



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

April 18, 2022 at 4:30 PM

AGENDA

- 1. CALL TO ORDER MAYOR KEVIN COTTON**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION BY**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A. City Council - Regular Meeting - Apr 4, 2022 4:30 PM
- 6. APPROVAL OF BILLS AND PAYROLL**
 - A. Bills and Payroll
- 7. DEPARTMENT REPORTS**
 - A. Fire Department Report
 - B. Madisonville Police Report
- 8. COUNCIL COMMITTEE REPORTS**
- 9. OLD BUSINESS**
 1. 2022-5 : Amendment Chapter 156 relating to accessory dwelling units in the agricultural and residential
 2. 2022-6 : Amendment Chapter 156 relating to temporary housing due to a disaster
- 10. NEW BUSINESS**
 - A. Resolutions**
 - A. Resolution to declare computers as surplus
 - B. Municipal Orders**
 1. APPOINTMENT OF FRANK WILLIAMS TO THE ZONING ADJUSTMENT BOARD
- 11. 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**

April 4, 2022 at 4:30 PM

MINUTES

1. **CALL TO ORDER BY COUNCILMEMBER FRANK STEVENSON**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION BY COUNCILMEMBER TONY SPACE**
4. **ROLL CALL**

Attendee Name	Title	Status	Arrived
Kevin Cotton	Mayor	Absent	
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. **GUEST SPEAKER: HILLARY CROFT - CHILD SUPPORT DIRECTOR/HOPKINS COUNTY ATTORNEY'S OFFICE**

Hillary spoke to City Council about the Madisonville Expungement Event on April 26, 2022 at 1:30 p.m. - 4:30 p.m. at the Ballard Convention Center.

6. **APPROVAL OF MINUTES OF MARCH 21, 2022**

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

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

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

8. APPROVAL OF BILLS AND PAYROLL

A. Bills & Payroll

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

9. NEW BUSINESS

A. Ordinances: First Reading

1. Amendment Chapter 156 relating to accessory dwelling units in the agricultural and residential

RESULT: FIRST READING **Next:** 4/18/2022 4:30 PM

2. Amendment Chapter 156 relating to temporary housing due to a disaster

RESULT: FIRST READING **Next:** 4/18/2022 4:30 PM

B. Resolutions

A. Accept Bids for Water System Improvements

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

10. PROCLAMATIONS

A. Child Abuse Prevention Month

11. ADJOURNMENT

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

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

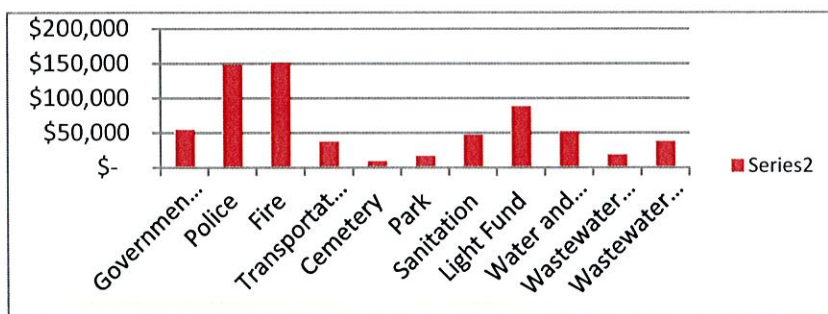
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Bills and Payroll for Council Meeting 4/18/22

Co#	Bank#	Fund Name	
100	1	General Fund	\$ 42,828.92
			\$ 161,021.69
		Total General Fund	\$ 203,850.61
190	9	Sanitation	\$ 52,644.42
			\$ 65,709.30
		Total Sanitation	\$ 118,353.72
200	9	Electric/Utility Office	\$ 64,011.73
			\$ 3,755.46
		Total Electric/Utility Office	\$ 67,767.19
210	8	Water and Filter	\$ 8,865.38
			\$ 46,174.66
		Total Water Filter	\$ 55,040.04
	9	Waste Water Collection and Treatment	\$ 88,232.15
			\$ 92,534.89
		Total Wastewater Collection and Treatment	\$ 180,767.04

Estimated Payroll

Co#	Dept #	Department Name	Amount
100	Various	Governmental	\$ 53,552
100	2100	Police	\$ 147,618
100	2300	Fire	\$ 149,850
100	3300	Transportation	\$ 36,794
100	5000	Cemetery	\$ 8,390
100	7000	Park	\$ 15,842
190	3100	Sanitation	\$ 46,407
200	1000/4500	Light Fund	\$ 87,308
200	4700/4600	Water and Filter	\$ 50,275
200	2000	Wastewater Treatment	\$ 17,601
200	2001	Wastewater Collection	\$ 37,170
		Total Payroll	\$ 650,807



Number of Employees paid April 15, 2022
See next page

EMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
.00	1100	ELECTED OFFICIALS	4,912.22	.00	.00	4,912.22
.00	1200	ADMINISTRATION	24,566.30	188.02	.00	24,754.32
.00	1400	FINANCE	12,472.30	22.71	.00	12,495.01
.00	1500	CITY CLERK	6,268.59	.00	.00	6,268.59
.00	1700	ZONING	3,945.43	.00	.00	3,945.43
.00	1900	CITY ENGINEER	.00	.00	.00	.00
.00	2200	ALCOHOLIC BEVERAGE	1,176.92	.00	.00	1,176.92
		Total Government	53,341.76	210.73	.00	53,552.49
100	2100	POLICE DEPT-MADISO	126,653.77	16,255.23	.00	142,909.00
100	2150	POLICE FICA	4,421.29	287.40	.00	4,708.69
		Total Police	131,075.06	16,542.63	.00	147,617.69
100	2300	FIRE DEPT-MADISONV	100,586.49	42,759.70	4,948.39	148,294.58
100	2350	FIRE FICA/NON HAZA	1,555.75	.00	.00	1,555.75
		Total Fire	102,142.24	42,759.70	4,948.39	149,850.33
100	3300	TRANSPORTATION DEP	36,482.09	312.28	.00	36,794.37
		Total Transportati	36,482.09	312.28	.00	36,794.37
100	5000	CEMETERY DEPARTMEN	8,350.16	40.16	.00	8,390.32
		Total Cemetery	8,350.16	40.16	.00	8,390.32
100	7000	PARK DEPARTMENT	15,600.80	240.75	.00	15,841.55
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	15,600.80	240.75	.00	15,841.55
190	3100	SANITATION DEPARTM	44,479.36	1,927.27	.00	46,406.63
		Total Sanitation	44,479.36	1,927.27	.00	46,406.63
200	1000	UTILITY OFFICE	23,461.12	219.16	.00	23,680.28
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	58,177.66	5,449.87	.00	63,627.53
		Total Utility Offi	81,638.78	5,669.03	.00	87,307.81
210	2000	WASTEWATER TREATME	16,815.20	785.82	.00	17,601.02
210	2001	WASTEWATER COLLECT	36,380.97	789.23	.00	37,170.20
		Total Wastewater T	53,196.17	1,575.05	.00	54,771.22
211	4600	FILTER DEPARTMENT	18,328.72	2,589.23	.00	20,917.95
211	4700	WATER DEPARTMENT	29,096.93	259.65	.00	29,356.58
		Total Water	47,425.65	2,848.88	.00	50,274.53
		Grand Totals	573,732.07	72,126.48	4,948.39	650,806.94

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

CMP	DEPT	NAME	DATE	TOTAL	FULL	PART
100	1100	ELECTED OFFICIALS	4/15/22	7	1	6
100	1200	ADMINISTRATION	4/15/22	11	10	1
100	1400	FINANCE	4/15/22	5	5	
100	1500	CITY CLERK	4/15/22	3	3	
100	1600	AIRPORT	4/15/22	3	3	
100	1700	ZONING	4/15/22	2	2	
100	2100	POLICE DEPT-MADISONVILLE	4/15/22	52	46	6
100	2150	POLICE FICA	4/15/22	6	2	4
100	2151	DISPATCH	4/15/22	13	13	
100	2200	ALCOHOLIC BEVERAGE CONTROL	4/15/22	1		1
100	2300	FIRE DEPT-MADISONVILLE	4/15/22	63	63	
100	2350	FIRE FICA/NON HAZARDOUS	4/15/22	1	1	
100	3300	TRANSPORTATION DEPT	4/15/22	29	29	
100	5000	CEMETERY DEPARTMENT	4/15/22	7	7	
100	7000	PARK DEPARTMENT	4/15/22	11	11	
100	7200	MAHR PARK	4/15/22	7	6	1
190	3100	SANITATION DEPARTMENT	4/15/22	25	25	
200	1000	UTILITY OFFICE	4/15/22	14	14	
200	4500	LIGHT DISTRIBUTION DEPT	4/15/22	20	20	
210	2000	WASTEWATER TREATMENT	4/15/22	7	7	
210	2001	WASTEWATER COLLECTION	4/15/22	22	22	
211	4600	FILTER DEPARTMENT	4/15/22	13	13	
211	4700	WATER DEPARTMENT	4/15/22	18	18	
Totals				340	321	19

Communication: Bills and 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	205.00	7.25	.00	212.25
100	1400	FINANCE	77.75	.75	.00	78.50
100	1500	CITY CLERK	.00	.00	.00	.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	352.75	8.00	.00	360.75
100	2100	POLICE DEPT-MADISO	3,698.00	369.50	.00	4,067.50
100	2150	POLICE FICA	223.75	9.00	.00	232.75
		Total Police	3,921.75	378.50	.00	4,300.25
100	2300	FIRE DEPT-MADISONV	4,744.00	1,888.75	179.00	6,811.75
100	2350	FIRE FICA/NON HAZA	79.75	.00	.00	79.75
		Total Fire	4,823.75	1,888.75	179.00	6,891.50
100	3300	TRANSPORTATION DEP	2,351.00	11.25	.00	2,362.25
		Total Transportati	2,351.00	11.25	.00	2,362.25
100	5000	CEMETERY DEPARTMEN	480.00	1.75	.00	481.75
		Total Cemetery	480.00	1.75	.00	481.75
100	7000	PARK DEPARTMENT	524.25	12.50	.00	536.75
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	524.25	12.50	.00	536.75
190	3100	SANITATION DEPARTM	1,931.75	61.25	.00	1,993.00
		Total Sanitation	1,931.75	61.25	.00	1,993.00
200	1000	UTILITY OFFICE	960.00	9.00	.00	969.00
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	1,532.75	99.25	.00	1,632.00
		Total Utility Offi	2,492.75	108.25	.00	2,601.00
210	2000	WASTEWATER TREATME	530.75	24.00	.00	554.75
210	2001	WASTEWATER COLLECT	1,536.64	33.86	.00	1,570.50
		Total Wastewater T	2,067.39	57.86	.00	2,125.25
211	4600	FILTER DEPARTMENT	952.75	97.25	.00	1,050.00
211	4700	WATER DEPARTMENT	1,324.75	9.50	.00	1,334.25
		Total Water	2,277.50	106.75	.00	2,384.25
		Grand Totals	21,222.89	2,634.86	179.00	24,036.75

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

Madisonville Fire Department

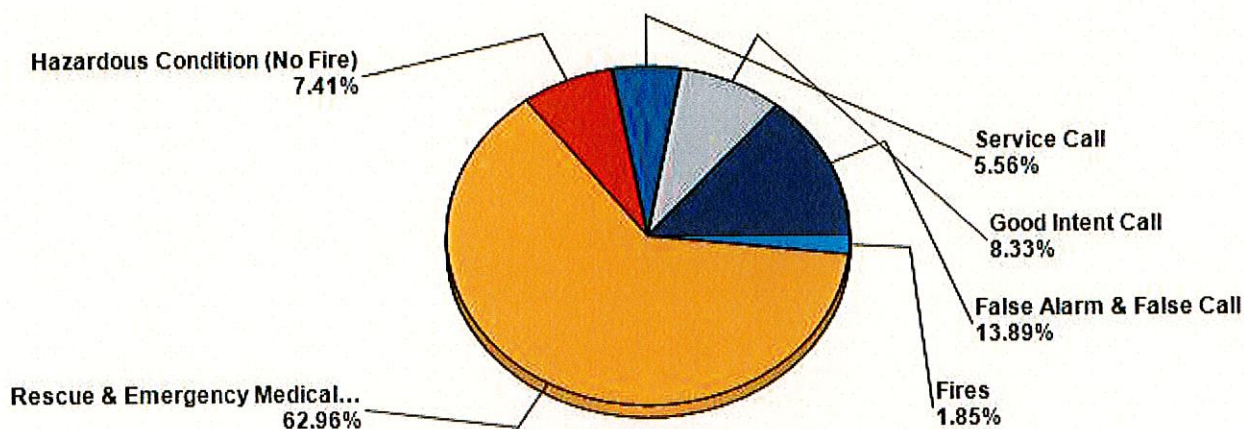
Monthly Report

March 2022



INCIDENT TYPE	# INCIDENTS	
MEDICAL	68	
FIRE	40	
TOTAL	108	
# OVERLAPPING	% OVERLAPPING	
15	14	
PRE-INCIDENT VALUE	LOSSES	
\$901,000.00	\$0.00	
DISPATCH TO RESPONDING (AVG: 0:01:24)		
	MEDICAL	FIRE
Station #1	0:01:28	0:01:18
Station #2	0:01:23	0:01:30
Station #3	0:01:26	0:01:13
Station #4	0:01:30	0:01:02
DISPATCH TO ARRIVAL (AVG: 0:04:53)		
	MEDICAL	FIRE
Station #1	0:04:37	0:04:12
Station #2	0:05:03	0:03:30
Station #3	0:05:26	0:04:55
Station #4	0:05:45	0:05:18
AVERAGE TIME ON SCENE	Monthly Training Hours	
15 minutes 05 seconds	1095	
INSPECTIONS		
Pre-Incident Plans	44	
Fire Prevention Inspections	6	
Code Enforcement Cases	162	
COMMUNITY OUTREACH		
Community Programs	12	
Smoke Alarms Issued	4	
Adult Contacts	350	
Children Contacts	220	

Madisonville Fire Department Incident Breakdown by Type March 2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	2	1.85%
Rescue & Emergency Medical Service	68	62.96%
Hazardous Condition (No Fire)	8	7.41%
Service Call	6	5.56%
Good Intent Call	9	8.33%
False Alarm & False Call	15	13.89%
TOTAL	108	100%

Madisonville Fire Department

Incident Breakdown By %

March 2022



INCIDENT TYPE	# INCIDENTS	% of TOTAL
113 - Cooking fire, confined to container	1	0.93%
114 - Chimney or flue fire, confined to chimney or flue	1	0.93%
311 - Medical assist, assist EMS crew	64	59.26%
322 - Motor vehicle accident with injuries	2	1.85%
324 - Motor vehicle accident with no injuries.	2	1.85%
412 - Gas leak (natural gas or LPG)	6	5.56%
413 - Oil or other combustible liquid spill	1	0.93%
440 - Electrical wiring/equipment problem, other	1	0.93%
552 - Police matter	1	0.93%
554 - Assist invalid	1	0.93%
561 - Unauthorized burning	4	3.7%
611 - Dispatched & cancelled en route	5	4.63%
622 - No incident found on arrival at dispatch address	1	0.93%
631 - Authorized controlled burning	1	0.93%
651 - Smoke scare, odor of smoke	1	0.93%
671 - HazMat release investigation w/no HazMat	1	0.93%
715 - Local alarm system, malicious false alarm	1	0.93%
733 - Smoke detector activation due to malfunction	2	1.85%
735 - Alarm system sounded due to malfunction	1	0.93%
740 - Unintentional transmission of alarm, other	1	0.93%
743 - Smoke detector activation, no fire - unintentional	3	2.78%
744 - Detector activation, no fire - unintentional	3	2.78%
745 - Alarm system activation, no fire - unintentional	4	3.7%
TOTAL INCIDENTS:	108	100%

Madisonville Fire Department

Pre-Incident Plans

March 2022



1	601 Auto Detailing	601 S Main ST	03/08/2022
2	Abundant Grace Fellowship	360 Main, Street	03/02/2022
3	Addicted2Change Motorsports	404 S Main ST	03/16/2022
4	Advance Auto Parts	1040 N Main ST	03/10/2022
5	American Printing	249 N Main ST	03/16/2022
6	Ameriprise Financial	17 S Main ST	03/16/2022
7	Berry & Kingdon C.P.A.	2822 N Main ST	03/16/2022
8	Burger King	1490 Chelsa DR	03/15/2022
9	Car Mart of Madisonville	342 S Main ST	03/02/2022
10	Clements Jewelers	36 S Main ST	03/08/2022
11	Corbin & Thomas Attorney Office	33 E Broadway ST	03/02/2022
12	Country Cupboard Resturaunt	581 McCoy AVE	03/02/2022
13	Dinky Diner	20 Court ST	03/02/2022
14	Doug Ramey Law Office	36 Union ST	03/15/2022
15	Duggers Bar & Grill LLC	11 & 15 W Center	03/15/2022
16	Dunham's Sports	401 Madison Square DR	03/15/2022
17	Economy Rentals	649 S Main ST	03/16/2022
18	El Bracero	50 Chelsa DR	03/10/2022
19	Father And Sons Liquor West	825 Lake Pee Wee RD	03/23/2022
20	Fortner Gas	2955 Nebo RD	03/02/2022
21	Frymire, Peyton, Evans, & Teague	1 S Main ST #3rd floor	03/15/2022
22	Gov. Ruby Laffon Birthplace	107 Union ST	03/02/2022
23	H & R Block	1070 Thornberry DR	03/16/2022
24	Happy's Equipment	56 S Main ST	03/02/2022
25	Happy's of Madisonville	62 S Main ST	03/02/2022
26	Harris Funeral Home	134 N Main ST	03/15/2022
27	Hart Equipment	1005 Nebo RD	03/02/2022
28	Hobo Mickey's Pizza	1065 National Mine DR	03/16/2022
29	Hopkins County Clerks Office	24 Union ST	03/02/2022
30	Housing Authority (Main Office)	211 Pride AVE	03/23/2022
31	Ideal Market #6	800 E Center ST	03/02/2022
32	J & R Bargains Plus	1035 National Mine DR	03/23/2022
33	Law Office of Mark Little	44 Union ST	03/16/2022
34	Madisonville Country Club	105 Country Club LN	03/08/2022
35	Madisonville Donuts	724 East Center St	03/16/2022
36	Madisonville Ford Nissan	1801 Lantaff BLVD	03/15/2022
37	Alliance Coal	455 Island Park DR	03/16/2022
38	Mark Of Distinction	21 S Main ST	03/15/2022
39	MTECH Building	755 Industrial RD	03/02/2022
40	Owensboro Health Multicare	444 S Main ST	03/02/2022
41	Riddle Insurance	245 S Main, Street	03/02/2022
42	Second Baptist Church	633 Bishop ST	03/10/2022
43	Subway	456 Hudson Park DR	03/16/2022
44	United Auto Glass	469 S Kentucky AVE	03/16/2022

Madisonville Fire Department

Community Events

March 2022



Public Education

	03/07/2022	Public Education	YMCA Preschool	YMCA
	03/29/2022	School Event	MAPS	Pride Ave School
	03/29/2022	Public Education	Teach Bloodborne Pathogens	City Park Club House
	03/30/2022	Public Education	Ahlstrom Fire Training	Ahlstrom
	03/31/2022	Public Education	Ahlstrom Fire Training	

Public Relations

	03/02/2022	Community Event	Veterans Memorial	Veterans Memorial Park
	03/03/2022	Public Relations Presence	State of the City	
	03/05/2022	Community Event	Badge Pinning Ceremony	
	03/08/2022	Station Tour	Station Tour-4H	Station 1
	03/08/2022	Public Relations Presence	FirstNet	
	03/11/2022	Public Relations Presence	City Hall Furniture Move	City Hall
	03/15/2022	Public Relations Presence	YMCA Leadership Event	YMCA



Madisonville Police Department

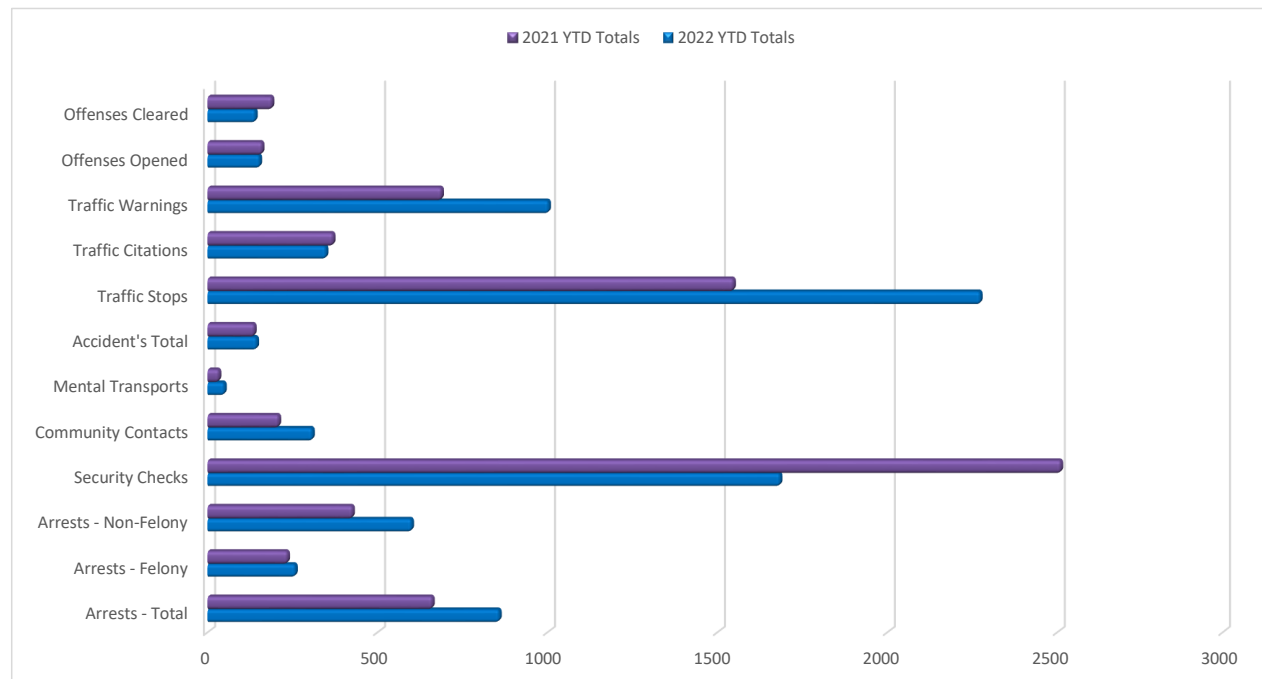
Council Report

April 18th, 2022



7.B

Type	Mar-22	Mar-21	2022 YTD Totals	2021 YTD Totals	Man Hours	Jan-22	Feb-22	Mar-22	Totals
Calls - Total Responses	4211	3927	11570	10164	Regular Hours	8255.7	7922	9208.71	25386.43
Arrests - Total	406	229	858	661	Over Time Hours	493.75	488.25	683.25	1665.25
Arrests - Felony	140	74	258	235	Vacation Hours	136	390	212	738
Arrests - Non-Felony	266	155	600	426	Sick Hours	627.25	282.75	193.25	1103.25
Security Checks	732	1047	1684	2510	Training Hours	0	0	0	0
Community Contacts	130	90	308	209	Community Programs	0	0	0	0
Mental Transports	25	13	49	33	Volunteer Hours	0	0	0	0
Accident's Total	59	53	144	137	Crime Stopper Tips	10	n/a	n/a	10
Traffic Stops	844	534	2273	1547	Crime Stopper Arrests	2	n/a	n/a	2
Traffic Citations	129	149	348	369	Special Events: Volunteer events:				
Traffic Warnings	367	221	1003	688					
Offenses Opened	62	69	153	160					
Offenses Cleared	67	79	140	189					
Stolen/Lost Property Value	\$ 35,483.72	\$ 2,983.90	\$69,485.25	\$75,647.89					
Recovered Property Value	\$ 31,828.73	\$ 787.00	\$34,438.25	\$19,042.76					
Average Response Time	3.85 Mins	4.83 Mins	3.74 Mins	4.44 Mins					



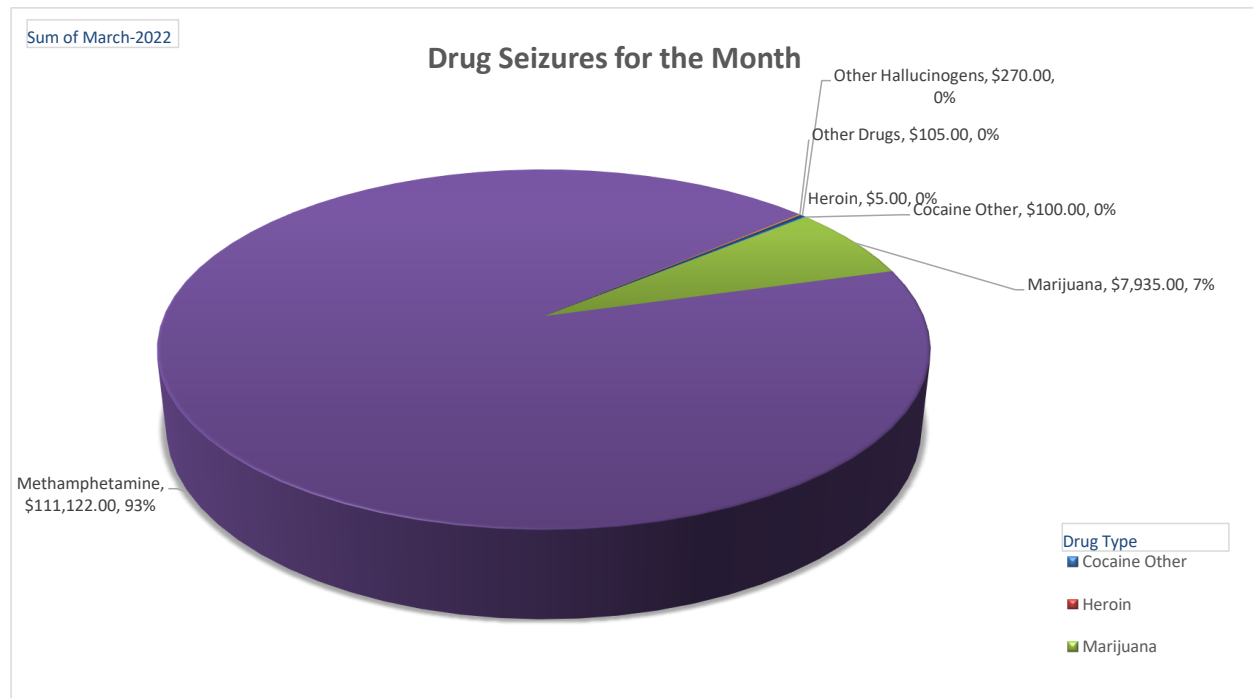
Communication: Madisonville Police Report (Department Reports)



Madisonville Police Department Council Report April 18th, 2022



7.B



Total Seizures March 2022 \$ 119,537.10

Communication: Madisonville Police Report (Department Reports)

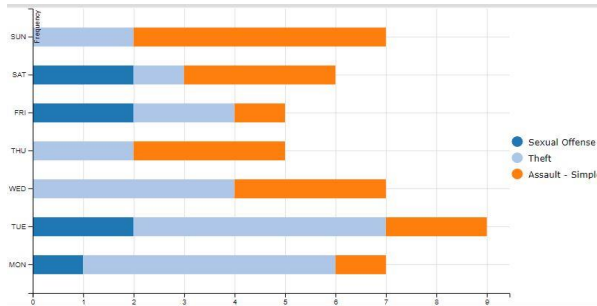


Madisonville Police Department Council Report April 18th, 2022

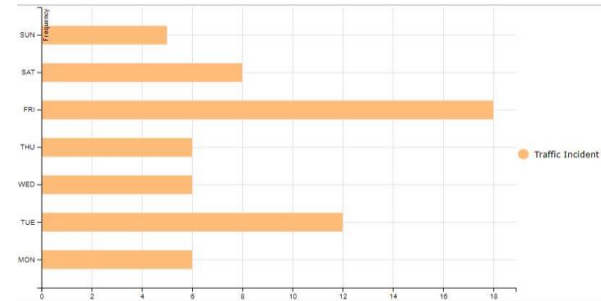


7.B

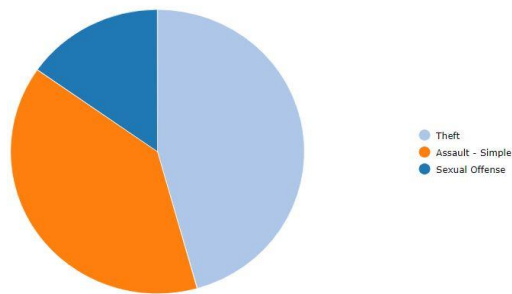
Part 1 Crimes by Day of Week



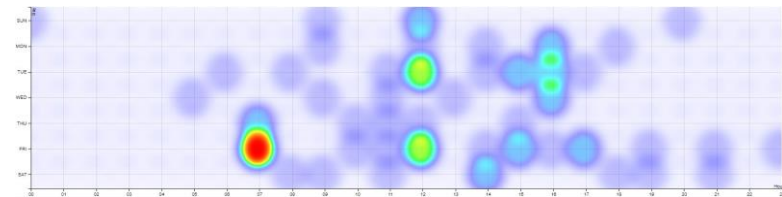
Traffic Accidents by Day of Week



Part 1 Crimes



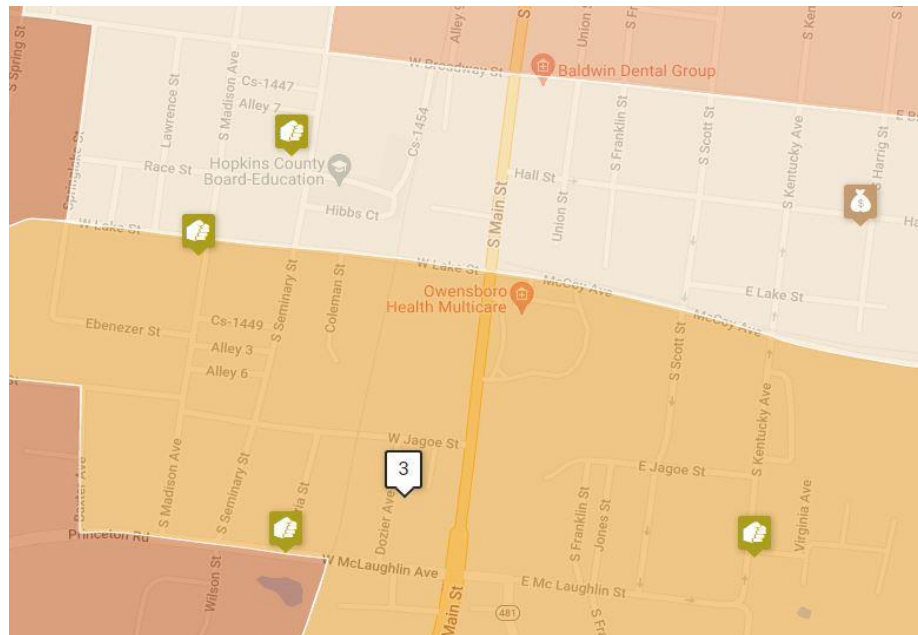
Traffic Accident Highest Times



Communication: Madisonville Police Report (Department Reports)

Part 1 Crimes Highest Density

Communication: Madisonville Police Report (Department Reports)





Madisonville Police Department Council Report April 18th, 2022



7.B

Traffic Accidents Highest Density





Madisonville Police Department Council Report April 18th, 2022

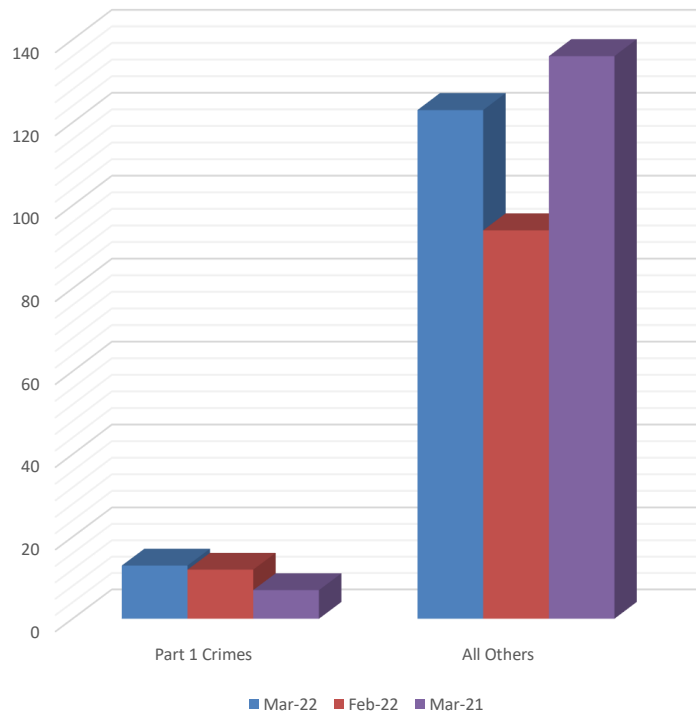


7.B

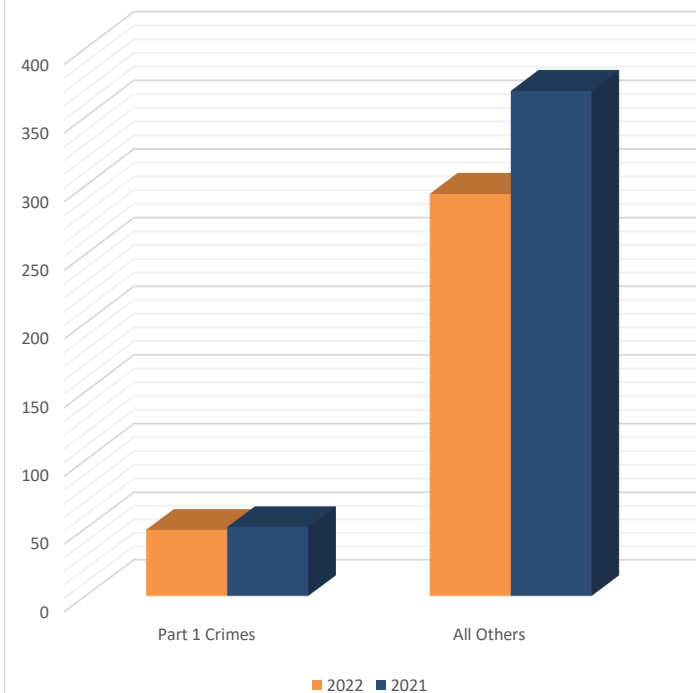
Crime Statistics Comparison

	Mar-22	Feb-22	Difference	Mar-21	Difference	Calendar Year to Date		
Part 1 Crimes	13	12	8%	7	86%	49	51	-4%
All Others	123	94	31%	136	-10%	294	369	-20%
Total	136	106	28%	143	-5%	343	420	-18%

Monthly Comparison



Year to Date Comparison



**CITY OF MADISONVILLE, KY
ORDINANCE O-2022-5**

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 O-2022-6**

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 (O-2022-6 : Amendment Chapter 156 relating to temporary housing due to a disaster)

**CITY OF MADISONVILLE
RESOLUTION**

RESOLUTION TO DECLARE COMPUTERS AS SURPLUS

WHEREAS, the City of Madisonville - IT Department has eleven computers to be declared surplus; and

WHEREAS, the City of Madisonville requests to dispose of the eleven computers by means appropriate according to KRS 82.083.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS: The eleven computers are now declared as surplus property. The City is authorized to dispose of the computers by means according to KRS 82.083.

ADOPTED on this 18th day of April, 2022.

ATTEST:

**CITY OF MADISONVILLE
MUNICIPAL ORDER NO.**

IN RE: APPOINTMENT OF FRANK WILLIAMS TO THE ZONING ADJUSTMENT BOARD

IT SHALL BE AND HEREBY IS ORDERED BY THE CITY COUNCIL OF THE CITY OF MADISONVILLE, KENTUCY AS FOLLOWS:

1. That Frank Williams shall be, and hereby is, appointed to the Zoning Adjustment Board.
2. The term of Frank Williams should be for the unexpired term of Morris Yates, concluding on June 30, 2025.
3. That Frank Williams shall serve in accordance with the Laws of the United States of America and the Commonwealth of Kentucky, and the ordinances of the City of Madisonville.

This the 18th of April, 2022.

ATTEST: