition in the City's wastewater system, unless the City received actual or constructive notice of the defective condition with sufficient time to amend.

All claims resulting from negligent operation, negligent installation, or negligent repairs, and all claims arising out of sudden and unexpected emergency repair work, will be handled on a case-by-case basis within the scope of the City's insurance underwriter's policies, and within the scope of general law, including the Kentucky Department of Insurance policies.

All claims resulting from negligent operation, negligent installation, or negligent repairs, and all claims arising out of sudden and unexpected emergency repair work, will be handled on a case-by-case basis within the scope of the policies, and within the scope of general law, including the Kentucky

Additional Comments See Policy 3.12

Contact Wastewater Collection Superintendent

Telephone Number (270) 824-3717

3.11 Responsibility for Property of City

Description and Need of Policy

The city has wastewater facilities throughout Madisonville and some in the surrounding environs of Hopkins County. These facilities must be protected for the sake of the city and the wellbeing of the City's wastewater customer. This policy establishes the responsibility and liability of others towards City property.

Policy

All persons that encounter the City wastewater system shall be liable for damages their actions may cause. This includes from the collection, treatment, and disposal facilities.

The city is a member of *Kentucky Underground Protection Inc. (B.U.D.)*. When excavation is contemplated, telephone calls to the B.U.D. are required to establish locations for underground facilities. Failure to give prior notice for underground facility locations shall be considered negligence and repair damages will be due.

Willful damage to wastewater facilities will be considered gross negligence and repair damages will be due and punitive damages may be sought.

Additional Comments

Contact Wastewater Collection Superintendent

Telephone Number (270) 824-3717

3.12 Sewer Cleaning and/or Flushing

Description and Need of Policy

The most common occurrence of problems with sewer systems is the blockage of lines. This policy makes the distinction between lines that are properly identified as City mains subject to the City's maintenance of flow, and private service lines (laterals), subject to the property owner's maintenance of flow.

Policy

Sanitary sewer maintenance involving clearing obstruction with City equipment is to be restricted to maintenance of the sanitary sewer main and not private service lines. A main is generally described as having two or more private connections and is within public right of ways or easements.

Property Owner's Responsibility

1. If the customer is unsure if a blockage is on the private lateral, the first call should be made to the City's Wastewater Collection Department to determine if the blockage is on private lateral or public sewer main. If determined to be on the private lateral the property owner is responsible for clearing line.
2. The property owner should then call a plumber to inspect the private line from the house to the City's main. If an obstruction is identified or suspected, the plumber should act to remove it from the line.
3. The property owner is required to abide by the Sewer Use Ordinance §52.34 and not discharge non-sanitary waste that can cause blockages. This includes items such as rags and disposable diapers.
4. Even though a portion of the service line is within a public right of way or easement, it is installed for the use of the customer, not the system. Therefore, its maintenance of flow and discharge capacity is the responsibility of the property owner.
5. The property owner is required to maintain trees in such a manner as to avoid root intrusion in the sewer system.
6. If an obstruction occurs or is suspected, the property owner should employ a qualified plumber to determine the nature of the problem.
7. The property owner is required to have an approved clean-out both adjacent to the building and at the right of way or easement line.

8. The property owner for new construction is required to have a cleanout either adjacent to the building or inside the building, and also at the property line.
9. When the plumbing of a property is modified through expansion or renovation, the property owner is required to have a cleanout either adjacent to the building or inside the building, and also at the property line.

Plumber's Responsibility

1. If the obstruction is in the private service line, the plumber is to clear the obstruction.
2. If the plumber determines that the obstruction is not on the private service line but on the main, the plumber is to contact the Department and requested to remain on-site to provide information to Department crews.

Wastewater Collection Department's Responsibility

1. The Department will be responsible for maintenance of a clear flow path in the main.
2. The Department will be responsible for the structural integrity (pipe collapse or breakage) of the service lateral from the main to the right of way/easement/property line. If an easement is not specifically defined, this point will be generally interpreted to be ten feet from the main.

Fees and Costs

Minimal of \$25 for a service call where the blockage is on the private line and not on the City's main.

Additional Comments

Where the City has determined that there is evidence of a structural defect in a service line, the city will take responsibility for rehabilitation of the structural integrity of the service line.

Contact Wastewater Collection Superintendent

Telephone Number (270) 824-3717

3.13 Service to Annexed Areas

Description and Need of Policy

A policy to establish the City's participation in wastewater main extensions in newly annexed areas.

Policy

In the event that an area has petitioned the City for annexation, the conditions as outlined in Policy 3.14 apply, where the developer pays the costs of service.

In the event that the city initiates the annexation and there is agreement by the affected landowners for the annexation, the Department will prepare a Plan of Service for only the developed area within the annexed area. This Plan of Service will outline how and when water and sanitary sewer service will be provided. This plan of service will be incorporated into updates of any existing master plans.

The Department's obligation will be based on the level of development in the annexed area, and will follow those guidelines in Policy 3.14.

Fees or Costs

As determined by level of development and who initiates annexation.

Additional Comments

The city needs to weigh the full impact to provide services to annexed areas. While a benefit may be realized by tax supported services, rate supported services may, in fact, be subsidizing the annexation program.

Contact City Engineer

Telephone Number (270) 824-2187

3.14 Main Extensions

Description and Need of Policy

A policy to establish policy with regards to wastewater system expansion.

Policy

Extensions Within Existing Developed Areas of the City

The City will extend wastewater mains within the existing developed areas (built-out, not just platted) along accepted streets and easements within the corporate limits of the City where economically feasible or where there exists a threat to public health and welfare caused by contamination of groundwater supplying private water wells, and where the City can feasibly provide sufficient funds for such extensions.

When determined necessary, wastewater main extensions shall be made a distance no greater than 100 feet at the City's expense. The city will not, however, extend wastewater mains if additional extension and service will result in the existing system's level of service being brought below acceptable standards. All extensions beyond 100 feet shall be made at the expense of the applicant seeking service. However, should the City determine that the design capacity of the line should be increased to allow service to areas other than the applicant, the City will pay the difference between the cost of the lined sized for the applicant versus the cost of the main to serve the expanded area. For such cost sharing agreements, sealed bids per the City's Purchasing Manual are required. The size of such larger main shall be determined solely by the City.

The City may connect a main or service, or extend a main from, any main previously installed in accordance with the above terms without obligation to the applicant who may have borne the expense on such previously installed main.

Any wastewater extension that is part of a Wastewater System Master Plan, duly adopted by the City Council, shall not be affected by the 100-foot limitation.

In no event shall will the City make an extension at its expense should the operating budget of the Water & Wastewater Department not have sufficient funds for such extension.

Extensions Within New Subdivisions in the City

All wastewater mains within new subdivisions being developed within the corporate limits of the City shall be installed by and at the expense of the developer.

However, should the City determine that the design capacity of the line should be increased to allow service to areas other than the applicant, the City will pay the difference between the cost of the lined sized for the applicant versus the cost of the main to serve the expanded area. For such cost sharing agreements, sealed bids per the City's Purchasing Manual are required. The size of such larger main shall be determined solely by the City.

If off-site improvements are necessary for a development to proceed, those off-site improvements shall be paid by the developer. This may include, but not be limited to, constructing additional lines, relaying existing lines with larger lines and upsizing pump stations.

The City may connect a main or service, or extend a main from, any main previously installed in accordance with the above terms without obligation to the applicant who may have borne the expense on such previously installed main.

Any wastewater extension that is part of a Wastewater System Master Plan, duly adopted by the City Council, shall be funded by the City.

Extensions Outside the City Limit

The connection to the City's wastewater system outside the city limits is governed by Ordinance §52.17, and is generally prohibited. If an exception is granted, the following terms shall apply.

All wastewater mains within new subdivisions being developed outside the corporate limits of the City shall be installed by and at the expense of the developer.

However, should the City determine that the design capacity of the line should be increased to allow service to areas other than the applicant, the City will pay the difference between the cost of the lined sized for the applicant versus the cost of the main to serve the expanded area. For such cost sharing agreements, sealed bids per the City's Purchasing Manual are required. The size of such larger main shall be determined solely by the City.

If off-site improvements are necessary for a development to proceed, those off-site improvements shall be paid by the developer. This may include, but not be limited to, constructing additional lines, relaying existing lines with larger lines and upsizing pump stations.

The City may connect a main or service, or extend a main from, any main previously installed in accordance with the above terms without obligation to the applicant who may have borne the expense on such previously installed main.

Any wastewater extension that is part of a Wastewater System Master Plan adopted by the City Council shall be funded by the City.

Contact	City Engineer
Telephone Number	(270) 824-2187

3.15 Fees and Other Charges

Description and Need of Policy

A policy to establish user fees for wastewater services beyond those consumption rates.

Policy

Ratepayers should have a monthly bill for collection and treatment services. Additional costs associated with the Department should be as identifiable user fees, and not imbedded within rates.

- | | | |
|----|---|---|
| 1. | Design and Construction Standards Manual | \$25.00 |
| 2. | Construction Inspection after normal business hours | According to the City's Personnel Policy, including overhead cost. |
| 3. | Relocation of Facilities for Convenience | Actual costs plus overhead |
| 4. | Unaccounted Connections | In the case of discovered unaccounted connections that are used for disposal, and that normally would have a companion metered water connection, a charge will be calculated based on industry standards for the time period that the connection was in operation. A penalty of 40% <u>100%</u> will be added to this calculated bill. |
| 5. | Illegal Connections | In the case of illegal connections (i.e., in violation of the sewer use ordinance), the cost of severing the connection and any system recovery costs will be charged. In addition, both criminal and civil prosecution may be undertaken. |
| 6. | Damage to Wastewater Facilities | Cost of repair and loss revenue; punitive damages may be sought in cases of gross negligence. |

Additional Comments

Contact	City Engineer
Telephone Number	(270) 824-2187

3.16 Leak Adjustment Policy

Adjustment of monthly bills for leaks will be considered in accordance with the following policy, which applies to all residential and commercial customers. *Leaks associated with irrigation meters will not be considered for adjustment.* In order to be considered for adjustment, customer account must be in good standing.

3.16.1 PROCEDURES:

Users must submit a signed statement from the customer, or a bill from a plumber, noting that there was a leak and that it has been repaired. Adjustments are processed at the utility office in City Hall.

3.16.2 Leak Adjustments for water that DOES NOT enter the sewer system:

Leak adjustments on leaks that do not directly enter the sewer system will be made to residential consumers for **one-half** the water used in excess of the previous 12 month's monthly average, and sewer will be charged at the previous 12 month's average. Commercial customers or multi-unit rental property served by a single meter will only receive an adjustment for sewer, which will be charged at the previous 12 month's average. If there are significant variations in water use from month to month, the timeframe for adjustment may be modified at the discretion of the Department Superintendent or his designee (e.g., where there are high seasonal variations evidenced in the billing records). Estimated readings: Where water did not enter the sewer system, a meter was not read (estimated reading) and a leak is discovered in a subsequent month, the adjustment will be made to the residential consumer for **three-quarters (0.75)** the water used in excess of the previous 12 month's monthly average. Sewer will be charged at the previous 12 month's average. In instances of estimated readings, commercial customers or multi-unit rental property served by a single meter will only be entitled to adjusting the sewer charge to the previous 12 month's average.

3.16.3 Leak Adjustments for water that DOES enter the sewer system:

Leak adjustments on leaks that enter the sewer system (toilets, leaking taps in sinks, etc.) will be made to residential consumers for **one-half** the water used in excess of the previous 12 month's monthly average, and for **one-half** of the sewer charges for water used in excess of the previous 12 month's monthly average. Commercial customers or multi-unit rental property served by a single meter will only receive an adjustment for sewer, for **one-half** the sewer portion in excess of the previous 12 month's monthly average. If there are significant variations in water use from month to month, the timeframe for adjustment may be modified at the discretion of the Department Superintendent or his designee (e.g., where there are high seasonal variations evidenced in the billing records). Estimated readings: For leaks that enter the sewer system, where a meter was not read (estimated reading) and a leak is discovered in a subsequent month, the adjustment may be made to the residential consumer for **three-quarters (0.75)** the water used in excess of the previous 12 month's monthly average, and for **threequarters (0.75)** the sewer charges for water used in excess of the previous 12 month's monthly average. In instances of estimated readings, commercial customers (including owners

of rental property) will only be reimbursed for **threequarters (0.75)** of the sewer portion as described above.

3.16.4 Leaks that extend over multiple billing cycles:

A maximum of two adjustments will be made for the same leak, if it extends over multiple billing cycles. A maximum of two total adjustments shall be granted to any customer at one address during any consecutive twelve-month period, regardless of the number of leaks.

3.16.5 Filling of Swimming Pools

Filling of swimming pools will not count against the two adjustments for leaks when the pool is properly permitted and filled in accordance with section **2.23** of the policy and procedures handbook.

3.16.6 Appeals of Leak Adjustments /Extenuating Circumstances:

An Adjustment Review Committee shall determine a fair and equitable adjustment for any instance where the customer feels the adjustment policy is not fair due to extenuating circumstances. Inability to pay the bill is not a factor that the Committee will consider. Customers will be asked to submit a form describing the location, identifying the responsible party, and detailing the circumstances of the leak. The committee will use this form to document and process any adjustment given. The three-member Adjustment Review Committee shall consist of one representative of the Water Distribution Department, one representative of the Wastewater Collection Department, and one City Administrator. The Committee will meet as needed, and shall have full discretion to consider extenuating circumstances and make equitable adjustments. **Any adjustment over \$2,000 will be forwarded to the Adjustment Review Committee before receiving an adjustment.** Decisions of the Committee shall be final.

3.16.7 Credit due to faulty metering equipment:

In the event of electronic failure of the read components of a residential meter, credit will be given as **one half** of water charges, and **one half** of sewer charges used in excess of its previous twelve-month average. In the event of mechanical failure of the meter, customer will be billed in accordance with their previous 12-month average. In the event of a failure that results in more than a fifty percent increase in a customer's bill, a repayment agreement may be established at customer's request. Commercial and Industrial customers are subject to be exempt from credits for water or sewer charges dependent upon type of city services received (e.g., Customer has a sewer deduct meter, or a lower contracted water rate). Exemptions will be determined by the Adjustment Review Committee. If there are significant variations in water use from month to month, the adjustment may be modified at the discretion of the Department Superintendent, his designee, or the Adjustment Review Committee (e.g., where there are high seasonal variations evidenced in the billing records). Credits given due to faulty metering equipment do not count against the customer for their two credits in a 12-month period.

3.16.8 Reporting:

All Leak adjustments/credits that are given under the conditions of this policy shall be reported to the Water Distribution Department and Wastewater Collection Department on a monthly basis. Each report shall include a copy of all customers statements, plumbing bills, etc. that was used to process any adjustment/credit.

Additional Comments

Contact	Utility Office Manager
Telephone Number	(270) 824-2102



VERIFICATION OF LEAK REPAIR

This is to certify that I have repaired a water leak and I am requesting an adjustment for my water bill. **I agree that I have received a copy of the City's Leak Adjustment Policy** and understand that by requesting this adjustment that any other leaks that may occur during this calendar year may not qualify for another adjustment and that this is just a request and not a guarantee that credit will be issued.

Customer Name: _____

Customer Phone: _____ **Leak Credit: 1 _____ 2 _____**

Address of Leak: _____

Type of Leak: _____ Underground _____ Spigot _____ Toilet _____ Faucet
_____ Crawlspace _____ Water Heater _____ Other (specify)

Repaired by: _____

Repair date: _____

Other Information: _____

Customer Signature: _____ Date: _____

Account Number: _____ Clerk: _____

Signature: _____

Swimming Pool Adjustment:

2.23.1 The term “swimming pool” is defined as any fixed-in-place, inground or above-ground pool intended for swimming which contains, is designed to contain, or is capable of containing water more than 36 inches deep at any point. Filling any portable structure of inflatable, soft-sided, or rigid-siding material will not be deemed as a fixed-in-place pool and will not qualify for an adjustment. An adjustment of the volume billed for residential sewer customers may be made upon the customer’s request whenever water is used for filling swimming pools provided the following conditions are met.

2.23.2 Any customer who has both sewer and water service may request a swimming pool adjustment on his or her sewer bill once in a calendar year (January through December billings) provided the request is made within one (1) month of the service being billed.

2.23.3 The amount of the sewer adjustment shall be based on a comparison to twelve (12) months average usage before the pool filling. The maximum adjustment to the sewer portion will be limited to 30,000 gallons. The adjustment will appear as a credit to the customer’s account but cannot result in a refund or an amount less than the minimum monthly sewer bill. An adjustment is available only to residential customers with an account in good standing.

If a 12 month usage history is not available, the City of Madisonville will use the available usage history or other factors such as residential customer class averages to determine a reasonable estimate of the customer’s normal usage. The customer must request the adjustment by way of a pool permit before the time of the event. The City of Madisonville will estimate the amount of water used for the event, in good faith, and adjust the sewer bill by the amount.

**CITY OF MADISONVILLE
RESOLUTION 2023-12**

RESOLUTION TO DECLARE VEHICLE AS SURPLUS PROPERTY

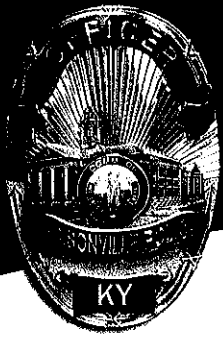
WHEREAS, the City of Madisonville Police Department owns the following vehicle:

2010 White Dodge Charger (see description attached)

WHEREAS, the City of Madisonville Police Department requests to dispose of the vehicle by means appropriate according to KRS 82.083.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The vehicle is now declared as surplus property.
2. The City is authorized to dispose of the vehicle by means according to KRS 82.083.



Madisonville Police Department

Kevin Cotton
Mayor

Steve Bryan
Chief of Police

The following Madisonville Police Department vehicle is no longer in service and should be deemed as surplus property with the disposal at the direction of the Chief of Police.

2010 White Dodge Charger V8 Hemi 5.7 L 345 16 Valve
VIN# 2B3AA4CT4AH303022
Mileage: 90,500 (approximate)

Vehicle was used as a School Resource vehicle at MNHHS.


Chief Steve Bryan
Madisonville Police Department



ITEM FOR DISCUSSION

The City of Madisonville advertised to accept sealed bids for 712 East Broadway with the condition that the house must be demolished within three months of purchase.

The City of Madisonville received one bid from Tammy Knighton (see attached).

Mrs. Knighton has sent a written message to rescind her bid.

I received an email today from Brad and Falesha Crick inquiring about the house and would like to purchase the property as is for \$1500.00.

Attn: Kim Blue

I would make the outside beautiful!

I Tammy Knighton am interested in said property 712 East Broadway my plan is to Remodel the existing home + or if not tear it down and use the foundation and purchase a tiny home to Replace the existing one - As long as it has power to the property - I would pay up to 1,000.00 if I can just Remodel the home - If I have to demolish I would only be willing to pay ~~500.00~~ for the property

Thank You - Tammy
Knighton

3-25-23

270-841-3116

My mother just recently passed away. I am trying to give her caregiver of 5 years a home - She was left homeless this would be perfect for her - She already has a Stable job - just no place to live - Thank You!

THIS DEED OF CONVEYANCE made and entered into by and between **JAMES E. T. COMBS** and his wife, **LORIE COMBS**, 762 North Seminary Street, Madisonville, Kentucky, 42431, hereinafter referred to as the "Grantors", and **CITY OF MADISONVILLE, KENTUCKY**, a Kentucky municipal corporation, 67 North Main Street, Madisonville, Kentucky, 42431, hereinafter referred to as the "Grantee";

WITNESSETH: The Grantors are the record title owners of the real estate hereinafter described located at 712 East Broadway, Madisonville, Hopkins County, Kentucky (M-33-50-3), which is not in compliance with the City of Madisonville Code of Ordinances; and

WHEREAS, the Grantors do not have the financial resources to either bring the property into compliance with the City of Madisonville Code of Ordinances or to demolish same; and

WHEREAS, the Grantors are in agreement to convey the property to the City of Madisonville so that it may take appropriate action to bring the property into compliance;

NOW, THEREFORE, in consideration of the premises, there being no cash consideration paid, the Grantors do hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns forever, the following described property having an approximate fair market value of \$13,500.00 and being more particularly bounded and described as follows:

The following described real estate in Hopkins County, Kentucky, situated in what is known as Tapp Addition, a subdivision of town lots near the Town of Madisonville, Kentucky, being Lots Nos. 28, 29 and the balance of Lot No. 30, 12 feet of the east side of Lot. No. 30 having previously been sold to Miss Emma Niece by deed recorded in Deed Book 159, page 590, proper office. These said lots are designated on map or plat of subdivision as recorded in Deed Book 109, page 312, Hopkins County Court Clerk's Office.

All the minerals and mining rights in said real estate have heretofore been sold and conveyed, and are excepted from this conveyance.

Being the same real estate conveyed by Winfred Tapp and his wife, Christine Tapp, to George Marvin Brooks and James E. T. Combs by deed dated October 25, 1999 and of record in Deed Book 583, page 599, Hopkins County Court Clerk's Office. George Marvin Brooks died in August 2000 and pursuant to the survivorship provision in the aforesaid deed, title to the whole passed to James E. T. Combs; and being the same real estate conveyed by James E. T. Combs and his wife, Lorie Combs, to James E. T. Combs and his wife, Lorie Combs, by deed dated July 25, 2001 and of record in Deed Book 600, page 749, Hopkins County Court Clerk's Office. In the deed of conveyance to the Grantors the second lot was erroneously identified as Lot 30 rather than Lot 29. The lot was correctly identified in the deed of conveyance executed by W. H. Arnold, et ux., to Wilma H. Clendening dated October 15, 1966 and of record in Deed Book 307, page 415. When Wilma H. Clendening conveyed the property to Winfred Tapp, et ux., by deed dated October 19, 1966 and of record in Deed Book 583, page 597, there was a typographical error and the second lot was identified as Lot 30 rather than Lot 29. This typographical error has been repeated in all subsequent deeds to the present time.

TO HAVE AND TO HOLD the above described real property, together with all of the appurtenances thereunto belonging unto the Grantee, its successors and assigns forever, with Covenant of General Warranty of Title.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in the execution of this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties on this 2nd day of March, 2023.

TAX BILLS: Pursuant to KRS 382.135 the 2023 ad valorem property tax bills relating to the real estate herein conveyed will be paid by and should be mailed c/o the Grantee at the address set forth above.

GRANTORS:

James E. T. Combs
James E. T. Combs

Lorie Combs
Lorie Combs

558

GRANTEE:

CITY OF MADISONVILLE, KENTUCKY



Kevin Cotton, Mayor

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by James E. T. Combs and his wife, Lorie Combs, persons known to me or presenting sufficient evidence of their identification, on this 1 day of March, 2023..



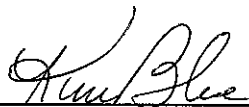
Notary Public, State at Large, KY

My commission expires: 9.8.2026

Notary No: KYNP 57066

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by Kevin Cotton, who hold the office of Mayor, on behalf of the City of Madisonville, persons known to me or presenting sufficient evidence of his identification, on this 2 day of March, 2023.



Notary Public, State at Large, KY

My commission expires: 5/23/2024

Notary No: KYNP4299

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
Post Office Box 695
Madisonville, KY 42431
(270) 821-6165



Joe A. Evans III
Attorney at Law
JAE.srp.RE.Deeds.2023.0227Combs.com.deed



2023002056

HOPKINS CO, KY FEE \$50.00
PRESENTED / LODGED: 03-03-2023 09:32:34 AM

RECORDED: 03-03-2023

KEENAN CLOERN
CLERK

BY: TINA DILLINGHAM
DEPUTY CLERK

BK: DEED 811

PG: 556-558