



AGENDA

- 1. CALL TO ORDER BY MAYOR KEVIN COTTON**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A. Minutes of January 7, 2025
- 6. APPROVAL OF BILLS AND PAYROLL**
 - A. Bills and Payroll
 - A. Bills and Payroll
- 7. DEPARTMENT REPORTS**
 - A. Fire Department Report
 - B. Police Department Report
 - C. Zoning & Permit Office
- 8. NEW BUSINESS**
 - A. First Reading Ordinances
 - A. An Ordinance amending Chapter 31.45 of the City of Madisonville Code of Ordinances relating to established committees.
 - B. An Ordinance amending Chapter 158.03 and 158.22 of Chapter 158 Sign Regulations of the City of Madisonville Code of Ordinances
 - B. Resolutions
 - A. Resolution to declare Tract 2 as described in Deed Book 484, page 32 as surplus property
 - B. Resolution for Exchange of Property
 - C. Resolution to approve the amendment to the Adoption of the 2025 updates for Personnel Policy and Employee Handbook
 - D. Resolution to declare the property at 432 East Noel Street, Madisonville, Kentucky as surplus property
- 9. ADJOURNMENT**



MINUTES

1. **CALL TO ORDER BY COUNCIL MEMBER FRANK STEVENSON**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**

Council Member Marvin Hightower

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

A. Minutes of December 16, 2024

RESULT: Approval of Minutes of December 16, 2024
MOVER: City Council Member Larry Noffsinger
SECONDER: City Council Member Marvin Hightower
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
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 Adam Townsend
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

7. **DEPARTMENT REPORTS**

A. December Business Licenses

8. **Council Committee Reports**

A. Appointment of Chairperson of City Council

RESULT: Motion to appoint Frank Stevenson as Chairperson of City Council
MOVER: Council Member Adam Townsend
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

9. NEW BUSINESS

A. Second Reading Ordinances

A. AN ORDINANCE AMENDING CHAPTER 156.051 OF THE CITY OF
MADISONVILLE CODE OF ORDINANCES RELATING TO RESIDENTIAL USE IN
THE CENTRAL BUSINESS DISTRICT

RESULT: Approval of amendment to chapter 156.051 of the City of
Madisonville code of ordinances relating to residential use in the
central business district
MOVER: City Council Member Larry Noffsinger
SECONDER: Council Member Adam Townsend
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry
Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

B. AN ORDINANCE AMENDING CHAPTER 156.163 OF THE CITY OF
MADISONVILLE CODE OF ORDINANCES RELATING TO PARKING
REQUIREMENTS

RESULT: Approval of amendment to chapter 156.163 of the City of
Madisonville code of ordinances relating to parking requirements
MOVER: City Council Member Larry Noffsinger
SECONDER: Council Member Adam Townsend
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry
Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

B. Resolutions

A. Adoption of the Updates of the 2025 Personnel Policy

RESULT: Motion to change sexual and nonsexual harassment reporting to superintendent or supervisor
MOVER: Council Member Misty Cavanaugh
SECONDER: Council Member Adam Townsend
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

RESULT: Motion to approve 2025 Personnel Policy Updates with the changes of page 34 sexual and nonsexual harassment reporting to superintendent or supervisor
MOVER: Council Member Misty Cavanaugh
SECONDER: Council Member Marvin Hightower
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

C. Municipal Orders

A. Re-Appointment of Michael Hunt to Tourism Advisory Board - Municipal Order 2025-01

RESULT: Approval of the Reappointment of Michael Hunt to Tourism Advisory Board
MOVER: City Council Member Larry Noffsinger
SECONDER: Council Member Adam Townsend
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

B. Re-Appointment of Genia Matchem to Tourism Advisory Board - Municipal Order 2025-02

RESULT: Approval of Reappointment of Genia Matchem to Tourism Advisory Board
MOVER: City Council Member Marvin Hightower
SECONDER: Council Member Misty Cavanaugh
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

C. Re-Appointment of Lyle Crouch to Tourism Advisory Board - Municipal Order 2025-03

RESULT: Approval of Reappointment of Lyle Crouch to Tourism Advisory Board
MOVER: Council Member Adam Townsend
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

D. Re-Appointment of Elizabeth Oldham to Tourism Advisory Board - Municipal Order 2025-04

RESULT: Approval of Reappointment of Elizabeth Oldham to Tourism Advisory Board
MOVER: City Council Member Marvin Hightower
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

E. Re-Appointment of Chip Tate to Tourism Advisory Board - Municipal Order 2025-05

RESULT: Approval of Reappointment of Chip Tate to Tourism Advisory Board
MOVER: City Council Member Larry Noffsinger
SECONDER: City Council Member Marvin Hightower
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

F. Re-Appointment of LaBarron McAdoo to Tourism Advisory Board - Municipal Order 2025-06

RESULT: Approval of Reappointment of LaBarron McAdoo, Jr., to Tourism Advisory Board
MOVER: City Council Member Marvin Hightower
SECONDER: Council Member Adam Townsend
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

G. Re-Appointment of Glenda Seaton to Tourism Advisory Board - Municipal Order 2025-07

RESULT: Approval of Reappointment of Glenda Seaton to Tourism Advisory Board

MOVER: Council Member Adam Townsend
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

- H. Re-Appointment of Debby Myers to Tourism Advisory Board - Municipal Order 2025-08

RESULT: Approval of Reappointment of Debby Myers to Tourism Advisory Board
MOVER: City Council Member Marvin Hightower
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

- I. Appointment of Devi Thorp to Tourism Advisory Board - Municipal Order 2025-09

RESULT: Approval of appointment of Devi Thorp to Tourism Advisory Board
MOVER: City Council Member Larry Noffsinger
SECONDER: Council Member Misty Cavanaugh
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

D. Item for Discussion

- A. Interlocal Agreement between Hopkins County, Kentucky and the City of Madisonville, Kentucky relating to the Management and Operation of the YAA Sports Facility.

RESULT: Approval of Interlocal Agreement between Hopkins County, Kentucky and City of Madisonville relating to the Management and Operation of the YAA Sports Facility
MOVER: Council Member Adam Townsend
SECONDER: City Council Member Larry Noffsinger
AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES: None
ABSTAIN: None

10. EXECUTIVE ORDERS

- A. Appointment of JW Durst to the Hopkins County Joint Planning Commission -

B. Appointment of City Council Committee Assignments - Executive Order 2025-02

11. ADJOURNMENT

RESULT:	Adjourn
MOVER:	Council Member Adam Townsend
SECONDER:	City Council Member Larry Noffsinger
AYES:	Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson, Glenda Wade
NOES:	None
ABSTAIN:	None

	A	B	C	E
1			Bills and Payroll for Council Meeting 1/21/25	
2	Co#		Fund Name	
3	100		General 01/03/25	\$ 64,958.34
4			01/09/25	\$ 85,498.98
5			1/17/2025	\$ 204,177.47
6				
7			Total General Fund	\$ 354,634.79
8	190		Sanitation 01/03/25	\$ 782.44
9			1/3/2025	\$ 116,771.47
10			1/17/2025	\$ 12,996.02
11				
12			Total Sanitation	\$ 130,549.93
13	195		Maintenance 01/03/25	\$ 103.49
14			1/9/2025	\$ 7,969.76
15			1/17/2025	\$ 13,103.02
16			TOTAL MAINTENANCE	\$ 21,176.27
17	200		Electric/Utility Office 01/03/25	\$ 14,753.55
18			1/9/2025	\$ 64,664.77
19			01/17/25	\$ 33,539.01
20				
21			Total Electric/Utility Office	\$ 112,957.33
22	210		Water and Filter 01/03/25	\$ 35,681.64
23			1/9/2025	\$ 74,547.61
24			1/17/2025	\$ 43,384.01
25				
26			Total Water Filter	\$ 153,613.26
27	210		Waste Water Collection and Treatment 01/03/25	\$ 7,036.12
28			1/9/2025	\$ 200,202.87
29			1/17/2025	\$ 15,303.31
30				
31			Total Wastewater Collection and Treatment	\$ 222,542.30
32				
33				
34	Co#	Dept #	Department Name	Amount
35	100	Various	Governmental	\$ 53,850
36	100	2100	Police	\$ 170,029
37	100	2300	Fire	\$ 181,460
38	100	3300	Transportation	\$ 44,386
39	100	5000	Cemetery	\$ 5,070
40	100	7000	Park	\$ 18,263
41	190	3100	Sanitation	\$ 53,000
42		3200	Maintenance Garage	\$ 8,232
43	200	1000/4500	Light Fund	\$ 96,582
44	200	2000	Wastewater Treatment	\$ 20,728
45	200	2001	Wastewater Collection	\$ 32,939
46	200	4700/4600	Water and Filter	\$ 61,950
47			Total Payroll	\$ 746,490
48			Number of Employees Paid January 17, 2025	
49			See next page	

CMP	DEPT	NAME	DATE	TOTAL	FULL	PART
100	1100	ELECTED OFFICIALS	1/17/25	7	1	6
100	1200	ADMINISTRATION	1/17/25	6	6	
100	1400	FINANCE	1/17/25	7	5	2
100	1500	CITY CLERK	1/17/25	5	5	
100	1600	AIRPORT	1/17/25	4	4	
100	1700	ZONING	1/17/25	2	2	
100	1800	HUMAN RESOURCES	1/17/25	5	4	1
100	2100	POLICE DEPT-MADISONVILLE	1/17/25	53	47	6
100	2150	POLICE FICA	1/17/25	8	3	5
100	2151	DISPATCH	1/17/25	15	15	
100	2200	ALCOHOLIC BEVERAGE CONTROL	1/17/25	1		1
100	2300	FIRE DEPT-MADISONVILLE	1/17/25	64	64	
100	2350	FIRE FICA/NON HAZARDOUS	1/17/25	1	1	
100	3300	TRANSPORTATION DEPT	1/17/25	21	21	
100	5000	CEMETERY DEPARTMENT	1/17/25	3	3	
100	7000	PARK DEPARTMENT	1/17/25	16	11	5
100	7200	MAHR PARK	1/17/25	9	5	4
190	3100	SANITATION DEPARTMENT	1/17/25	31	29	2
195	3200	MAINTENANCE GARAGE	1/17/25	4	4	
200	1000	UTILITY OFFICE	1/17/25	13	13	
200	4500	LIGHT DISTRIBUTION DEPT	1/17/25	21	21	
210	2000	WASTEWATER TREATMENT	1/17/25	8	8	
210	2001	WASTEWATER COLLECTION	1/17/25	17	17	
210	2002	ENGINEERING & STORMWATER	1/17/25	4	4	
211	4600	FILTER DEPARTMENT	1/17/25	13	13	
211	4700	WATER DEPARTMENT	1/17/25	19	19	
		Totals		357	325	32

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	.00	.00	.00	.00
100	1200	ADMINISTRATION	127.50	.00	.00	127.50
100	1400	FINANCE	259.23	.00	.00	259.23
100	1500	CITY CLERK	179.07	.00	.00	179.07
100	1700	ZONING	77.48	.00	.00	77.48
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	.00	.00	.00	.00
		Total Government	643.28	.00	.00	643.28
100	2100	POLICE DEPT-MADISO	4,077.78	255.75	.00	4,333.53
100	2150	POLICE FICA	322.75	13.75	.00	336.50
		Total Police	4,400.53	269.50	.00	4,670.03
100	2300	FIRE DEPT-MADISONV	5,623.14	1,842.25	205.00	7,670.39
100	2350	FIRE FICA/NON HAZA	80.00	.00	.00	80.00
		Total Fire	5,703.14	1,842.25	205.00	7,750.39
100	3300	TRANSPORTATION DEP	1,556.54	195.00	.00	1,751.54
		Total Transportati	1,556.54	195.00	.00	1,751.54
100	5000	CEMETERY DEPARTMEN	187.85	2.75	.00	190.60
		Total Cemetery	187.85	2.75	.00	190.60
100	7000	PARK DEPARTMENT	729.06	6.25	.00	735.31
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	729.06	6.25	.00	735.31
190	3100	SANITATION DEPARTM	2,385.25	17.25	.00	2,402.50
		Total Sanitation	2,385.25	17.25	.00	2,402.50
195	3200	MAINTENANCE GARAGE	340.75	10.75	.00	351.50
		Total Maintenance	340.75	10.75	.00	351.50
200	1000	UTILITY OFFICE	749.29	.00	.00	749.29
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	1,608.45	86.25	.00	1,694.70
		Total Utility Offi	2,357.74	86.25	.00	2,443.99
210	2000	WASTEWATER TREATME	624.00	3.25	.00	627.25
210	2001	WASTEWATER COLLECT	1,300.55	20.75	.00	1,321.30
		Total Wastewater T	1,924.55	24.00	.00	1,948.55
211	4600	FILTER DEPARTMENT	1,015.90	73.75	.00	1,089.65
211	4700	WATER DEPARTMENT	1,430.29	36.00	.00	1,466.29
		Total Water	2,446.19	109.75	.00	2,555.94
330	6000	MADISONVILLE SPORT	.00	.00	.00	.00
		Total Sports Comp	.00	.00	.00	.00
		Grand Totals	22,674.88	2,563.75	205.00	25,443.63

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	7,018.50	.00	.00	7,018.50
100	1200	ADMINISTRATION	16,874.32	.00	.00	16,874.32
100	1400	FINANCE	14,496.28	.00	.00	14,496.28
100	1500	CITY CLERK	9,931.23	.00	.00	9,931.23
100	1700	ZONING	4,188.61	.00	.00	4,188.61
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	1,341.15	.00	.00	1,341.15
		Total Government	53,850.09	.00	.00	53,850.09
100	2100	POLICE DEPT-MADISO	150,020.98	12,197.19	.00	162,218.17
100	2150	POLICE FICA	7,318.29	492.31	.00	7,810.60
		Total Police	157,339.27	12,689.50	.00	170,028.77
100	2300	FIRE DEPT-MADISONV	127,807.29	46,435.99	5,760.07	180,003.35
100	2350	FIRE FICA/NON HAZA	1,456.80	.00	.00	1,456.80
		Total Fire	129,264.09	46,435.99	5,760.07	181,460.15
100	3300	TRANSPORTATION DEP	38,352.70	6,033.67	.00	44,386.37
		Total Transportati	38,352.70	6,033.67	.00	44,386.37
100	5000	CEMETERY DEPARTMEN	5,008.42	62.04	.00	5,070.46
		Total Cemetery	5,008.42	62.04	.00	5,070.46
100	7000	PARK DEPARTMENT	18,124.68	138.65	.00	18,263.33
100	7100	POOL EMPLOYEES	.00	.00	.00	.00
		Total Park	18,124.68	138.65	.00	18,263.33
190	3100	SANITATION DEPARTM	52,468.98	530.74	.00	52,999.72
		Total Sanitation	52,468.98	530.74	.00	52,999.72
195	3200	MAINTENANCE GARAGE	7,789.85	442.63	.00	8,232.48
		Total Maintenance	7,789.85	442.63	.00	8,232.48
200	1000	UTILITY OFFICE	24,447.22	.00	.00	24,447.22
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	66,773.55	5,361.33	.00	72,134.88
		Total Utility Offi	91,220.77	5,361.33	.00	96,582.10
210	2000	WASTEWATER TREATME	20,600.50	127.04	.00	20,727.54
210	2001	WASTEWATER COLLECT	32,295.04	644.45	.00	32,939.49
		Total Wastewater T	52,895.54	771.49	.00	53,667.03
211	4600	FILTER DEPARTMENT	22,909.34	2,585.55	.00	25,494.89
211	4700	WATER DEPARTMENT	35,131.13	1,323.48	.00	36,454.61
		Total Water	58,040.47	3,909.03	.00	61,949.50
330	6000	MADISONVILLE SPORT	.00	.00	.00	.00
		Total Sports Comp	.00	.00	.00	.00
		Grand Totals	664,354.86	76,375.07	5,760.07	746,490.00

Madisonville Fire Department

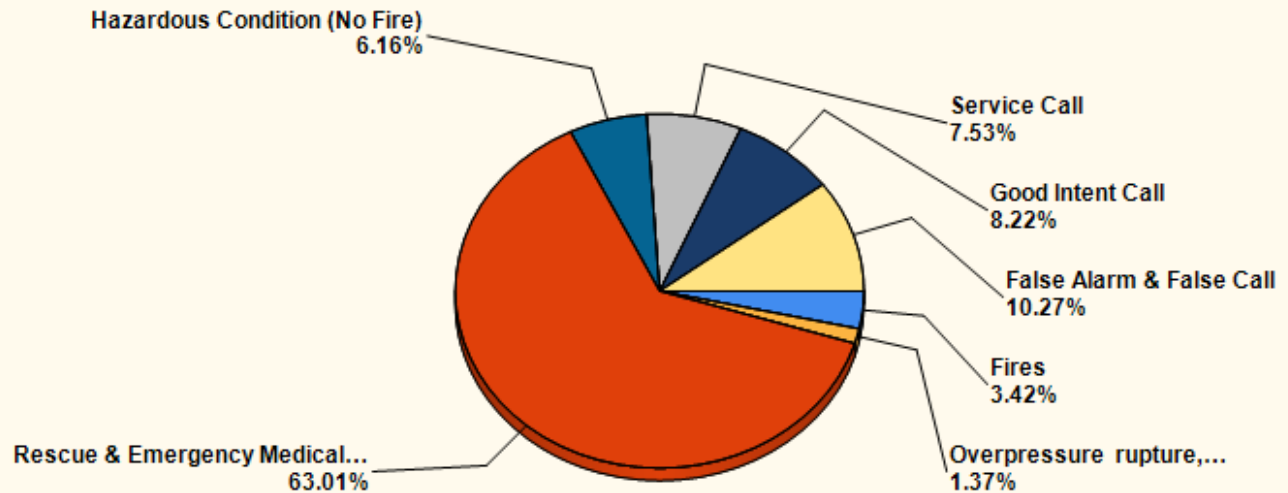
Monthly Report

December 2024



INCIDENT TYPE		# INCIDENTS
MEDICAL		92
FIRE		54
TOTAL		146
# OVERLAPPING		% OVERLAPPING
20		13.7
PRE-INCIDENT VALUE		LOSSES
\$10,238,000.00		\$235,000.00
DISPATCH TO RESPONDING (AVG: 0:01:56)		
	MEDICAL	FIRE
Station #1	1 min 41 sec	2 min 04 sec
Station #2	1 min 51 sec	2 min 05 sec
Station #3	1 min 37 sec	2 min 32 sec
Station #4	1 min 51 sec	1 min 41 sec
DISPATCH TO ARRIVAL (AVG: 0:05:20)		
	MEDICAL	FIRE
Station #1	4 min 35 sec	4 min 45 sec
Station #2	5 min 41 sec	5 min 16 sec
Station #3	4 min 49 sec	6 min 49 sec
Station #4	6 min 05 sec	7 min 47 sec
AVERAGE TIME ON SCENE		Monthly Training Hours
19 min 07 sec		1516 hrs
INSPECTIONS		
Pre-Incident Inspections		0
Fire Prevention Inspections		20
Code Enforcement Cases		145
COMMUNITY OUTREACH		
Community Programs		4
Smoke Alarms Issued		1
Adult Contacts		523
Children Contacts		560

Madisonville Fire Department Incident Breakdown by Type December 2024



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	5	3.42%
Overpressure rupture, explosion, overheating - no fire	2	1.37%
Rescue & Emergency Medical Service	92	63.01%
Hazardous Condition (No Fire)	9	6.16%
Service Call	11	7.53%
Good Intent Call	12	8.22%
False Alarm & False Call	15	10.27%
TOTAL	146	100%

Madisonville Fire Department

Incident Breakdown by Type

December 2024



INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	4	2.74%
131 - Passenger vehicle fire	1	0.68%
251 - Excessive heat, scorch burns with no ignition	2	1.37%
311 - Medical assist, assist EMS crew	83	56.85%
322 - Motor vehicle accident with injuries	3	2.05%
323 - Motor vehicle/pedestrian accident (MV Ped)	2	1.37%
324 - Motor vehicle accident with no injuries.	4	2.74%
411 - Gasoline or other flammable liquid spill	2	1.37%
412 - Gas leak (natural gas or LPG)	4	2.74%
441 - Heat from short circuit (wiring), defective/worn	1	0.68%
442 - Overheated motor	1	0.68%
462 - Aircraft standby	1	0.68%
531 - Smoke or odor removal	2	1.37%
554 - Assist invalid	8	5.48%
561 - Unauthorized burning	1	0.68%
611 - Dispatched & cancelled en route	5	3.42%
622 - No incident found on arrival at dispatch address	1	0.68%
651 - Smoke scare, odor of smoke	1	0.68%
671 - HazMat release investigation w/no HazMat	5	3.42%
700 - False alarm or false call, other	2	1.37%
730 - System malfunction, other	1	0.68%
733 - Smoke detector activation due to malfunction	1	0.68%
735 - Alarm system sounded due to malfunction	3	2.05%
736 - CO detector activation due to malfunction	1	0.68%
740 - Unintentional transmission of alarm, other	1	0.68%
741 - Sprinkler activation, no fire - unintentional	1	0.68%
743 - Smoke detector activation, no fire - unintentional	3	2.05%
745 - Alarm system activation, no fire - unintentional	2	1.37%
TOTAL INCIDENTS:	146	100%

Madisonville Fire Department

Community Events

December 2024



Public Education			
Pride Avenue Elementary School	12/11/2024	School Event	MAPS
Public Relations			
Madisonville Fire Dept. Station 1	12/03/2024	Fire Prevention	Smoke detector hand out
Madisonville Regional Airport	12/08/2024	Community Event	Flight before Christmas
First Baptist Church	12/11/2024	Walk through	Return to Bethlehem walk thru

Madisonville Fire Department

Yearly Report

2024



INCIDENT TYPE		# INCIDENTS
MEDICAL		1042
FIRE		552
TOTAL		1594
# OVERLAPPING		% OVERLAPPING
237		15%
PRE-INCIDENT VALUE		LOSSES
\$28,296,749.00		\$1,095,633.00
DISPATCH TO RESPONDING (AVG: 0:01:36)		
	MEDICAL	FIRE
Station #1	1 min 34 sec	1 min 40 sec
Station #2	1 min 35 sec	1 min 45 sec
Station #3	1 min 32 sec	1 min 52 sec
Station #4	1 min 29 sec	1 min 55 sec
DISPATCH TO ARRIVAL (AVG: 0:05:04)		
	MEDICAL	FIRE
Station #1	4 min 47 sec	4 min 54 sec
Station #2	4 min 50 sec	4 min 49 sec
Station #3	5 min 37 sec	5 min 35 sec
Station #4	5 min 19 sec	6 min 23 sec
AVERAGE TIME ON SCENE		Monthly Training Hours
20 min 32 sec		19,742 hrs
INSPECTIONS		
Pre-Incident Inspections		547
Fire Prevention Inspections		456
Code Enforcement Cases		2776
COMMUNITY OUTREACH		
Community Programs		150
Smoke Alarms Issued		23
Adult Contacts		33,461
Children Contacts		23,654

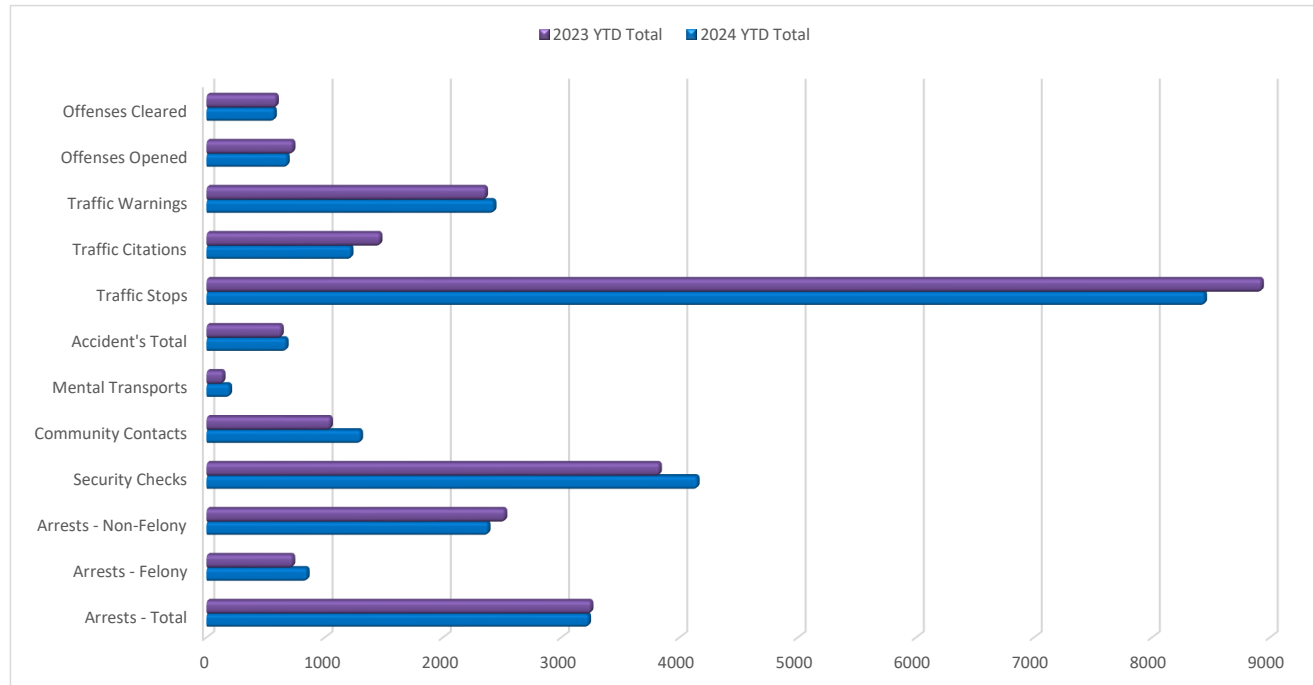
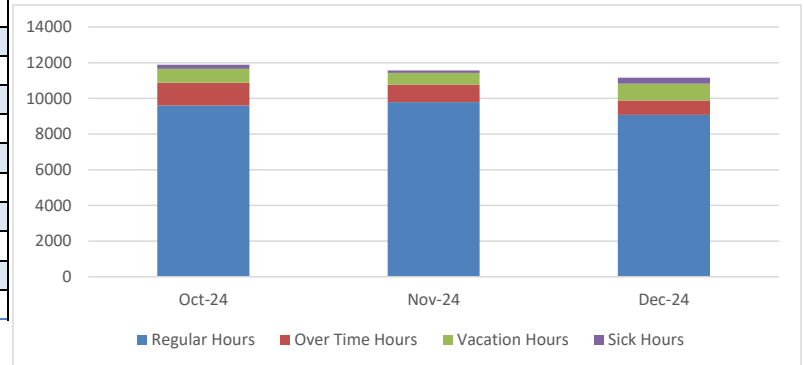


Council Report

Jan, 2025



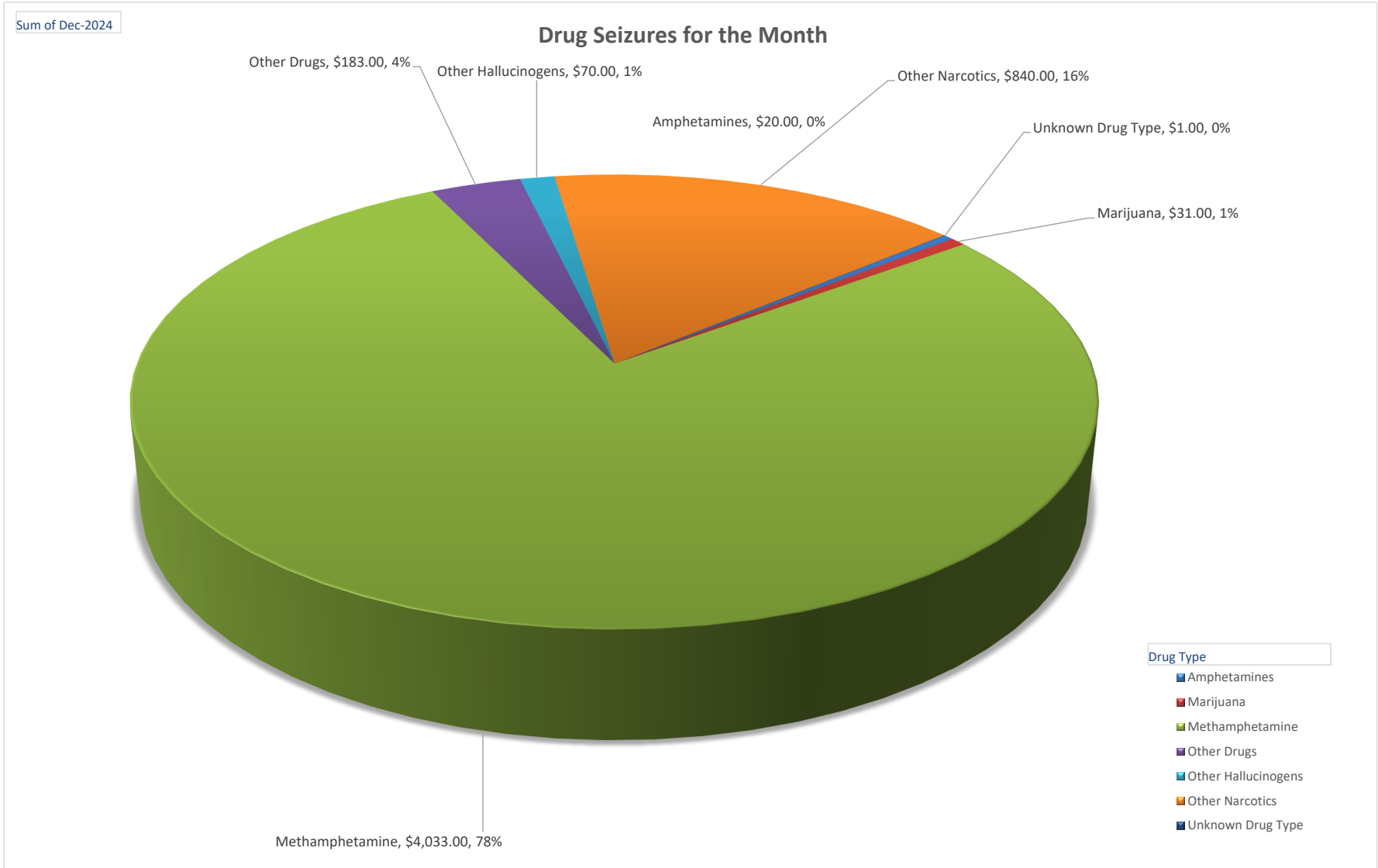
Type	Dec-24	Dec-23	2024 YTD Total	2023 YTD Total	Man Hours	Oct-24	Nov-24	Dec-24	Totals
Calls - Total Responses	2765	3409	46508	49014	Regular Hours	9601	9794.5	9072.63	28468.13
Arrests - Total	227	185	3229	3249	Over Time Hours	1275	980.25	805.5	3060.75
Arrests - Felony	63	42	850	728	Vacation Hours	788.3	653.29	945.65	2387.24
Arrests - Non-Felony	164	143	2379	2521	Sick Hours	228.5	133	341.75	703.25
Security Checks	148	127	4147	3828	Training Hours				0
Community Contacts	82	94	1301	1046					
Mental Transports	15	8	194	138					
Accident's Total	49	60	672	631					
Traffic Stops	487	605	8444	8926					
Traffic Citations	90	90	1220	1465					
Traffic Warnings	68	217	2429	2358					
Offenses Opened	41	44	681	729					
Offenses Cleared	27	35	572	589					
Stolen/Lost Property Value	\$ 14,697.19	\$ 24,475.98	\$557,434.50	\$880,838.14					
Recovered Property Value	\$ 6,098.50	\$ 575.98	\$70,342.52	\$150,575.18					
Average Response Time	4.10 Mins	4.21 Mins	4.03 Mins	4.19 Mins					





Council Report

Jan, 2025



Total Seizure Dec 2024 \$ 5,178.00

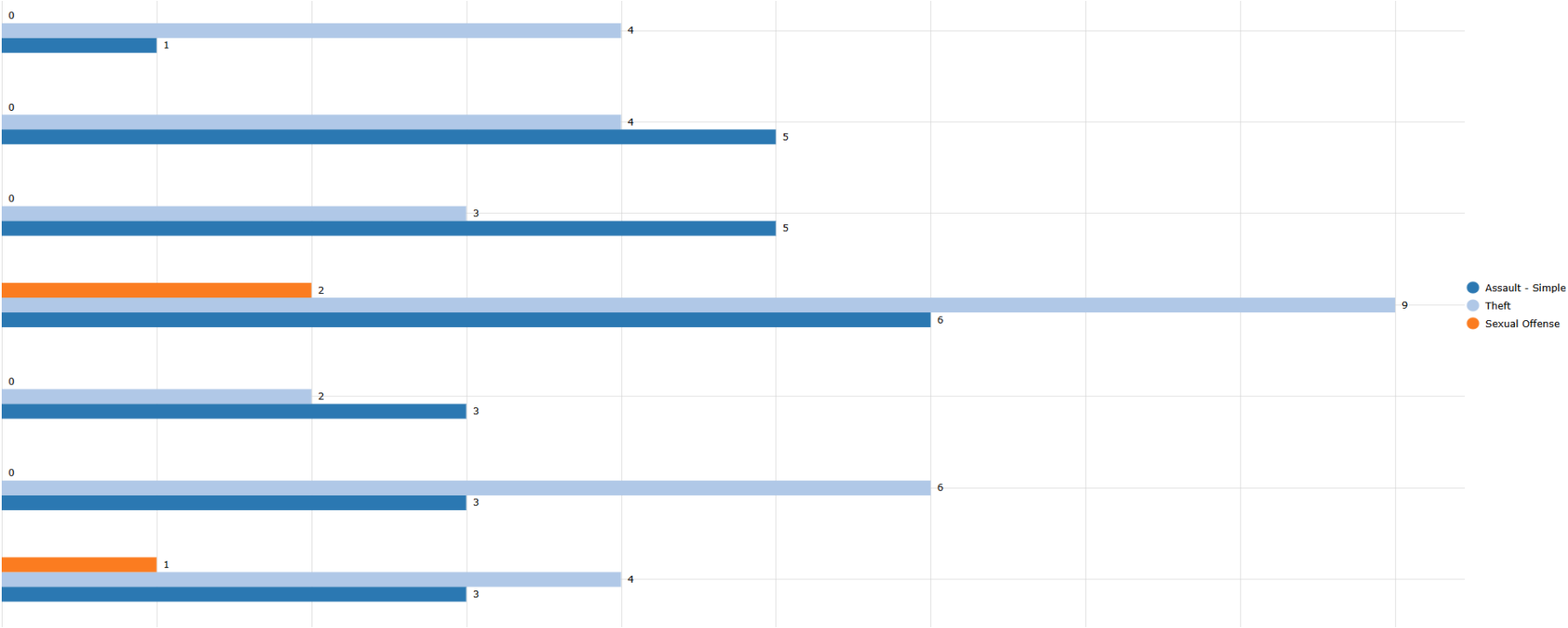


Council Report

Jan, 2025



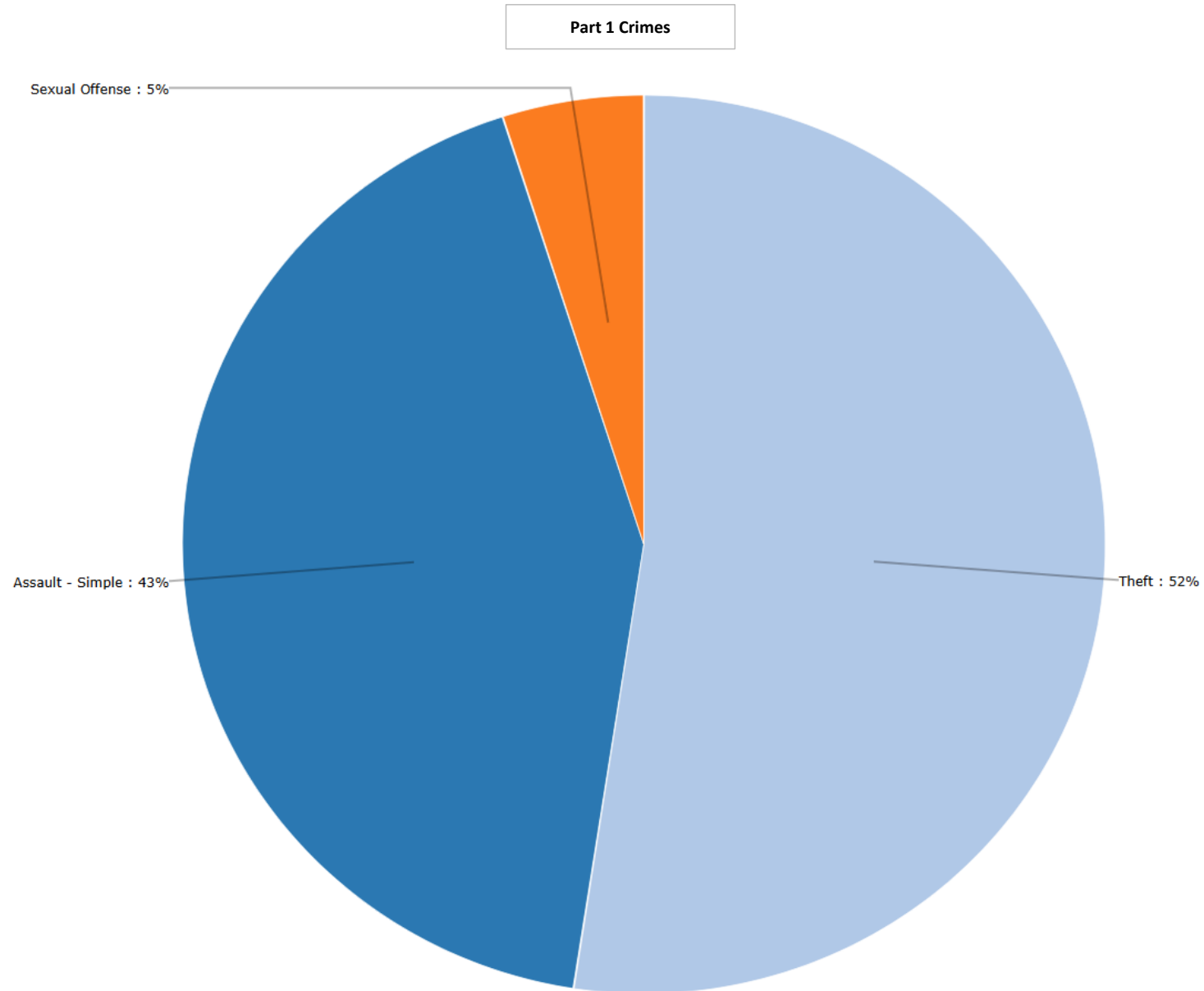
Part 1 Crimes by Day of Week





Council Report

Jan, 2025



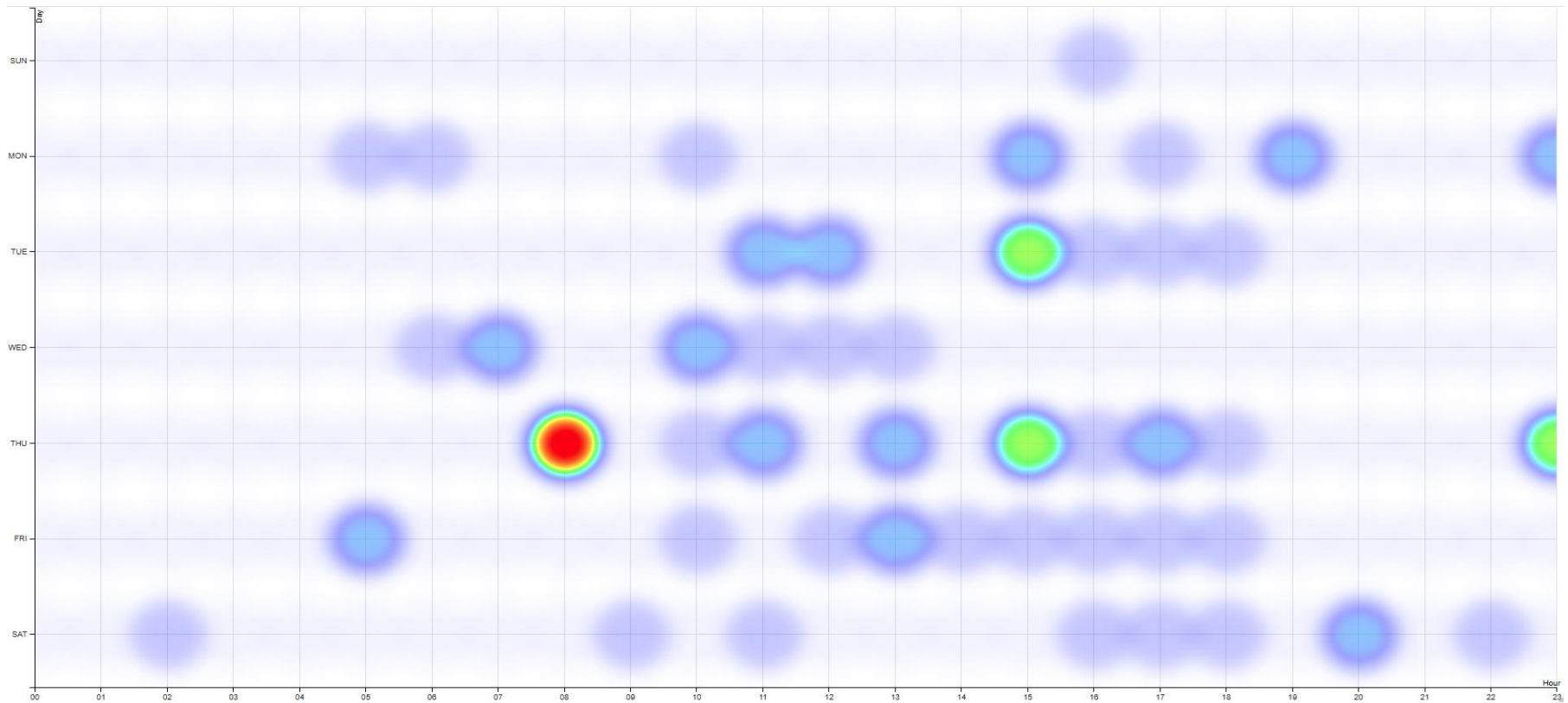


Council Report

Jan, 2025



Traffic Accident Highest Times



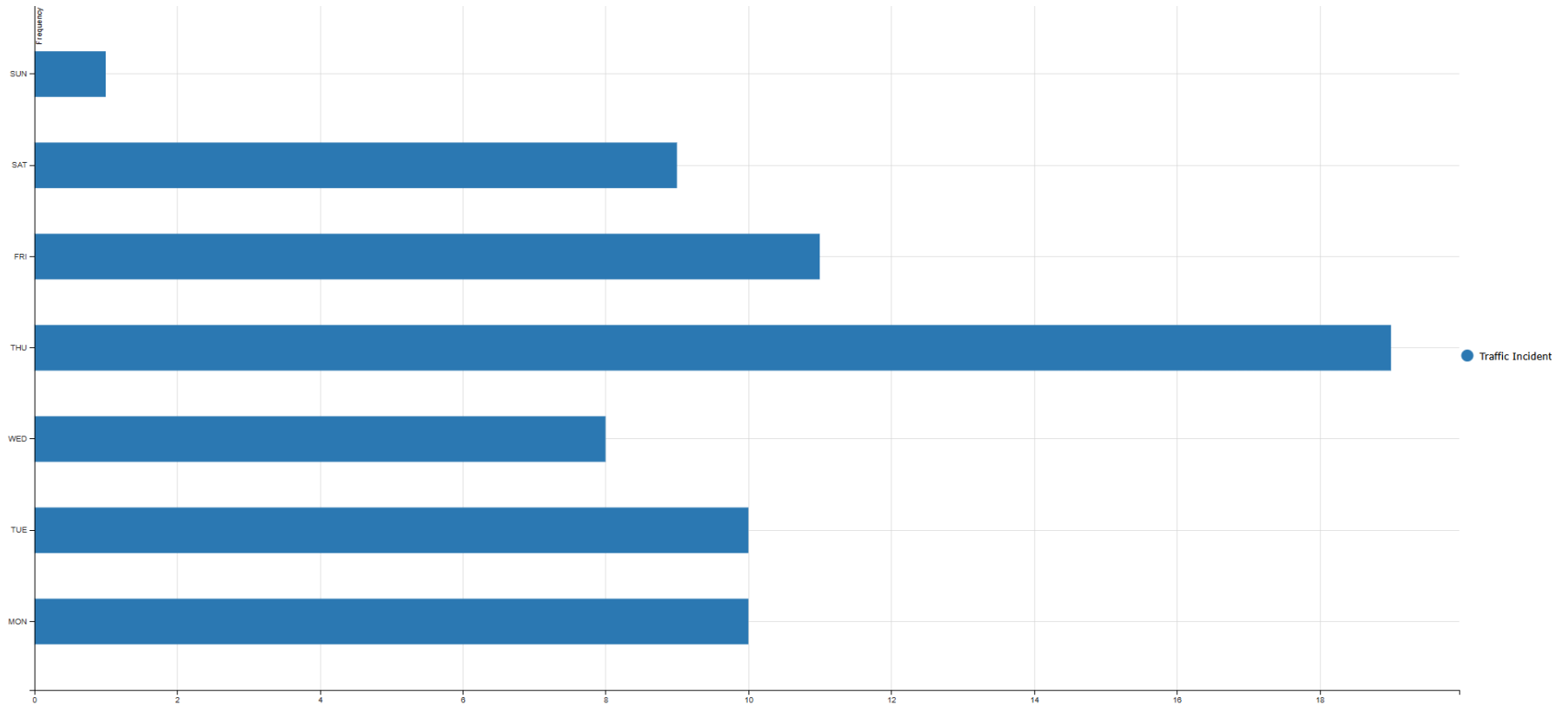


Council Report

Jan, 2025



Traffic Accidents by Day of Week



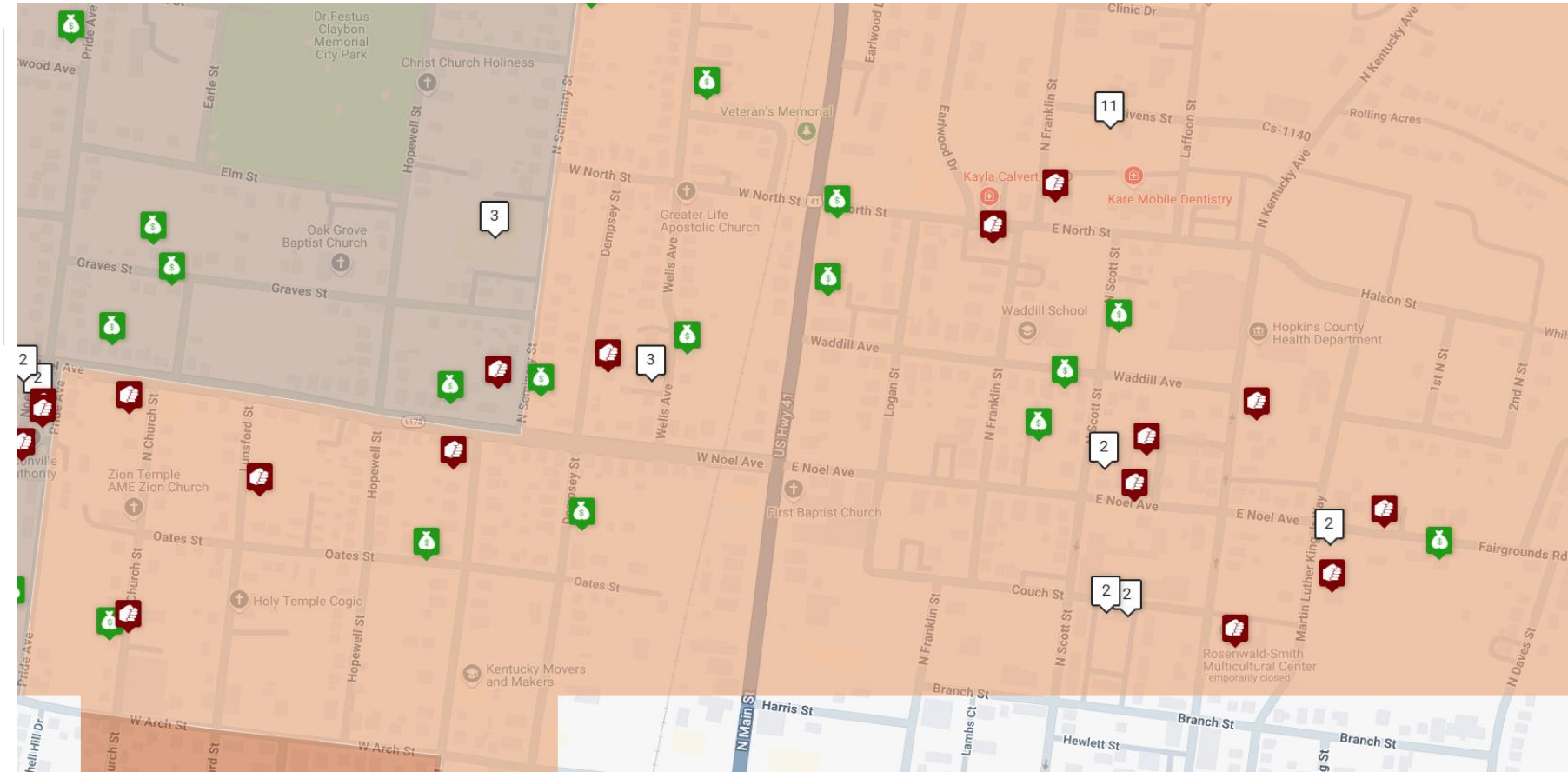


Council Report

Jan, 2025



Part 1 Crimes Highest Density



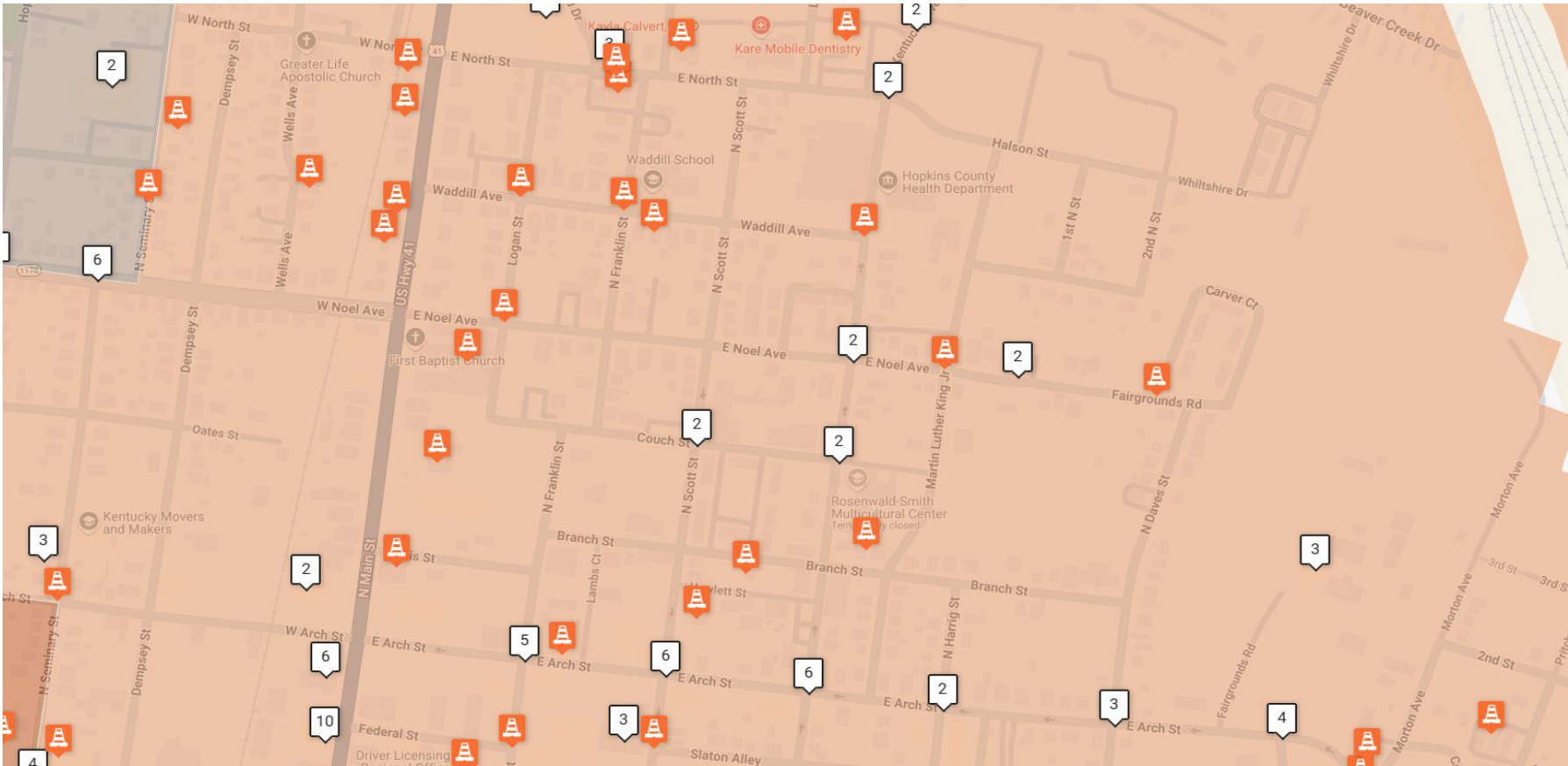


Council Report

Jan, 2025



Traffic Accidents Highest Density





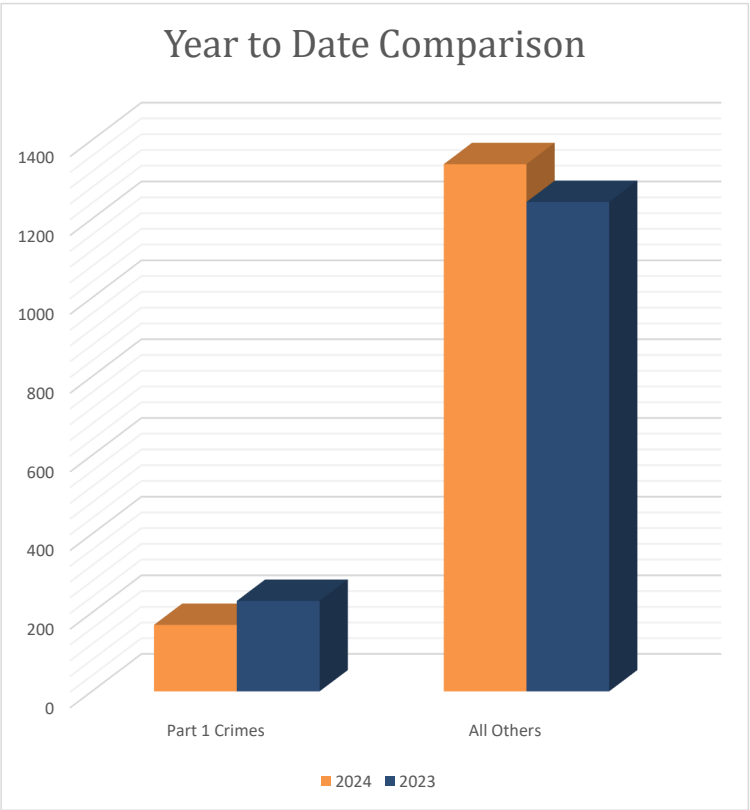
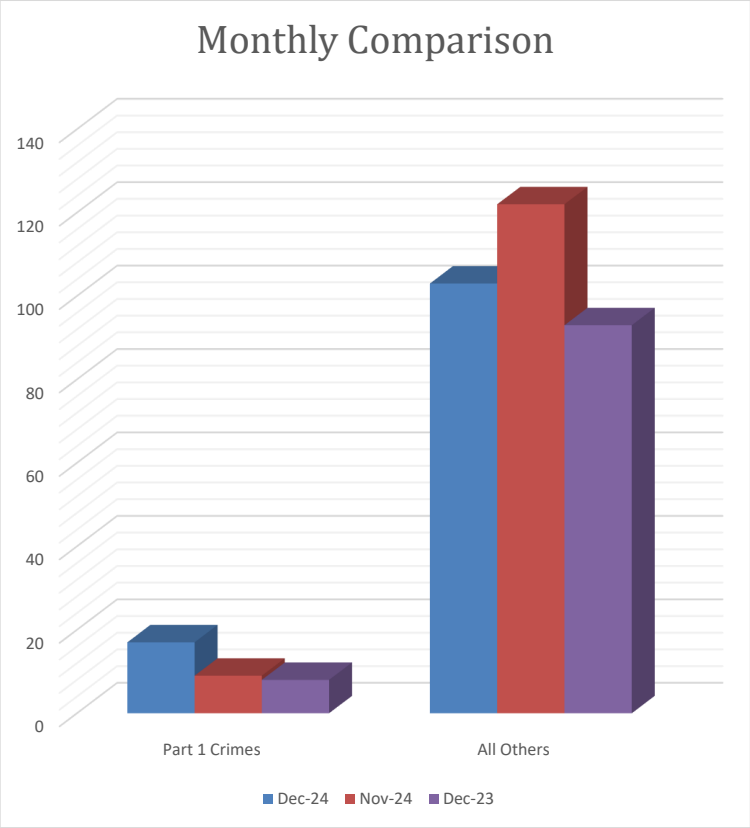
Council Report

Jan, 2025



Crime Statistics Comparison

	Dec-24	Nov-24	Difference	Dec-23	Difference	Calendar Year to Date		
						2024	2023	Difference
Part 1 Crimes	17	9	89%	8	113%	169	230	-27%
All Others	103	122	-16%	93	11%	1339	1243	8%
Total	120	131	-8%	101	19%	1508	1473	2%



ZONING & PERMIT OFFICE

MONTHLY ACTIVITY REPORT

December 2024

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES CHARGED
Type of Construction			
New Residential/SFD	\$380,000	2	\$660
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$85,000	2	\$144
Residential Accessory	\$1,800	1	\$25
Residential Alteration	\$0	0	\$0
New Commercial	\$20,000	1	\$250
Commercial Addition	\$0	0	\$0
Commercial Accessory	\$200	1	\$103
Commercial Alteration	\$190,000	3	\$438
New Industrial	\$0	0	\$0
Industrial Addition	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDING PERMITS	\$677,000	10	\$1,620

SIGN PERMITS	3	\$425
Name	Location	
Marshall's	543 Whittington Dr	
Stop N Go/Hoard's Signs/Jacob	422 East Center St	
Hobby Lobby #1049	591 Whittington Dr	

DEMOLITION PERMITS	2	*\$0
Name	Location	
City of Madisonville/Michael Phillips-Commercial	257 East Noel Ave	
City of Madisonville/Michael Phillips-Garage	367 Corbly Ave (Accessory Structure Only)	

HVAC PERMITS	4	\$495
Name	Location	
Quality Heating & Cooling/SFD	611 Princeton Rd	
Quality Heating & Cooling/SFD	1267 Royal Ct	
Jeremiah Marsh/Commercial	150 YMCA Dr	
Your Heating & A/C-Joe Sellars/SFD	623 S Seminary St	

CHANGE OF USE PERMITS	0	\$0
Name	Location	

ZONING MAP/TEXT AMENDMENTS	1	\$250
Name	Location	
Elks Lodge #738/James R Bone/DG Market	875 Princeton Rd	

		# Permits Issued	Fees Collected
ZONING COMPLIANCE REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
DIMENSIONAL VARIANCE		1	\$100
<i>Name</i>	<i>Location</i>		
Kentucky Municipal Energy Agency	1757 A C Slaton Rd		
CONDITIONAL USE		0	\$0
<i>Name</i>	<i>Location</i>		
UTILITY REQUESTS		1	\$50
<i>Name</i>	<i>Location</i>		
Laura Bearden/Water	1925 Lindon Dr		
MISCELLANEOUS/ADDITIONAL FEES		1	\$395
<i>Name</i>	<i>Location</i>		
Hobby Lobby/Fire-Sprinkler Plan Review	591 Whittington Dr		
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		1	\$100
<i>Name</i>	<i>Location</i>		
Juicy Butts BBQ/Perry Youngblood	Commercial Properties & City Lots		
ACTIVITY TOTAL FOR THE MONTH		24	\$3,435

*Fees Waived for DEMO Permit # 700_257 E Noel Ave_Commercial Bldg & # 701_367 Corbly Ave_Accessory Structure Only --Per City of Madisonville.

ZONING & PERMIT OFFICE

YTD ACTIVITY REPORT

JANUARY - DECEMBER 2024

<i>BUILDING PERMITS</i>	<i>CONSTRUCTION COST</i>	<i># PERMITS ISSUED</i>	<i>FEES COLLECTED</i>
Type of Construction			
New Residential/SFD	\$5,845,000	26	\$8,167
Duplex	\$500,000	2	\$658
Multi-Family	\$0	0	\$0
Residential Addition	\$777,200	31	\$2,830
Residential Accessory	\$1,141,052	63	\$3,468
Residential Alteration	\$325,000	6	\$929
New Commercial	\$18,515,991	10	\$14,821
Commercial Addition	\$493,243	4	\$574
Commercial Accessory	\$761,450	9	\$2,647
Commercial Alteration	\$1,818,800	26	\$5,962
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$700	1	\$133
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
<i>TOTAL BUILDILNG PERMITS</i>	\$30,178,436	178	\$40,189
<i>SIGN PERMITS</i>		41	\$3,375
<i>DEMOLITION PERMITS</i>		16	\$110
<i>HVAC PERMITS</i>		43	\$11,640
<i>CHANGE OF USE PERMITS</i>		0	\$0
<i>ZONING MAP/TEXT AMENDMENTS</i>		6	\$1,250
<i>ZONING COMPLIANCE REQUESTS</i>		3	\$75
<i>DIMENSIONAL VARIANCE PERMITS</i>		3	\$200
<i>CONDITIONAL USE PERMITS</i>		8	\$800
<i>UTILITY REQUESTS</i>		2	\$100
<i>MISCELLANEOUS/ADDITIONAL FEES</i>		4	\$1,210
<i>COA's</i> (Historic District Commission)		9	N/A
<i>SPECIAL USE PERMITS</i> (Outside Sales)		1	N/A
<i>MOBILE FOOD VENDOR PERMITS</i>		36	\$3,600
<i>YEAR TO DATE TOTAL</i>		350	\$62,549

Prepared by: Bonnie Smith, Zoning Administrative Assistant

**CITY OF MADISONVILLE
ORDINANCE 2025-3**

**AN ORDINANCE AMENDING CHAPTER 31.45 OF THE CITY OF MADISONVILLE CODE OF
ORDINANCES RELATING TO ESTABLISHED COMMITTEES**

§31.45 ESTABLISHED.

(A) There are established the following Committees of the Council:

- (1) Airport;
- (2) Annexation and Zoning;
- (3) Budget and Finance;
- (4) Economic Development;
- (5) ~~[Electric];~~
- (6) Parks and Recreation;
- (7) Property and Risk Management;
- (8) Public Safety;
- (9) ~~[Transportation/Sanitation];~~
- (10) Utilities/Transportation/Engineering ~~[Water/Wastewater/Stormwater];~~ and
- (11) Tourism.

(B) Each of the Committees shall be composed of three (3) members of the Council who shall be appointed by the Mayor. The Mayor shall appoint one of these three as the Chairperson of each Committee. The appointment by the Mayor of the Council Members to a Committee and as Chairperson of that Committee shall be for a term of one (1) year, commencing on the 1st day of January and continuing through December 31st. No meeting of the Committee shall be held without a quorum. Two or more members of the Committee shall be deemed to be a quorum, provided that one of such members shall be the Chairperson.

(C) The scope of the overview of each Committee shall be as follows:

(1) Airport Committee. This committee shall have the general oversight responsibility in all matters relating to the airport.

(2) Annexation and Zoning Committee. This committee shall have general oversight responsibility in all matters relating to annexation and zoning.

(3) Budget and Finance Committee. This committee shall coordinate the preparation of the annual operating budget of the city. It shall have the power to conduct such public hearings in the name of the city as may be required by law as a part of the preparation and approval of the

annual operating budget. It shall have oversight responsibility in all matters of finance or revenue of the city or any department or component thereof. All ordinances principally relating to revenue or finance shall be referred to this committee for review and comment prior to enactment.

(4) Economic Development Committee. This committee shall have general oversight responsibility in all matters relating to the improvement and maintenance of the general economic development of the community including, but not limited to, efforts to promote and stimulate tourism, the acquisition, retention, and development of industrial or commercial establishments, and to act as liaison with all other duly constituted agencies with involvement in any of these areas.

(5) ~~[Electric Committee. This committee shall have general oversight responsibility in all matters relating to the operations, physical plants and equipment of the City Electrical Department]~~

(6) Parks and Recreation Committee. This committee shall have general oversight responsibility in all matters relating to development, operation, maintenance and control of parks and cemeteries.

(7) Property and Risk Management Committee. This committee shall have general oversight responsibility regarding all other buildings and properties, the oversight for which is not expressly delegated to another committee herein. This committee shall also have general oversight responsibility in all matters regarding health, safety, and insurance, as well as matters relating to compliance with all safety codes and regulations. In addition, the committee shall from time to time report to the Council regarding the adequacy and sufficiency of insurance coverage on city properties and insuring city activities. This committee shall further have such additional duties as the Mayor may from time to time by executive order direct.

(8) Public Safety Committee. This committee shall have general oversight responsibility in all matters relating to the City Police and Fire Department. It shall also act as liaison with other law enforcement and disaster agencies.

(9) ~~[Transportation/Sanitation Committee. This committee shall have general oversight responsibility in all matters relating to the maintenance and repair of all city streets and sidewalks. This committee shall also have general oversight responsibility in all matters relating to the collection, transportation and disposition of solid waste materials].~~

(10) Utilities/Transportation/Engineering [Water/Wastewater/Stormwater/Engineering] Committee. This committee shall have general oversight responsibility in all matters relating to utilities including maintenance and repair of all city streets and sidewalks. This committee shall also have general oversight responsibility in all matters relating to the collection, transportation and disposition of solid waste materials. This committee shall have general oversight responsibility in all matters relating to the city's network of distribution and storage of treated water, the collection, storage and treatment of raw water, and all matters relating to the city's wastewater treatment plant and the collection and transportation of wastewater within the city, stormwater management and control, and all matters involving the Engineering Department.

(11) Tourism Committee. This committee shall establish a budget for the expenditure of the funds received from the Hopkins County Tourist and Convention Commission from the restaurant tax pursuant to the interlocal cooperation agreement and work with any advisory committee or committees appointed by the Mayor to make recommendations to the entire City Council for projects to be considered for funding; and have general oversight responsibility to ensure that all restaurant taxes collected are used solely for the purpose of promoting and developing convention and tourist activities and facilities in accordance with KRS 91A.390.

(D) Each of the committees created herein shall have the following powers and duties:

(1) To conduct such meetings as may be necessary to execute the business of the Committee;

(2) To make inquiries into all matters relating to the business or operations of the city.

(3) It shall have the power to compel the attendance of witnesses and/or the production of documents.

(4) It shall have the authority to make sufficient recommendations to the Mayor and the Council that may be necessary or appropriate in regard to the expenditure of public funds or personnel matters and, generally, as to any matter within the jurisdiction of the Committee.

(5) The Committee shall only have such power or authority in personnel matters as may from time to time be delegated to by the Mayor by appropriate executive order.

(6) The Committee shall only have the right to incur credit on behalf of the city for such amounts as the Mayor may from time to time authorize by appropriate executive order.

**CITY OF MADISONVILLE
ORDINANCE 2025-4**

**AN ORDINANCE AMENDING CHAPTER 158.03 AND 158.22 OF CHAPTER 158 SIGN
REGULATIONS OF THE CITY OF MADISONVILLE CODE OF ORDINANCES**

§158.03 DEFINITIONS.

Words and phrases used in this chapter shall have the meanings set forth in this section. Words and phrases not defined in this section but defined in the zoning ordinance of the city shall be given the meanings set forth in such chapter. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

ABANDONED. Any sign which no longer gives correct directions to, location of, description of a business, service or activity performed, or product sold or a sign not being properly maintained. Any such sign which is related to a business, service, activity or product which has not been operating, performed, or sold for a period of ninety (90) days, or which the business activity has relocated, shall be considered an abandoned sign. A sign associated with a vacant business or property which is advertised and marketed for sale or lease shall not be considered abandoned.

ADMINISTRATOR. The Zoning Administrator or his/her designated representative.

BILLBOARD. A permanent free-standing sign to which is attached a sign face at least two hundred (200) square feet in area, containing a message relating to an activity or product that is foreign to the site on which the sign is located or an advertising device erected by a company or individual for the purpose of selling advertising messages for profit.

BUILDING. Any structure having a roof supported by columns or walls for the shelter or enclosure of persons or property.

CANOPY SIGN. Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

CHANGEABLE COPY SIGN/BULLETIN BOARD. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

CONSOLIDATED SHOPPING CENTER SIGN. A sign constructed for shared use by shopping center tenants, whether tenants are located on common property or on individual lots within an approved development.

ERECT. To construct, reconstruct, build, relocate, raise, assemble, place, affix, attach, create, paint, draw or in any other way bring into being or establish; but it shall not include any of the foregoing activities when performed as an incident to the change of message or routine maintenance.

FREE-STANDING SIGN. Any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure.

GROUND-MOUNTED SIGN. A free-standing sign with a solid base.

ILLEGAL SIGN. A sign which was not in compliance with this, or the applicable chapter when it was erected, installed, altered or displayed.

INCIDENTAL SIGN. A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as “no parking”, “entrance”, “loading only”, “telephone”, “hours of operation” and other similar directives. No commercial message may exceed twenty-five percent (25%) of such sign.

INDIVIDUAL BUSINESS UNIT. A business which is located in a structurally independent building which has its own entrance and exit.

LOT. Any piece or parcel of land or a portion of a subdivision thereof, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of transfer of ownership and having its principal frontage on an officially approved street or place.

NON-CONFORMING SIGN. A sign lawfully erected and legally existing on the effective date of this chapter, or of amendments thereto, but which does not conform to the provisions of this chapter.

OFF-PREMISE SIGN. A sign which directs attention to a business, service or product offered not located on the same lot where the sign is displayed.

ON-PREMISE SIGN. A sign which directs attention to a business, service or product offered on the same lot where the sign is displayed.

PORTABLE SIGN. A sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported including, but not limited to, signs designed to be transported by means of wheels; balloons used as signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way whose primary purpose is advertising.

PRINCIPAL BUILDING. The building in which is conducted the principal use of the lot on which it is located. Lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

PUBLIC SERVICE SIGN. Noncommercial signs necessary to promote health, safety and welfare and other regulatory, statutory, traffic control or directional signs erected on

public property with permission as appropriate from the State of Kentucky, the United States or the city of Madisonville. Signs which indicate scenic or historical points of interest and identify public property are public service signs. Off-premise signs placed by a public agency for the purpose of guiding persons to emergency centers or places of public interest are also included.

SIGN. Any writing, pictorial presentation, number, illustration or decoration, flag, banner or pennant or other device which is used to announce, direct attention to, identify, advertise or otherwise make anything known.

SIGN FACE. That part of a sign that is or may be used for copy.

SIGN FACE AREA. The total area contained within a single continuous perimeter enclosing all parts of such sign but excluding any structural elements outside the limits of the sign which are required for the supporting of such sign.

STREET FRONTAGE. The distance along which a lot line adjoins a public street right- of-way from one lot line intersecting the street to the furthest distant lot line intersecting the same street. For purposes of this chapter, a development project containing more than one lot along a street shall be considered to have only one street frontage on that street. Corner lots have at least two (2) street fronts.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences and signs.

TEMPORARY SIGN. A sign including, but not limited to, paper, cardboard and fabric signs, which is used for a limited period of time and is not permanently mounted.

WALL SIGN. A sign painted or attached to a wall of a building and is parallel to the wall.

WINDOW SIGN. A sign that is placed inside a window, or applied or attached to window panes or glass, and which is visible from the exterior of the window and is not painted or otherwise permanently affixed to the window. Signs that are painted or otherwise permanently affixed to the window shall be considered wall signs.

§158.22 PARKWAY SIGN DISTRICT.

(A) In addition to the requirements of this chapter, the following shall apply to free-standing signs located along the Pennyryle Parkway within the areas depicted in Figure 8 and Figure 9.

(B) Property zoned C-2, C-3 or Industrial may have a maximum of two (2) free-standing on-premise signs with one (1) sign not to exceed sixty-five (65) feet in height and two-hundred (200) square feet in area. The second sign shall not to exceed a maximum height of twenty (20) feet and eighty (80) square feet in area. If §158.20(A)(1) and (B)(1) applies, additional signs allowed may not exceed twenty (20) feet in height and eighty (80) square feet in area.

(C) The maximum area of the sign face for each side of a consolidated shopping center sign shall not exceed 500 square feet. The maximum height shall not exceed 65 feet.

**CITY OF MADISONVILLE
RESOLUTION 2025-2**

**RESOLUTION TO DECLARE TRACT 2 OF DEED BOOK 484, PAGE 32, MADISONVILLE,
KENTUCKY AS SURPLUS PROPERTY**

WHEREAS, the City of Madisonville owns the property as shown as Tract 2 in Deed Book 484, page 32, Madisonville, Hopkins County, Kentucky (see attachment);

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

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

7-26-89
Mail
City
of
Madisonville
BOOK 484 PAGE 32

THIS DEED OF CONVEYANCE made and entered into this 13th day of June, 1989 by and between MID AMERICA DEVELOPMENT COMPANY, INC. A KENTUCKY CORPORATION, hereinafter referred to as the Grantor, and CITY OF MADISONVILLE, Madisonville, Kentucky 42431, hereinafter referred to as the Grantee;

WITNESSETH: That for and in consideration of the sum of SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever in the following described real estate:

Ms. [unclear]
TRACT 1: Beginning at a point, said point being an existing P.K. nail in the West right of way line of Tucker School House Road and also being the Northeast corner of Haulers Supply property thence running with said West right of way North 6 Degrees, 52 Minutes, 11 Seconds East for a distance of 97.72 feet to a point, said point being an existing car axle, thence running North 60 Degrees 34 Minutes 15 Seconds West for a distance of 663.15 feet to a point said point being an existing iron pin set in concrete thence running South 18 Degrees 02 Minutes 54 Seconds West for a distance of 465.70 feet to a point, said point being an iron pin set this survey thence running South 71 Degrees, 55 Minutes 39 Seconds East for a distance of 350.00 feet to a point, said point being an existing railroad spike, thence running South 55 Degrees 34 Minutes 15 Seconds East for a distance of 11.28 feet to a point, said point being an existing boat spike and also being the Southwest corner of Haulers Supply, thence running North 18 Degrees 16 Minutes 44 Seconds East for a distance of 187.38 feet to a point, said point being an existing boat spike, thence running with a curve the following short cords: North 35 Degrees 45 Minutes 38 Seconds East for a distance of 11.28 feet, North 55 Degrees 18 Minutes East for a distance of 24.99 feet North 74 Degrees 54 Minutes East for a distance of 25.00 feet, South 88 Degrees 57 Minutes East for a distance of 25.00 feet South 75 Degrees 38 Minutes East for a distance of 24.93 feet, thence running South 72 Degrees 27 Minutes East for a distance of 219.27 feet to the point of beginning, containing 4.4457 acres.

The above description is subject to all easements both recorded and unrecorded.

Legal description was taken from a physical survey done by Ronald R. Johnson, P.E., RLS #1052 dated April 19, 1989.

Being part of the same property conveyed to Mid America Development Company, Inc., by a deed of conveyance from the City of Madisonville of record in Deed Book 334, page 250 in the office of the Hopkins County Court Clerk.

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TRACT 2: Beginning at a point said point being in the North right of way line of U.S. 41 A North and in the South property line of Mid America Development Corporation, thence running with said right of way line North 59 Degrees 50 Minutes 00 Seconds West for a distance of 30.00 feet to an iron pin in the line of National Can Corporation, thence running North 30 Degrees 30 Minutes 00 Seconds East with the line of National Can Corporation for a distance of 292.60 feet to a railroad spike, thence running South 59 Degrees 22 Minutes, 19 Seconds East for a distance of 30.04 feet to a railroad spike, thence running North 30 Degrees 34 Minutes 20 Seconds East for a distance of 284.20 feet to a railroad spike, thence running North 18 Degrees 04 Minutes 25 Seconds East for a distance of 200.54 feet to a railroad spike in the line of Mid America Development, Inc., thence running South 55 Degrees 34 Minutes 15 Seconds East for a distance of 11.28 feet to a railroad spike, thence running South 72 Degrees 20 Minutes, 17 Seconds East for a distance of 4.18 feet to a bolt spike, thence running South 18 Degrees 04 Minutes 25 Seconds West for a distance of 199.03 feet to an iron pin, thence running South 30 Degrees 34 Minutes 20 Seconds West for a distance of 285.84 feet to an iron pin, thence running South 35 Degrees 09 Minutes 55 Seconds West for a distance of 225.21 feet to an iron pin, thence running South 27 Degrees 43 Minutes 58 Seconds West for a distance of 67.96 feet to the point of beginning, containing 0.396 acres.

The above description is subject to all easements both recorded and unrecorded.

Legal description was taken from a physical survey done by Ronald R. Johnson, P.E., RLS #1052 dated April 24, 1989.

Being part of the same property conveyed to Mid America Development Company, Inc., by a deed of conveyance from the City of Madisonville of record in Deed Book 334, page 250 in the office of the Hopkins County Court Clerk.

TRACT 3: Beginning at the northwest corner of American Laundry Machinery an iron pin being North 72 degrees 00' West 37.5 feet distant to a division corner in the 25 foot right of way line opposite Station 18 + 25 on the 11 degree 30' curve to the right, thence 233.94 feet from and parallel the 11 degree 30' curve to the right to a point in division line and the right of way line 25 feet right of the P C at Station 20 + 58.94 and the P S of the existing switch. Thence North 59 degrees 32' East 250.00 feet along the division line and the right of way being 25 feet from and parallel the centerline to a point opposite the P C at Station 23 + 08.94. Thence continuing with the division line right of way line 25 feet from and parallel the 10 degree 00' curve to the right 150.00 feet to a corner of the right of way at the beginning of proposed track. Thence North 15 degrees 28' West 125.00 feet with a division line passing thru station 24 + 58.94 the division corner being 100 feet left of Station 24 + 58.94. Thence with the 10 degree 00' curve to the right

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1,234.67 feet along the curve 100 feet left and parallel 1,451.09 feet of arc to a division corner 100 feet left and opposite the P T at Station 34 + 43.61. Thence with the division line South 18 degrees 00' West 289.84 feet to a division corner in line of Mid American Canning Co., being 100 feet left and opposite Station 37 + 33.45. Thence with Mid American North 60 degrees 45' West 152.94 feet to the northwest corner an iron pin corner with American Laundry Machinery in the original line of Allinder and the City of Madisonville. Thence with American Laundry Machinery North 23 degrees 32' West 397.94 feet to an iron pin corner of American Laundry Machinery. Thence North 72 degrees 00' West 886.16 feet to the beginning containing 16.17 acres. The west portion containing 6.22 acres and the east portion containing 9.95 acres and being subject to an easement for right of way purposes.

Being the same property conveyed to Mid America Development Company, Inc., by a deed of conveyance from the City of Madisonville, Kentucky, a municipal corporation dated September 28, 1971 and of record in Deed Book 344, page 589 in the office of the Hopkins County Court Clerk.

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

IN WITNESS WHEREOF the Grantor has hereunto set its hands on this 13th day of June, 1989.

ATTEST:

MID AMERICA DEVELOPMENT CO., INC.

Virginia S. Wilbur
VIRGINIA S. WILBUR,
SECRETARY

Jerry F. Wilbur
JERRY F. WILBUR, VICE PRESIDENT

STATE OF KENTUCKY

COUNTY OF HOPKINS

The foregoing instrument was acknowledged before me this 13th day of June, 1989 by the Secretary and Vice President of Mid America Development Co., Inc., a Kentucky Corporation, on behalf of the Corporation.

Carol Curry
Notary Public
State of Kentucky Large
My commission expires: 1-28-90

The description of the property
was taken from the deed of conveyance
to the grantors. The draftsman
assumes no responsibility thereof.
Prepared by:

35

William R. Thomas
WILLIAM R. THOMAS
33 East Broadway
Madisonville, KY 42431

STATE OF KENTUCKY
COUNTY OF HOPKINS

This instrument was filed for record on the 25
day of July, 1989 at 11:00 A.M., and is
being recorded in Book 484 Page 32
William T. Broadway

_____, Clerk
By Don E. Hodge, S.E.

CITY OF MADISONVILLE
RESOLUTION
2025-3

RESOLUTION FOR EXCHANGE OF PROPERTY

WHEREAS, the City of Madisonville owns property as shown on Tract 2 of Deed Book 484, page 32 as shown on the deed attached as Exhibit A;

WHEREAS, the City of Madisonville is the record title owner of the real estate which formerly had frontage upon Highway 41A-Nebo Road and Highway 41A-Nebo Road is a limited access highway and following the widening of said highway and the execution of deeds of conveyance in conjunction herewith the City of Madisonville no longer is permitted to have direct access from its property onto Highway 41A- Nebo Road;

WHEREAS, the City of Madisonville and other affected property owners have agreed to cooperate by an exchange of properties by deeds executed in conjunction herewith to provide an alternative means of ingress and egress to and from their respective properties;

WHEREAS, the City of Madisonville will convey to Commercial Warehouse Leasing, LLC the property as shown in the deed attached as Exhibit B in order to provide Commercial Warehouse Leasing, LLC ingress and egress to it's property, there being no cash consideration paid and the real estate herein conveyed being of nominal value;

WHEREAS, the City of Madisonville will convey to Hopkins County Properties, LLC the property as shown in the deed attached as Exhibit C for an exchange of property as shown in deed attached as Exhibit D of equal value, there being no cash consideration paid and the real estate herein conveyed being of nominal value;

NOW THEREFORE, BE IT RESOLVED that the City Council authorizes the Mayor to execute the deeds from City of Madisonville to Commercial Warehouse Leasing, LLC; and to Hopkins County Properties, LLC and a deed from Hopkins County Properties, LLC to City of Madisonville.

EXHIBIT A

7-26-89

Mail

City

f

Mail

BOOK 484 PAGE 32

THIS DEED OF CONVEYANCE made and entered into this 13th day of June, 1989 by and between MID AMERICA DEVELOPMENT COMPANY, INC. A KENTUCKY CORPORATION, hereinafter referred to as the Grantor, and CITY OF MADISONVILLE, Madisonville, Kentucky 42431, hereinafter referred to as the Grantee;

WITNESSETH: That for and in consideration of the sum of SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever in the following described real estate:

TRACT 1: Beginning at a point, said point being an existing P.K. nail in the West right of way line of Tucker School House Road and also being the Northeast corner of Haulers Supply property thence running with said West right of way North 6 Degrees, 52 Minutes, 11 Seconds East for a distance of 97.72 feet to a point, said point being an existing car axle, thence running North 60 Degrees 34 Minutes 15 Seconds West for a distance of 663.15 feet to a point said point being an existing iron pin set in concrete thence running South 18 Degrees 02 Minutes 54 Seconds West for a distance of 465.70 feet to a point, said point being an iron pin set this survey thence running South 71 Degrees, 55 Minutes 39 Seconds East for a distance of 350.00 feet to a point, said point being an existing railroad spike, thence running South 55 Degrees 34 Minutes 15 Seconds East for a distance of 11.28 feet to a point, said point being an existing boat spike and also being the Southwest corner of Haulers Supply, thence running North 18 Degrees 16 Minutes 44 Seconds East for a distance of 187.38 feet to a point, said point being an existing boat spike, thence running with a curve the following short cords: North 35 Degrees 45 Minutes 38 Seconds East for a distance of 11.28 feet, North 55 Degrees 18 Minutes East for a distance of 24.99 feet North 74 Degrees 54 Minutes East for a distance of 25.00 feet, South 88 Degrees 57 Minutes East for a distance of 25.00 feet South 75 Degrees 38 Minutes East for a distance of 24.93 feet, thence running South 72 Degrees 27 Minutes East for a distance of 219.27 feet to the point of beginning, containing 4.4457 acres.

The above description is subject to all easements both recorded and unrecorded.

Legal description was taken from a physical survey done by Ronald R. Johnson, P.E., RLS #1052 dated April 19, 1989.

Being part of the same property conveyed to Mid America Development Company, Inc., by a deed of conveyance from the City of Madisonville of record in Deed Book 334, page 250 in the office of the Hopkins County Court Clerk.

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TRACT 2: Beginning at a point said point being in the North right of way line of U.S. 41 A North and in the South property line of Mid America Development Corporation, thence running with said right of way line North 59 Degrees 50 Minutes 00 Seconds West for a distance of 30.00 feet to an iron pin in the line of National Can Corporation, thence running North 30 Degrees 30 Minutes 00 Seconds East with the line of National Can Corporation for a distance of 292.60 feet to a railroad spike, thence running South 59 Degrees 22 Minutes 19 Seconds East for a distance of 30.04 feet to a railroad spike, thence running North 30 Degrees 34 Minutes 20 Seconds East for a distance of 284.20 feet to a railroad spike, thence running North 18 Degrees 04 Minutes 25 Seconds East for a distance of 200.54 feet to a railroad spike in the line of Mid America Development, Inc., thence running South 55 Degrees 34 Minutes 15 Seconds East for a distance of 11.28 feet to a railroad spike, thence running South 72 Degrees 20 Minutes 17 Seconds East for a distance of 4.18 feet to a bolt spike, thence running South 18 Degrees 04 Minutes 25 Seconds West for a distance of 199.03 feet to an iron pin, thence running South 30 Degrees 34 Minutes 20 Seconds West for a distance of 285.84 feet to an iron pin, thence running South 35 Degrees 09 Minutes 55 Seconds West for a distance of 225.21 feet to an iron pin, thence running South 27 Degrees 43 Minutes 58 Seconds West for a distance of 67.96 feet to the point of beginning, containing 0.396 acres.

The above description is subject to all easements both recorded and unrecorded.

Legal description was taken from a physical survey done by Ronald R. Johnson, P.E., RLS #1052 dated April 24, 1989.

Being part of the same property conveyed to Mid America Development Company, Inc., by a deed of conveyance from the City of Madisonville of record in Deed Book 334, page 250 in the office of the Hopkins County Court Clerk.

TRACT 3: Beginning at the northwest corner of American Laundry Machinery an iron pin being North 72 degrees 00' West 37.5 feet distant to a division corner in the 25 foot right of way line opposite Station 18 + 25 on the 11 degree 30' curve to the right, thence 233.94 feet from and parallel the 11 degree 30' curve to the right to a point in division line and the right of way line 25 feet right of the P C at Station 20 + 58.94 and the P S of the existing switch. Thence North 59 degrees 32' East 250.00 feet along the division line and the right of way being 25 feet from and parallel the centerline to a point opposite the P C at Station 23 + 08.94. Thence continuing with the division line right of way line 25 feet from and parallel the 10 degree 00' curve to the right 150.00 feet to a corner of the right of way at the beginning of proposed track. Thence North 15 degrees 28' West 125.00 feet with a division line passing thru station 24 + 58.94 the division corner being 100 feet left of Station 24 + 58.94. Thence with the 10 degree 00' curve to the right

34
1,234.67 feet along the curve 100 feet left and parallel 1,451.09 feet of arc to a division corner 100 feet left and opposite the P T at Station 34 + 43.61. Thence with the division line South 18 degrees 00' West 289.84 feet to a division corner in line of Mid American Canning Co., being 100 feet left and opposite Station 37 + 33.45. Thence with Mid American North 60 degrees 45' West 152.94 feet to the northwest corner an iron pin corner with American Laundry Machinery in the original line of Allinder and the City of Madisonville. Thence with American Laundry Machinery North 23 degrees 32' West 397.94 feet to an iron pin corner of American Laundry Machinery. Thence North 72 degrees 00' West 886.16 feet to the beginning containing 16.17 acres. The west portion containing 6.22 acres and the east portion containing 9.95 acres and being subject to an easement for right of way purposes.

Being the same property conveyed to Mid America Development Company, Inc., by a deed of conveyance from the City of Madisonville, Kentucky, a municipal corporation dated September 28, 1971 and of record in Deed Book 344, page 589 in the office of the Hopkins County Court Clerk.

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

IN WITNESS WHEREOF the Grantor has hereunto set its hands on this 13th day of June, 1989.

ATTEST:

MID AMERICA DEVELOPMENT CO., INC.

Virginia S. Wilbur
VIRGINIA S. WILBUR,
SECRETARY

Jerry F. Wilbur
JERRY F. WILBUR, VICE PRESIDENT

STATE OF KENTUCKY

COUNTY OF HOPKINS

The foregoing instrument was acknowledged before me this 13th day of June, 1989 by the Secretary and Vice President of Mid America Development Co., Inc., a Kentucky Corporation, on behalf of the Corporation.

Carol Curry
Notary Public
State of Kentucky Large
My commission expires: 1-28-90

The description of the property
was taken from the deed of conveyance
to the grantors. The draftsman
assumes no responsibility thereof.
Prepared by:

35

William R. Thomas
WILLIAM R. THOMAS
33 East Broadway
Madisonville, KY 42431

STATE OF KENTUCKY
COUNTY OF HOPKIN

This instrument was filed for record on the 25
day of July, 1989 at 11:00 A.M., and is
being recorded in Book 484, Page 32
William R. Thomas

Don E. Hatcher, Clerk

EXHIBIT B

THIS DEED OF CONVEYANCE is made and entered into by and between **CITY OF MADISONVILLE, KENTUCKY**, a Kentucky municipal corporation, P. O. Box 705, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantor", and **COMMERCIAL WAREHOUSE LEASING, LLC**, a Kentucky limited liability company, 2630 Nebo Road, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantee";

WITNESSETH: The City of Madisonville is the record title owner of the real estate hereinafter described which formerly had frontage upon Highway 41A-Nebo Road; and

WHEREAS, Highway 41A-Nebo Road is a limited access highway and following the widening of said highway and the execution of deeds of conveyance in conjunction therewith, the City of Madisonville no longer is permitted to have direct access from its property onto Highway 41A-Nebo Road; and

WHEREAS, the City of Madisonville and other affected property owners have agreed to cooperate by an exchange of properties by deeds executed in conjunction herewith to provide an alternative means of ingress and egress to and from their respective properties;

NOW, THEREFORE, in order to provide the Grantee ingress and egress to the Grantee's property, there being no cash consideration paid and the real estate herein conveyed being of nominal value only, the City of Madisonville does hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns, the following described real estate located in Hopkins County, Kentucky, more particularly bounded and described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a ½" diameter rebar 24 inches in length, with an orange cap stamped "PLS 3277". All bearings stated herein are based on the Kentucky South Zone, North American Datum 1983 in U.S. Survey Feet.

A certain tract of land located in the City of Madisonville, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey in the north right of way line of U.S. 41A/Nebo Road and having Kentucky state plane coordinates, N:2017031.40 and E:1120263.49; thence, with a new division line, N 35°44'10" E for a distance of 232.11' to an existing PK nail in asphalt found at a corner to Hopkins County Properties, LLC as recorded in Deed Book 766, Page 256; thence, with the line of said Hopkins County Properties, LLC, N 34°58'00" E for a distance of 240.45' to an iron pin set this survey; N 34°58'00" E (I5) for a distance of 43.75' to an existing PK nail in asphalt found; N 22°28'05" E for a distance of 81.81' to an iron pin set this survey; S 67°26'55" E (L2) for a distance of 15.39' to an iron pin set this survey in the west line of Commercial Warehouse Leasing, LLC as recorded in Deed Book 747, Page 633; thence, with the line of said Commercial Warehouse Leasing, LLC, S 22°33'04" W for a distance of 83.55' to an iron pin set this survey; S 35°02'59" W for a distance of 285.84' to an iron pin set this survey; S 39°24'06" W for a distance of 232.72' to the point of beginning, having an area of 7,294.155 sq. ft/0.167 acres and subject to any easements recorded or unrecorded, according to a survey conducted by Thomas W. Crabtree with Ronald Johnson and Associates, PSC on October 25, 2024.

The tract referenced herein is shown on the Minor Plat Division and Consolidation of Hopkins County Properties, LLC and the City of Madisonville of record in Cabinet 4, Side _____, Hopkins County Court Clerk's Office. As noted on said plat the tract are subject to a sanitary force main easement. No structures or other permanent improvements may be constructed upon the subject tract that would prevent or materially interfere with the City's ability to maintain and repair the sanitary force main easement.

Being a part of the same real estate conveyed by Mid American Development Company, Inc. to the City of Madisonville by deed dated June 13, 1989 and of record in in Deed Book 484, page 32, Hopkins County Court Clerk's Office.

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 Special 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 the _____

day of January, 2025.

TAX BILL: Pursuant to KRS 382.135 the 2025 ad valorem property tax bill 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.

GRANTOR:

CITY OF MADISONVILLE, KENTUCKY

By: _____
Kevin Cotton, Mayor

ATTEST:

By: _____
Kim Blue, City Clerk

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Kevin Cotton and Kim Blue, who hold the offices of mayor and city clerk, respectively, for and on behalf of the City of Madisonville, Kentucky, persons known to me or presenting sufficient evidence of their identification, on this the _____ day of January, 2025.

Notary Public, State at Large, KY
My Commission Expires: _____
Notary No _____

GRANTEE:

COMMERCIAL WAREHOUSE LEASING, LLC

By: _____
Joseph C. Peyton, Member

By: _____
Jackie R. French, Member

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Joseph C. Peyton and Jackie R. French, as members, for and on behalf of Hopkins County Properties, LLC, persons known to me or presenting sufficient evidence of their identification, on this the _____ day of January, 2025.

Notary Public, State at Large, KY
My Commission Expires: _____
Notary No: _____

Prepared without the benefit of a
title examination by:

FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270) 821-6165

Joe A. Evans III
Attorney at Law

JAE.srp.Deeds.2025.0108COM.cwi.revised

EXHIBIT C

THIS DEED OF CONVEYANCE is made and entered into by and between **CITY OF MADISONVILLE, KENTUCKY**, a Kentucky municipal corporation, P. O. Box 705, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantor", and **HOPKINS COUNTY PROPERTIES, LLC**, a Kentucky limited liability company, 25 Brown Badgett Loop, Suite B, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantee";

WITNESSETH: The City of Madisonville is the record title owner of the real estate hereinafter described which formerly had frontage upon Highway 41A-Nebo Road; and

WHEREAS, Highway 41A-Nebo Road is a limited access highway and following the widening of said highway and the execution of deeds of conveyance in conjunction therewith, the City of Madisonville no longer is permitted to have direct access from its property onto Highway 41A-Nebo Road; and

WHEREAS, the City of Madisonville and other affected property owners have agreed to cooperate by an exchange of properties by deeds executed in conjunction herewith to provide an alternative means of ingress and egress to and from their respective properties;

NOW, THEREFORE, for and in consideration of an exchange of property of equal value by and between the Grantor and Grantee, the receipt and sufficiency of said consideration being hereby acknowledged, there being no cash consideration paid and the real estate exchanged being of nominal value only, the City of Madisonville does hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns, the following described real estate located in Hopkins County, Kentucky, more particularly bounded and described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a ½" diameter rebar 24 inches in length, with an orange cap stamped "PLS 3277". All bearings stated herein are based on the Kentucky South Zone, North American Datum 1983 in U.S. Survey Feet.

A certain tract of land located in the City of Madisonville, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey in the north right of way line of U.S. 41A/Nebo Road and having Kentucky state plane coordinates, N:2017031.40 and E:1120263.49; thence, with said right of way line of U.S. 41A/Nebo Road, N 47°02'24" W (L7) for a distance of 26.90' to an iron pin set this survey at the southeast corner of Hopkins County Properties, LLC as recorded in Deed Book 766, Page 256; thence, with the line of said Hopkins County Properties, LLC, N 34°53'39" E for a distance of 228.37' to an existing PK nail in asphalt found; S 54°58'39" E (L6) for a distance of 30.04' to an existing PK nail in asphalt found; thence, with a new division line, S 35°44'10" W for a distance of 232.11' to the point of beginning, having an area of 6,526.661 square feet, 0.150 acres and as same appears on the Minor Plat Division and Consolidation of Hopkins County Properties, LLC; and the City of Madisonville of record in Cabinet 4, Slide _____ Hopkins County Court Clerk's Office. As noted on said plat the property is conveyed subject to a sanitary force main easement. No permanent structure or other improvement may be constructed on said easement that would prevent or unreasonably interfere with the maintenance and repair of the sanitary force main.

Being a part of the same real estate conveyed by Mid American Development Company, Inc. to the City of Madisonville by deed dated June 13, 1989 and of record in Deed Book 484, page 32, Hopkins County Court Clerk's Office.

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 Special 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 the _____ day of January, 2025.

TAX BILL: Pursuant to KRS 382.135 the 2025 ad valorem property tax bill 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.

GRANTOR:

CITY OF MADISONVILLE, KENTUCKY

By: _____
Kevin Cotton, Mayor

ATTEST:

By: _____
Kim Blue, City Clerk

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Kevin Cotton and Kim Blue, who hold the offices of mayor and city clerk, respectively, for and on behalf of the City of Madisonville, Kentucky, persons known to me or presenting sufficient evidence of their identification, on this the _____ day of January, 2025.

Notary Public, State at Large, KY
My Commission Expires: _____
Notary No _____

GRANTEE:

HOPKINS COUNTY PROPERTIES, LLC

By: _____
William E. Rudd, Jr., Member

By: _____
Daniel S. Pullin, Member

By: _____
Jackie R. French, Member

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by William E. Rudd, Jr., Daniel S. Pullin and Jackie R. French, as members, for and on behalf of Hopkins County Properties, LLC, persons known to me or presenting sufficient evidence of their identification, on this the _____ day of January, 2025.

Notary Public, State at Large, KY
My Commission Expires: _____
Notary No: _____

Prepared without the benefit of a
title examination by:

FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270) 821-6165

Joe A. Evans III
Attorney at Law

JAE.srp.Deeds.2025.0108COM.hopkinscounty.deed

EXHIBIT D

THIS DEED OF CONVEYANCE is made and entered into by and between **HOPKINS COUNTY PROPERTIES, LLC**, a Kentucky limited liability company, 25 Brown Baggett Loop, Suite B, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantor", and **CITY OF MADISONVILLE, KENTUCKY**, a Kentucky municipal corporation, P. O. Box 705, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantee";

WITNESSETH: For and in consideration of an exchange of property of equal value by deed of conveyance executed in conjunction herewith, the receipt and sufficiency of said consideration being hereby acknowledged, there being no cash consideration paid and the real estate exchanged being of nominal value only, the Grantor does hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns, the following described real estate located in Hopkins County, Kentucky, to be utilized for vehicular ingress and egress to and from the Industrial Park, more particularly bounded and described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a ½" diameter rebar 24 inches in length, with an orange cap stamped "PLS 3277". All bearings stated herein are based on the Kentucky South Zone, North American Datum 1983 in U.S. Survey Feet.

A certain tract of land located in the City of Madisonville, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey and having Kentucky state plane coordinates, N:2017532.39 and E:1120583.34; thence, with a new division line, N 67°26'56" W (L4) for a distance of 24.01' to an iron pin set this survey; thence, with a curve (C1) turning to the left, an arc length of 88.96', a radius of 88.10', a chord bearing of N 13°50'28" W, a chord length of 85.23' to an iron pin set this survey in

the south line of the City of Madisonville as recorded in Deed Book 341, Page 058; thence, S 67°32'00" E for a distance of 85.15' to an existing PK nail in asphalt found; thence, N 78°54'30" E (L1) for a distance of 18.61' to an iron pin set this survey; thence, S 22°33'04" W for a distance of 79.04' to an iron pin set this survey; thence, N 67°26'55" W (L2) for a distance of 15.39' to an iron pin set this survey; N 67°26'56" W (L3) for a distance of 10.67' to the point of beginning, having an area of 4,624.456 sq. ft/0.106 acres and as same appears on the Minor Plat Division and Consolidation of Hopkins County Properties, LLC, and the City of Madisonville of record in Cabinet 4, Slide _____, Hopkins County Court Clerk's Office.

As noted on said plat the property is conveyed subject to a sanitary force main easement and an easement for the installation, maintenance and repair of a 6" waterline. The City of Madisonville shall not erect or permit the erection of any building or other permanent structure upon the real estate herein conveyed that would interfere with ingress and egress to and from the Industrial Park.

Being a part of the same real estate conveyed by Apollo RP Holdings, LLC to Hopkins County Properties, LLC by deed dated June 28, 2018 and of record in Deed Book 766, page 256, Hopkins County Court Clerk's Office.

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 Special 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 the _____ day of January, 2025.

TAX BILL: Pursuant to KRS 382.135 the 2025 ad valorem property tax bill 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.

GRANTOR:

HOPKINS COUNTY PROPERTIES, LLC

By: _____
William E. Rudd, Jr., Member

By: _____
Daniel S. Pullin, Member

By: _____
Jackie R. French, Member

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by William E. Rudd, Jr., Daniel S. Pullin and Jackie R. French, as members, for and on behalf of Hopkins County Properties, LLC, persons known to me or presenting sufficient evidence of their identification, on this the _____ day of January, 2025.

Notary Public, State at Large, KY
My Commission Expires: _____
Notary No: _____

**CITY OF MADISONVILLE
RESOLUTION R-2025-4**

**AMENDMENT TO THE ADOPTION OF THE 2025 UPDATES FOR THE PERSONNEL
POLICY AND EMPLOYEE HANDBOOK**

WHEREAS, the City of Madisonville has made changes to the Personnel Policy that was adopted December 19, 2022 and updated August 21, 2023; December 18, 2023; and January 7, 2025.

NOW THEREFORE BE IT RESOLVED, the City of Madisonville does hereby adopt the updates that are attached to the 2025 City of Madisonville Employee Handbook.

Cover Page	Remove “2024”	Add “2025”
Page 20	Hiring and Selection (4) New ADD e	Should read: Interns who are rehired within 6 months of employment may or may not be subject to a drug screen and/or background check. In addition, they will be required to review all re-hire paperwork before re-instatement.
Page 22	Background and Reference Checks ADD 2. (a)	Should read: Interns who are rehired within 6 months of employment may or may not be subject to a drug screen and/or background check. In addition, they will be required to review all re-hire paperwork before re-instatement. Unless hired full time.
Page 22	Background and Reference Checks ADD 9. See 2a for interns	Should read: Pre-employment background checks should be completed after a conditional offer of employment to the candidate. Therefore, all job offers should be conditioned upon satisfactory completion of the pre- employment background checks. (see 2a for interns)
Page 33	Open Door Policy – Complaint Procedure (1): Remove if the employee/volunteer feels more comfortable, another department superintendent, ADD: Deputy City Administrator, City Administrator,	Should read: If the complaint is against a department superintendent, they may discuss the issue with the Deputy City Administrator, City Administrator, human resources department, or the mayor.
Page 34	Sexual and Nonsexual Harassment (4) Remove city clerk, ADD: supervisor	Should read: Any employee who believes they have been subjected to sexual or nonsexual harassment should report the incident promptly. Affected employees should report harassment to whoever they feel most comfortable from the following designated personnel: their immediate department superintendent, other department superintendent, supervisor, human resources director, deputy city administrator, city administrator, or the mayor.
Page 90	Employment Types and Classification (2) ADD: other than FT SRO working at Elementary/High Schools)	Should read: Employees occupying full-time positions will be entitled to benefits provided by the city (other than FT SRO working at Elementary/High Schools). All other categories of employment shall not be entitled to benefits except those required by state or federal law unless recommended by the mayor and approved by the council.

Page 90	Employment Types and Classification ADD: dispatch manager	Should read: Exempt employees are eligible to accrue compensatory time for hours worked above 40 hours a week, up to a maximum of 240 hours, and up to a maximum of 480 hours for police, dispatch manager & fire employees. Any compensatory hours exceeding the maximum 240 hours will be lost. Vacation and sick hours are not included in the calculations for compensatory time. Holiday, bereavement, and PTO time will be counted towards accruing Comp Time.
Page 92	Compensatory Time (3) ADD: 480	Should read: Exempt employees are eligible to accrue compensatory time for hours worked above 40 hours a week, up to a maximum of 240 hours. Any hours exceeding the maximum 240/480 hours will be lost. Vacation and Sick hours are not included in the calculations for comp time. Holidays, Bereavement, and PTO Time will be included in the calculations for comp time.
Page 92	Compensatory Time (3) ADD: Dispatch manager	Should read: Compensatory time will be paid to exempt employees upon separation from the city according to the following: 1. No more than 480 hours for police, dispatch manager and fire employees. 2. No more than 240 hours for all other employees.
Page 106	Holidays ADD: (3) ADD: other than FT SRO working at Elementary/High Schools)	Should read: A full-time employee (other than FT SRO working at Elementary/High Schools) who is required to work on the observed holiday will be paid for all hours worked at the regular rate of pay in addition to holiday pay in the amount of eight hours; except firefighters that work a 24-hour shift receive 12 hours; and police officers that work eight hours receive eight hours, 10 hours receive 10 hours and 12 hours receive 12 hours.
Page 106	Vacation Leave (1) ADD: (other than FT SRO working at Elementary/High Schools)	(1) All full-time employees (other than FT SRO working at Elementary/High Schools) shall receive paid vacation leave. Part-time employees, temporary employees, seasonal employees, and intern employees shall not be eligible for paid vacation leave. Vacation leave must be requested. Vacation leave shall be granted to an employee each calendar year on the following basis:

Page 106	Vacation Leave (1) ADD: Vacation leave must be requested	Should Read: All full-time employees shall receive paid vacation leave. Vacation leave must be requested. Part-time employees, temporary employees, seasonal employees, and intern employees shall not be eligible for paid vacation leave. Vacation leave shall be granted to an employee each calendar year on the following basis:
Page 108	Vacation Leave New (7)	Should read: Employee can go negative 40 hours in the hole in calendar year. In the event employee terminates prior to normal balance, the amount owed will be deducted from their last paycheck.
Page 108	Vacation Leave: Change current (7) to (8)	
Page 109	Remove compensatory time Compensatory times ADD: Vacation Leave	Should read: Vacation leave cannot be used to extend the termination/resignation date. The employee's last day actually worked is the date of termination/resignation.
Page 109	Vacation Leave ADD: (e)	Should read: Employee hired before January 1, 2020 must work a full shift on the 1st business day of the year in order to receive vacation time
Page 109	Personal Leave Time ADD: 1 (a)	Should read: Full-time SRO working at the Elementary school and High School are not eligible for PTO.
Page 109	Sick Leave ADD 1 (c)	Should Read: Full-time SRO working at the Elementary school and High School are not eligible for paid sick leave.
Page 109	Vacation Leave ADD: (e)	Should read: e. Employees hired before January 1, 2020 must work a full shift on the 1st Business day of the new year in order to receive vacation time.
Page 110	Sick Time Donation ADD: Sick time donation can be used for employee and family.	Should Read: Employee can donate up to a maximum of 40 hours of sick time to another employee, only if the employee who is receiving the sick hours has exhausted all other sick hours, personal time, vacation time, and comp time (if applicable). Both the donating employee and the receiving employee must sign an acknowledgment form. All donations are contingent upon approval of mayor. Firefighters may donate up to 72 hours of sick time. Sick time donation can be used for employee and family.
Page 110	Sick Leave (7) ADD: Sick time must be requested	Should read: Whenever an employee uses sick leave time, the employee shall submit an Absentee Report (HR Form7) in accordance with Section 8 of this Handbook. When possible, the employee shall submit the Absentee Report Form in advance of the leave. Otherwise, the employee shall submit the

		Absentee Report Form immediately upon return to work. Sick leave time must be requested.
Page 110	Sick Leave Pool (1) ADD: Sick leave is only for employee cannot be used for family.	Should read: In some situations, a city employee may experience a serious health condition which renders the employee unable to perform the essential functions of their job. These situations may require employees to be absent from work for extended periods of time, causing them to exhaust all paid leave balances. Voluntary participation in the city's Sick Leave Pool Policy provides an opportunity for employees who exhaust paid leave balances for certain FMLA-qualifying health conditions to receive additional paid leave time. Employees participating and qualifying for Sick Leave Pool time will be eligible to receive their normal rate of pay. Sick leave pool is only for employees it cannot be used for family.

**CITY OF MADISONVILLE
RESOLUTION 2024-5**

**RESOLUTION TO DECLARE 432 EAST NOEL STREET, MADISONVILLE,
KENTUCKY AS SURPLUS PROPERTY**

WHEREAS, the City of Madisonville owns the property known as 432 East Noel Street, Madisonville, Kentucky (see copy of deed attached).

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

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The property known as 432 East Noel Street, Madisonville, Kentucky is now declared as surplus property.
2. The City is authorized to dispose of the property by means according to KRS 82.083.

Kim Blue, City Clerk

COMMISSIONER'S DEED

THIS DEED OF CONVEYANCE made and entered into by **City of Madisonville, Kentucky, Theresa Palmer, Single, US Bank NA successor Trustee to Bank of America NA, successor in interest to Lasalle Bank as Trustee on behalf of the holders of The Bear Stearns Asset-Backed Securities Trust 2004-1, Asset Backed Certificates, Series 2004-1 C/O Select Portfolio Servicing, Inc., Key Federal Savings Bank**, parties of the first part, by Al Miller, Special Master Commissioner of the Hopkins Circuit Court, 428 North Second Street, Central City, KY, 42330, herein referred to as Grantor; and **City of Madisonville, Kentucky**, party of the second part, 67 North Main Street, Madisonville, KY 42431, herein referred to as Grantee. The in-care-of address to which the property tax bill may be sent is City of Madisonville, Kentucky, 67 North Main Street, Madisonville, KY 42431.

WITNESSETH:

WHEREAS, in the action of City of Madisonville, Kentucky v. Theresa Palmer, et al., Defendants, Civil Action No. 24-CI-00515 pending in the Hopkins Circuit Court, an Order was entered by the Hopkins Circuit Court directing the Special Master Commissioner of said Court to sell at public auction to the highest bidder, the property hereinafter described; and

WHEREAS, the property described in this action and hereinbelow was sold in accordance with said Order on November 18, 2024, when City of Madisonville, Kentucky, became the purchaser thereof for the purchase price of Six Thousand Dollars (\$6,000); and

WHEREAS, the report of said sale was subsequently confirmed by the Hopkins Circuit Court and an Order was entered directing Al Miller, Special Master

Commissioner, to execute a Deed of Conveyance to purchaser, all of which appears in
and may be referred to for greater certainty in the record and proceedings in said case;
and

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NOW THEREFORE, the parties of the first part, by Al Miller, Special Master
Commissioner of the Hopkins Circuit Court, for and in consideration of the sum of SIX
THOUSAND DOLLARS (\$6,000.00) and by virtue of the power of law vested in him,
hereby conveys unto the party of the second part, City of Madisonville, Kentucky, its
successors and assigns, with such covenant of Warranty as he is authorized by the
Judgment, Orders and proceedings in said case to make, and no further, all right, title
and interest, legal and equitable of said parties to this action, in and to the following
described real estate located at **432 East Noel Street, Madisonville, KY 42431** in
Hopkins County, Kentucky, and more particularly bounded and described as follows:

Tract I:

Lot No. 32 in Lyndale Addition to Madisonville, Kentucky, being 47 by 135
feet and lying on the south side of Noel Avenue.

But there is excepted from this conveyance all coal and mineral rights,
same having heretofore been sold and conveyed.

Being the same real estate conveyed by L.B. Drake et ux., to Theresa
Palmer, by deed dated February 18, 1977, and of record in Deed Book
385, page 753, Hopkins County Court Clerk's Office.

Tract II:

A piece of property running east and west 24 feet wide running the length
of and adjoining Grantee's west property line for a distance of 145 feet
from the public sidewalk and running north and south said portion of
property being on the east side of Grantors' tract, said property being a
portion of Lot 33 in the Lyndale Addition to the City of Madisonville,
Kentucky.

Being the same real estate conveyed by James L. Garrett et ux., to
Theresa Palmer, by deed dated April 28, 2022, and of record in Deed

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Book 803, page 60, see also the Affidavit of Adverse Possession filed by Theresa Palmer, dated April 30, 2013, and of record in Deed Book 718, page 631, Hopkins County Court Clerk's Office.

MAP NO: M-32-44-11

We, Al Miller, Special Master Commissioner of the Hopkins Circuit Court, Grantor, and City of Madisonville, Kentucky, Grantee, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$6,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsifications of the stated consideration or sales price of the property is a Class D. felony, subject to one to five years imprisonment and fines up to \$10,000.00.

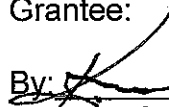
IN TESTIMONY WHEREOF, the parties hereto have set their names, this the 2 day of January, 2025.

Grantor:



Al Miller
Special Master Commissioner
Hopkins Circuit Court on behalf of the
Grantors herein

Grantee:

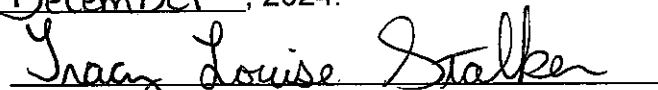
By: 

On behalf of: City of Madisonville, Kentucky

STATE OF KENTUCKY)

COUNTY OF MUHLENBERG)

The foregoing Commissioner's Deed was executed, acknowledged and sworn to before me by Al Miller, Special Master Commissioner of the Hopkins Circuit Court, GRANTOR, on this the 12 day of December, 2024.



NOTARY PUBLIC-STATE AT LARGE

My commission expires: 2-14-2028

Notary ID: KYNP1979 170

STATE OF KENTUCKY)

COUNTY OF HOPKINS)

The foregoing Commissioner's Deed was executed, acknowledged and sworn to before me by, Kevin Cotton on behalf of the City of Madisonville, Kentucky, GRANTEE, on this the 2nd day of January, 2025

Kim Blue
NOTARY PUBLIC-STATE AT LARGE
My commission expires: 5/23/2028
Notary ID: KYNP4999

Executed by the Special Master Commissioner, examined, found correct and approved by the Court, and ordered to be certified for record, this the 27 day of December, 2024.

Chris Oglesby
Hon. Chris Oglesby, Judge
Hopkins Circuit Court

STATE OF KENTUCKY
HOPKINS CIRCUIT COURT

I, Tanya M. Bowman, Clerk of the Hopkins Circuit Court, do hereby certify that this Deed from City of Madisonville, Kentucky by Al Miller, Special Master Commissioner of the Hopkins Circuit Court, to City of Madisonville, Kentucky, was on the 12 day of December, 2024, executed by Al Miller, Special Master Commissioner, and was by him duly acknowledged to be his act and deed, the said Deed having been examined by the Court, was approved and confirmed and so endorsed by the Judge, and ordered to be transmitted, duly certified, to the Clerk of the Hopkins County Court for record, which is now done accordingly.

Given under my hand this the 30 day of December, 2024.

ATTEST:

Tanya M Bowman
TANYA M. BOWMAN, CLERK

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BY: Barratt White, D.C.
Hopkins Circuit Court

STATE OF KENTUCKY
HOPKINS CIRCUIT COURT

I, Keenan Cloern, Clerk of the Hopkins Court, do hereby certify that the foregoing Deed from City of Madisonville, Kentucky by Al Miller, Special Master Commissioner of the Hopkins Circuit Court, to City of Madisonville, Kentucky was produced in my office on the 14 day of January, 2025, 2024, certified as above for record, whereupon the same and the foregoing, and this certificate has been duly recorded in my office.

Given under my hand this the 14 day of January, 2025, 2024.

ATTEST:

Keenan Cloern
KEENAN CLOERN, CLERK

BY: Nicole Coffman, D.C.

PREPARED BY:

Al Miller

Al Miller
Special Master Commissioner
Hopkins Circuit Court
428 North Second Street
Central City, KY 42330
(270)754-5502



2025000346
HOPKINS CO, KY FEE \$50.00
PRESENTED / LODGED: 01-14-2025 09:55:48 AM

RECORDED: 01-14-2025
KEENAN CLOERN
CLERK
BY: NICOLE COFFMAN
DEPUTY CLERK

BK: DEED 830
PG: 167-171

82.083 Definition --Sale or other disposition of city property.

- (1) As used in this section, "independent appraisal" means an appraisal made by:
 - (a) An individual or organization not affiliated with the city or its officers or employees, using a generally accepted national or professional standard; or
 - (b) A city's officers or employees using a nationally published valuation of property based on the most recent edition of the publication.
- (2) A city may sell or otherwise dispose of any of its real or personal property.
- (3) Before selling or otherwise disposing of any real or personal property that has any value, the city shall make a written determination setting forth and fully describing:
 - (a) The real or personal property;
 - (b) Its intended use at the time of acquisition;
 - (c) The reasons why it is in the public interest to dispose of it; and
 - (d) The method of disposition to be used.
- (4) Real or personal property may be:
 - (a) Transferred, with or without compensation, to another governmental agency;
 - (b) Transferred, with or without compensation, for economic development purposes, which shall include but not be limited to real property transfers for the elimination of blight;
 - (c) Sold at public auction following publication of the auction in accordance with KRS 424.130(1)(b);
 - (d) Sold by electronic auction following publication of the auction, including the uniform resource link (URL) for the site of the electronic auction, in accordance with KRS 424.130(1)(b);
 - (e) Sold by sealed bids in accordance with the procedure for sealed bids under KRS 45A.365(3) and (4);
 - (f) Traded towards the purchase of the same or similar type of property, if the trade-in value received equals or exceeds the actual fair market value of the property as determined using an independent appraisal as defined in subsection (1) of this section;
 - (g) Sold for its appraised fair market value or a greater amount if the property is valued at ten thousand dollars (\$10,000) or less in an independent appraisal. Property sold under this paragraph may not be sold to a city officer or employee or family member of a city officer or employee as defined in the city's ethics ordinance adopted under KRS 65.003;
 - (h) Notwithstanding subsection (3) of this section, sold for scrap or disposed of as garbage in a manner consistent with the public interest if the property has no value, or is of negligible value as determined by an independent appraisal;
 - (i) Sold by the Finance and Administration Cabinet under an agreement with the city; or
 - (j) Notwithstanding subsection (3) of this section, when the property is an animal used in service by the city, given to the animal's primary handler or trainer, without the payment of compensation, when the animal is retired or is no

longer capable of performing service to the city.

- (5) If a city receives no bids for the real or personal property, either at public or electronic auction or by sealed bid, the property may be disposed of, consistent with the public interest, in any manner deemed appropriate by the city. In those instances, a written description of the property, the method of disposal, and the amount of compensation, if any, shall be made.
- (6) Any compensation resulting from the disposal of this real or personal property shall be transferred to the general fund of the city.

Effective: June 29, 2023

History: Amended 2023 Ky. Acts ch. 63, sec. 4, effective June 29, 2023. -- Amended 2016 Ky. Acts ch. 22, sec. 1, effective July 15, 2016. -- Created 2004 Ky. Acts ch. 153, sec. 1, effective July 13, 2004.