



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 May 11, 2026
- 6. APPROVAL OF BILLS AND PAYROLL**
 - A. Bills and Payroll
- 7. PRESENTATIONS & PROCLAMATIONS**
 - A. Presentation from Historical Society
- 8. DEPARTMENT REPORTS**
 - A. Fire Department Report
 - B. Police Department Report
 - C. Zoning Report
 - D. Business Licenses Report
- 9. COUNCIL COMMITTEE REPORTS**
- 10. NEW BUSINESS**
 - A. First Reading Ordinances
 - A. Amendment of Chapter 156 of the Code of Ordinances relating to Qualified Manufactured Homes.
 - B. Second Reading Ordinances
 - A. An Ordinance adopting the City of Madisonville, Kentucky annual budget for the fiscal year July 1, 2026, through June 30, 2027, by estimating revenues and resources and appropriating funds for the operation of city government.
- 11. ADJOURNMENT**



MINUTES

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

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**

Council Member Marvin Hightower

4. **ROLL CALL**

Present: Council Member Misty Cavanaugh, City Council Member Marvin Hightower,
Council Member Adam Townsend, City Council Member Larry Noffsinger,
Council Member Frank Stevenson

Absent: City Council Member Glenda Wade

5. **APPROVAL OF MINUTES**

A. Minutes of April 6, 2026

RESULT: Approval of Minutes of April 6, 2026

MOVER: City Council Member Larry Noffsinger

SECONDER: City Council Member Marvin Hightower

AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry
Noffsinger, Frank Stevenson

NOES: None

ABSTAIN: None

B. Minutes of April 30, 2026 (Special Called Meeting)

RESULT: Approval of special called meeting minutes of April 30, 2026

MOVER: City Council Member Larry Noffsinger

SECONDER: Council Member Frank Stevenson

AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry
Noffsinger, Frank Stevenson

NOES: None

ABSTAIN: None

6. **APPROVAL OF BILLS AND PAYROLL**

A. Bills and Payroll

RESULT: Approval of Bills and Payroll

MOVER: Council Member Frank Stevenson

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

7. PROCLAMATIONS

- A. Proclamation - Older Americans Month

8. DEPARTMENT REPORTS

- A. Police Department Report
Police Chief Steve Bryan

9. NEW BUSINESS

- A. Presentation of the proposed budget for fiscal year 2026-2027 and the Mayor's budget message to the Legislative Body
Mayor Kevin Cotton presented the 2026-2027 budget address

- B. First Reading Ordinances

- A. An Ordinance adopting the City of Madisonville, Kentucky annual budget for the fiscal year July 1, 2026, through June 30, 2027, by estimating revenues and resources and appropriating funds for the operation of city government.

First Reading only - Second reading will be heard on June 1, 2026.

- C. Resolutions

- A. 2026-11 Resolution of City of Madisonville, Kentucky approving the EPAD program financing agreement for Legacy Spaces, LLC and authorizing the Mayor to sign all necessary paperwork for this program.

RESULT: Approval of the EPAD Financing Agreement and authorization of Mayor Kevin Cotton to sign all necessary paperwork for the program.

MOVER: Council Member Frank Stevenson

SECONDER: City Council Member Larry Noffsinger

AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson

NOES: None

ABSTAIN: None

- B. 2026-12 Amendment to the adoption of the 2026 updates for the personnel policy and employee handbook

RESULT: Approval of the amendment to the adoption of the 2026 updates for the personnel policy and employee handbook

MOVER: Council Member Adam Townsend

SECONDER: City Council Member Marvin Hightower

AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson

NOES: None

ABSTAIN: None

10. ADJOURNMENT

RESULT: Adjourn

MOVER: Council Member Adam Townsend

SECONDER: City Council Member Marvin Hightower

AYES: Misty Cavanaugh, Marvin Hightower, Adam Townsend, Larry Noffsinger, Frank Stevenson

NOES: None

ABSTAIN: None

	A	B	C	E
1			Bills and Payroll for Council Meeting 6/1/26	
2	Co#		Fund Name	
3	100		General 5/8/2026	\$ 643,387.30
4			5/15/2026	\$ 222,500.70
5				
6				
7			Total General Fund	\$ 865,888.00
8	190		Sanitation & Maintenance 5/8/2026	\$ 25,014.92
9			5/15/2026	\$ 100,428.59
10				
11				
12			Total Sanitation & Maintenance	\$ 125,443.51
13	200		Electric/Utility Office 5/8/2026	\$ 18,509.25
14			5/15/2026	\$ 67,258.40
15				
16				
17			Total Electric/Utility Office	\$ 85,767.65
18	210		Water and Filter 5/8/2026	\$ 60,355.92
19			5/15/2026	\$ 62,644.33
20				
21				
22			Total Water Filter	\$ 123,000.25
23	210		Waste Water Collection and Treatment 5/8/2026	\$ 124,278.90
24			5/15/2026	\$ 44,553.23
25				
26				
27			Total Wastewater Collection and Treatment	\$ 168,832.13
28				
29	Co#	Dept #	Department Name	Amount
30	100	Various	Governmental	\$ 67,244.58
31	100	2100	Police	\$ 194,920.17
32	100	2300	Fire	\$ 176,969.19
33	100	3300	Transportation	\$ 31,712.90
34	100	5000	Cemetery	
35	100	7000	Park	\$ 27,495.73
36	190	3100	Sanitation	\$ 51,326.16
37	190	3200	Maintenance Garage	\$ 8,503.98
38	200	1000/4500	Light Fund	\$ 104,439.83
39	200	2000	Wastewater Treatment	\$ 19,070.14
40	200	2001	Wastewater Collection	\$ 34,935.03
41	200	4700/4600	Water and Filter	\$ 65,299.50
42			Total Payroll	\$ 781,917.21
43			Number of Employees Paid May 22, 2026	
44			See next page	

CMP	DEPT	NAME	DATE	TOTAL	FULL	PART
100	1100	ELECTED OFFICIALS	5/22/26	7	1	6
100	1200	ADMINISTRATION	5/22/26	10	8	2
100	1400	FINANCE	5/22/26	8	8	
100	1500	CITY CLERK	5/22/26	2	2	
100	1600	AIRPORT	5/22/26	6	5	1
100	1700	ZONING	5/22/26	2	2	
100	1800	HUMAN RESOURCES	5/22/26	4	4	
100	2100	POLICE DEPT-MADISONVILLE	5/22/26	55	49	6
100	2150	POLICE FICA	5/22/26	7	3	4
100	2151	DISPATCH	5/22/26	15	15	
100	2200	ALCOHOLIC BEVERAGE CONTROL	5/22/26	1	1	
100	2300	FIRE DEPT-MADISONVILLE	5/22/26	66	66	
100	2350	FIRE FICA/NON HAZARDOUS	5/22/26	1	1	
100	2400	RESTAURANT TAX	5/22/26	1	1	
100	3300	TRANSPORTATION DEPT	5/22/26	18	17	1
100	7000	PARK DEPARTMENT	5/22/26	21	13	8
100	7100	POOL EMPLOYEES	5/22/26	6		6
100	7200	MAHR PARK	5/22/26	12	6	6
190	3100	SANITATION DEPARTMENT	5/22/26	28	28	
190	3200	MAINTENANCE SHOP	5/22/26	4	4	
200	1000	UTILITY OFFICE	5/22/26	15	15	
200	4500	LIGHT DISTRIBUTION DEPT	5/22/26	21	21	
210	2000	WASTEWATER TREATMENT	5/22/26	8	8	
210	2001	WASTEWATER COLLECTION	5/22/26	17	17	
210	2002	ENGINEERING & STORMWATER	5/22/26	3	3	
211	4600	FILTER DEPARTMENT	5/22/26	12	12	
211	4700	WATER DEPARTMENT	5/22/26	18	18	
		Totals		368	328	40

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	.00	.00	.00	.00
100	1200	ADMINISTRATION	322.66	30.75	.00	353.41
100	1400	FINANCE	301.74	.00	.00	301.74
100	1500	CITY CLERK	80.00	8.25	.00	88.25
100	1700	ZONING	80.00	.00	.00	80.00
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	.00	.00	.00	.00
100	2400	RESTAURANT TAX	.00	.00	.00	.00
		Total Government	784.40	39.00	.00	823.40
100	2100	POLICE DEPT-MADISO	4,245.15	492.50	.00	4,737.65
100	2150	POLICE FICA	413.75	15.00	.00	428.75
		Total Police	4,658.90	507.50	.00	5,166.40
100	2300	FIRE DEPT-MADISONV	5,120.00	1,954.50	15.00	7,089.50
100	2350	FIRE FICA/NON HAZA	80.00	.00	.00	80.00
		Total Fire	5,200.00	1,954.50	15.00	7,169.50
100	2400	RESTAURANT TAX	.00	.00	.00	.00
		Total Restaurant T	.00	.00	.00	.00
100	3300	TRANSPORTATION DEP	1,330.67	26.50	.00	1,357.17
		Total Transportati	1,330.67	26.50	.00	1,357.17
100	5000	CEMETERY DEPARTMEN	.00	.00	.00	.00
		Total Cemetery	.00	.00	.00	.00
100	7000	PARK DEPARTMENT	1,008.68	142.25	.00	1,150.93
100	7100	POOL EMPLOYEES	63.00	.00	.00	63.00
		Total Park	1,071.68	142.25	.00	1,213.93
190	3100	SANITATION DEPARTM	2,149.17	59.00	.00	2,208.17
		Total Sanitation	2,149.17	59.00	.00	2,208.17
190	3200	MAINTENANCE SHOP	322.25	8.75	.00	331.00
195	3200	MAINTENANCE GARAGE	.00	.00	.00	.00
		Total Maintenance	322.25	8.75	.00	331.00
200	1000	UTILITY OFFICE	934.50	41.50	.00	976.00
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	1,689.25	18.75	.00	1,708.00
		Total Utility Offi	2,623.75	60.25	.00	2,684.00
210	2000	WASTEWATER TREATME	607.83	6.50	.00	614.33
210	2001	WASTEWATER COLLECT	1,274.50	28.00	.00	1,302.50
		Total Wastewater T	1,882.33	34.50	.00	1,916.83
211	4600	FILTER DEPARTMENT	869.25	52.50	.00	921.75
211	4700	WATER DEPARTMENT	1,345.90	155.00	.00	1,500.90
		Total Water	2,215.15	207.50	.00	2,422.65
330	6000	MADISONVILLE SPORT	.00	.00	.00	.00
		Total Sports Comp	.00	.00	.00	.00
		Grand Totals	22,238.30	3,039.75	15.00	25,293.05

CMP	DEPT	NAME	REGULAR	OVERTIME	SPC-OVT	TOTAL
100	1100	ELECTED OFFICIALS	7,415.35	.00	.00	7,415.35
100	1200	ADMINISTRATION	26,000.86	813.75	.00	26,814.61
100	1400	FINANCE	19,041.90	.00	.00	19,041.90
100	1500	CITY CLERK	4,449.23	198.00	.00	4,647.23
100	1700	ZONING	4,776.26	.00	.00	4,776.26
100	1900	CITY ENGINEER	.00	.00	.00	.00
100	2200	ALCOHOLIC BEVERAGE	2,433.85	.00	.00	2,433.85
100	2400	RESTAURANT TAX	2,115.38	.00	.00	2,115.38
		Total Government	66,232.83	1,011.75	.00	67,244.58
100	2100	POLICE DEPT-MADISO	160,466.10	24,430.67	.00	184,896.77
100	2150	POLICE FICA	9,446.89	576.51	.00	10,023.40
		Total Police	169,912.99	25,007.18	.00	194,920.17
100	2300	FIRE DEPT-MADISONV	124,355.22	50,677.95	435.22	175,468.39
100	2350	FIRE FICA/NON HAZA	1,500.80	.00	.00	1,500.80
		Total Fire	125,856.02	50,677.95	435.22	176,969.19
100	2400	RESTAURANT TAX	.00	.00	.00	.00
		Total Restaurant T	.00	.00	.00	.00
100	3300	TRANSPORTATION DEP	31,019.86	693.04	.00	31,712.90
		Total Transportati	31,019.86	693.04	.00	31,712.90
100	5000	CEMETERY DEPARTMEN	.00	.00	.00	.00
		Total Cemetery	.00	.00	.00	.00
100	7000	PARK DEPARTMENT	23,448.72	3,417.01	.00	26,865.73
100	7100	POOL EMPLOYEES	630.00	.00	.00	630.00
		Total Park	24,078.72	3,417.01	.00	27,495.73
190	3100	SANITATION DEPARTM	49,599.06	1,727.10	.00	51,326.16
		Total Sanitation	49,599.06	1,727.10	.00	51,326.16
190	3200	MAINTENANCE SHOP	8,147.04	356.94	.00	8,503.98
195	3200	MAINTENANCE GARAGE	.00	.00	.00	.00
		Total Maintenance	8,147.04	356.94	.00	8,503.98
200	1000	UTILITY OFFICE	28,902.45	1,244.28	.00	30,146.73
200	1001	METER READING	.00	.00	.00	.00
200	4500	LIGHT DISTRIBUTION	73,185.39	1,107.71	.00	74,293.10
		Total Utility Offi	102,087.84	2,351.99	.00	104,439.83
210	2000	WASTEWATER TREATME	18,890.14	180.00	.00	19,070.14
210	2001	WASTEWATER COLLECT	34,075.64	859.39	.00	34,935.03
		Total Wastewater T	52,965.78	1,039.39	.00	54,005.17
211	4600	FILTER DEPARTMENT	22,969.59	2,022.03	.00	24,991.62
211	4700	WATER DEPARTMENT	35,006.22	5,301.66	.00	40,307.88
		Total Water	57,975.81	7,323.69	.00	65,299.50
330	6000	MADISONVILLE SPORT	.00	.00	.00	.00
		Total Sports Comp	.00	.00	.00	.00
		Grand Totals	687,875.95	93,606.04	435.22	781,917.21

Madisonville Fire Department Monthly Report April 2026



INCIDENT TYPE	# INCIDENTS	
MEDICAL	125	
FIRE/OTHER	47	
TOTAL	172	
# OVERLAPPING	% OVERLAPPING	
37	21.51%	
PRE-INCIDENT VALUE	LOSSES	
\$255,000.00	\$115,000.00	
DISPATCH TO RESPONDING (AVG: 1 min 18 sec)		
	MEDICAL	FIRE
Station #1		
Station #2		
Station #3		
Station #4		
DISPATCH TO ARRIVAL (AVG: 4 min 32 sec)		
	MEDICAL	FIRE
Station #1		
Station #2		
Station #3		
Station #4		
AVERAGE TIME ON SCENE	Monthly Training Hours	
25 min 38 sec	1446 hrs	
INSPECTIONS		
Pre-Incident Inspections	49	
Fire Prevention Inspections	42	
Code Enforcement Cases	234	
COMMUNITY OUTREACH		
Community Programs	6	
Smoke Alarms Issued	0	
Adult Contacts	181	
Child Contacts	725	



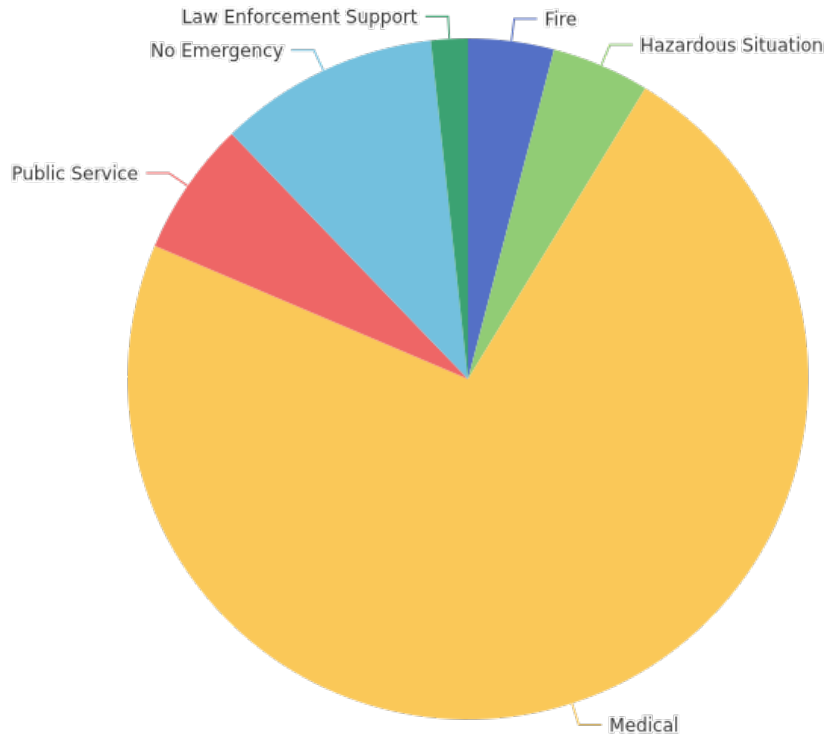
Monthly City Council Report-Average Emergent Response Times/Duration by Station

FIRE STATION	FIRE/OTHER-DISPATCH TO RESPONDING	MEDICAL-DISPATCH TO RESPONDING	OVERALL-DISPATCH TO RESPONDING	FIRE/OTHER-DISPATCH TO ARRIVAL	MEDICAL-DISPATCH TO ARRIVAL	OVERALL-DISPATCH TO ARRIVAL	AVERAGE DURATION ON-SCENE
Station 1	00:01:16	00:01:16	00:01:16	00:05:47	00:03:45	00:04:24	00:25:15
Station 2	00:01:19	00:01:25	00:01:21	00:04:34	00:04:08	00:04:22	00:28:49
Station 3	00:01:00	00:01:27	00:01:20	00:05:14	00:04:43	00:04:50	00:25:52
Station 4	00:01:06	00:01:22	00:01:16	00:03:37	00:06:18	00:05:41	00:15:14
Total	00:01:14	00:01:20	00:01:18	00:05:07	00:04:13	00:04:32	00:25:38

Description: This report shows average response times for each station while responding emergent traffic. It also shows the average duration that each station remains on-scene for all incident types. An overall department average is calculated at the bottom of the report.



Monthly City Council Report-Incident Count by Primary Incident Sub Group



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	NUMBER OF INCIDENTS	PERCENT OF TOTAL INCIDENTS
Fire	7	4.07%
Fire - Outside Fire	6	3.49%
Fire - Structure Fire	1	0.58%
Hazardous Situation	8	4.65%
Hazardous Situation - Hazard Non-Chemical	1	0.58%
Hazardous Situation - Hazardous Materials	7	4.07%
Medical	125	72.67%
Medical - Illness	86	50.00%

Monthly City Council Report-Incident Count by Primary Incident Sub Group

Madisonville Fire Department
 Address: 98 E Center St, Madisonville, KY, 42431



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	NUMBER OF INCIDENTS	PERCENT OF TOTAL INCIDENTS
Medical - Injury / Trauma	36	20.93%
Medical - Other	3	1.74%
Public Service	11	6.40%
Public Service - Citizen Assist	9	5.23%
Public Service - Alarms (Non Medical)	2	1.16%
No Emergency	18	10.47%
No Emergency - False Alarm	7	4.07%
No Emergency - Good Intent	9	5.23%
No Emergency - Cancelled	2	1.16%
Law Enforcement Support	3	1.74%
	3	1.74%
Total	172	100.00%

Description: This report summarizes incident count and percent of total by the primary incident group and sub group (NERIS). Date range defaults to last calendar month, date range can be edited by clicking "edit" on the filter box in the upper right corner.

Madisonville Fire Department

Pre-Incident Surveys

April 2026



ID	NAME	ADDRESS	ACTION DATE
1	Adams Law Services	29 E Center ST	04/14/2026
2	All American Towing and Recovery	65 Bassett AVE	04/10/2026
3	Autozone	992 S Main ST	04/03/2026
4	Below Zero	186 Madison Square DR	04/14/2026
5	Blended Salon	528 E Center ST	04/03/2026
6	Brown Duck Outlet	943 S Main ST	04/06/2026
7	Bud's RV World	1200 Mccoy AVE	04/15/2026
8	C Plant Federal Credit Union	182b Madison Square DR	04/15/2026
9	Caretenders	2100 N Main ST #Suite F	04/03/2026
10	Corporate All Inclusive Rentals	219 E Broadway ST	04/14/2026
11	Custom Tactical Innovations	201 Madison Square DR	04/06/2026
12	Darla's Hair Studio	194 Madison Square DR #B	04/15/2026
13	Denise's Hair Salon (Formerly Eastside Barber)	1002 E Center ST	04/10/2026
14	Elite Tattoo Lounge	530 E Center ST	04/03/2026
15	Fifth Third Bank (Business Closed)	149 S Main ST	04/15/2026
16	Garrett International	782 E Center ST	04/14/2026
17	Hairapy Lounge	22 Maple LN	04/06/2026
18	Hardees	770 E Center St	04/15/2026
19	Harrah's Hoses and Hydraulics	4430 Hanson RD	04/14/2026
20	Hillside Villa	1500 Pride AVE	04/06/2026
21	Huddleston Jewel Gallery	182a Madison Square DR	04/15/2026
22	Ideal Market #24	720 Princeton RD	04/03/2026
23	Ideal Market #28	2250 Anton RD	04/14/2026
24	Kentucky Farm Bureau	463 E Center ST	04/16/2026
25	KFC	197 Madison Square DR	04/14/2026
26	Kim's Tailoring and Alterations	449 S Main ST	04/16/2026
27	Knight and Son Monument Company	302 W Center ST	04/15/2026
28	Kroger	540 Island Ford RD	04/14/2026
29	Madisonville Fire Dept, Station #1	98 E Center ST	04/14/2026
30	Madisonville Police Regional Training Center	755 Industrial RD	04/03/2026
31	Main Street Mini Storage	945 S Main ST	04/06/2026
32	Mainstream Body Art	727 S Main, Street ST	04/06/2026
33	Merle Norman	140 S Main ST	04/06/2026
34	Off Center Hair Designs	606 E Center ST	04/14/2026
35	Posh/Barbers on Arch	301 E Arch ST	04/14/2026
36	Red Oak Outreach Ministries	1235 W Noel AVE	04/14/2026
37	Ridgewood Terrace	150 Cornwall DR	04/06/2026
38	Rizpah Temple	3200 Hanson RD	04/06/2026
39	Salvation Army Thrift Store	805 Mccoy AVE	04/03/2026
40	Salvation Army-Shelter	805 Mccoy AVE	04/15/2026
41	Slim's Cabinets & Wholesale	2110 Meadowlark LN	04/14/2026
42	South Main Diner	925 S Main ST	04/15/2026
43	Sprint Print 1	23 Dulin ST	04/06/2026
44	Taco John's	1076 N Main ST	04/06/2026
45	The Hair Doc Styling Salon	521 E Center ST	04/14/2026
46	The Tax Shoppe	226 Madison Square DR	04/14/2026

ZONING & PERMIT OFFICE

MONTHLY ACTIVITY REPORT

January 2026

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES CHARGED
<i>Type of Construction</i>			
New Residential/SFD	\$0	0	\$0
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$40,000	2	\$164
Residential Accessory	\$85,500	4	\$230
Residential Alteration	\$45,000	1	\$66
New Commercial	\$0	0	\$0
Commercial Addition	\$0	0	\$0
Commercial Accessory	\$0	0	\$0
Commercial Alteration	\$150,000	2	\$1,034
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$320,500	9	\$1,494

SIGN PERMITS		1	\$100
<i>Name</i>		<i>Location</i>	
Toyota Madisonville/Brad Tyson	1055 Crossing Plc		

DEMOLITION PERMITS		3	*\$20
<i>Name</i>		<i>Location</i>	
Sara Evans/Derek Kirk-City of Madisonville	114 Morton Ave		
Jeff & Melisa Bruner/Gibson Odd Jobs-Jonathan Gibson	129 East Noel Ave		
Zachary Main/Smiley Excavating LLC	122 Genevieve Dr		

HVAC PERMITS		5	\$575
<i>Name</i>		<i>Location</i>	
Jerry Winters	2864 Sawgrass Cir		
Jerry Winters	1124 Bacon Blvd		
Jerry Winters	1136 Bacon Blvd		
Jerry Winters	1132 Bacon Blvd		
Jerry Winters	1128 Bacon Blvd		

CHANGE OF USE PERMITS		0	\$0
<i>Name</i>		<i>Location</i>	

ZONING MAP/TEXT AMENDMENTS		0	\$0
<i>Name</i>		<i>Location</i>	

		# PERMITS ISSUED	FEES CHARGED
ZONING COMPLIANCE REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
DIMENSIONAL VARIANCE		0	\$0
<i>Name</i>	<i>Location</i>		
CONDITIONAL USE		0	\$0
<i>Name</i>	<i>Location</i>		
UTILITY REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
MISCELLANEOUS/ADDITIONAL FEES		0	\$0
<i>Name</i>	<i>Location</i>		
COA'S (Historic District Commission)		0	N/A
<i>Name</i>	<i>Location</i>		
SPECIAL USE PERMITS (Outside Sales)		0	N/A
<i>Name</i>	<i>Location</i>		
MOBILE FOOD VENDOR PERMIT		11	\$1,100
<i>Name</i>	<i>Location</i>		
B Three Eats LLC/Cayla Benassi	Commercial Properties, City Lots & City Events		
Red Flying Phoenix/Gondo H. Gunawan	Commercial & City Properties		
Juicy Butts BBQ/Perry Youngblood	Commercial & City Properties		
Uncle Mont's Barbecue & Grill/M. Lamont Wilkes	Commercial Properties & City Events		
Breakfast Express LLC/Robert & Anna Kuhner	Commercial & City Properties		
Grumpa's BBQ & More/Les Stevens	Commercial Properties & City Events		
J & J's Fried Fish/James Fleming	Commercial Properties, City Lots & City Events		
Ma's Fish and More LLC/Darryle L. Noel SR	Commercial Properties & City Lots		
Cousin's Maine Lobster/ Joshua Hall	Tradewater Brewery & City Lots		
Sweet N Savory LLC/Amy Sharp	Commercial Properties, City Lots & City Events		
Cupcake Ladies Baking/Cherie Rust	Commercial Properties, City Lots & City Events		
ACTIVITY TOTAL FOR THE MONTH		29	\$3,289

*Fees Waived for DEMO # 719_114 Morton's Ave-SFD/Steve Pleasant Excavating --Per City of Madisonville.

Prepared by: Bonnie Smith, Zoning Administrative Secretary

ZONING & PERMIT OFFICE

MONTHLY ACTIVITY REPORT

February 2026

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES CHARGED
Type of Construction			
New Residential/SFD	\$573,000	2	\$648
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$0	0	\$0
Residential Accessory	\$20,000	1	\$25
Residential Alteration	\$0	0	\$0
New Commercial	\$0	0	\$0
Commercial Addition	\$0	0	\$0
Commercial Accessory	\$0	0	\$0
Commercial Alteration	\$20,000	1	\$575
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$613,000	4	\$1,248

SIGN PERMITS		1	\$100
<i>Name</i>	<i>Location</i>		
Teen Challenge Super Thrift Store	86 Madison Sq		

DEMOLITION PERMITS		1	\$10
<i>Name</i>	<i>Location</i>		
Thad Willis	465 S. Seminary		

MAJOR DEVELOPMENT PLANS		0	N/A
<i>Name</i>	<i>Location</i>		
Midtown Commons	Ruby Drive		

HVAC PERMITS		1	\$500
<i>Name</i>	<i>Location</i>		
Fulcrum Mechanical	1115 E. Center		

CHANGE OF USE PERMITS		0	\$0
<i>Name</i>	<i>Location</i>		

ZONING MAP/TEXT AMENDMENTS		0	\$0
<i>Name</i>	<i>Location</i>		

ZONING COMPLIANCE REQUESTS		0	\$0

	# PERMITS ISSUED	FEE CHARGED
DIMENSIONAL VARIANCE	2	\$200
<i>Name</i>	<i>Location</i>	
Robinson Outdoor, LLC	1822 North Main	
Downey Professional Construction	2108 Versnick Dr	
CONDITIONAL USE	2	\$200
<i>Name</i>	<i>Location</i>	
JP Wilson/Workout Anytime	25 South Main	
Adpulse, LLC	1096 North Main	
UTILITY REQUESTS	0	\$0
<i>Name</i>	<i>Location</i>	
MISCELLANEOUS/ADDITIONAL FEES	0	\$0
<i>Name</i>	<i>Location</i>	
COA'S (Historic District Commission)	0	N/A
<i>Name</i>	<i>Location</i>	
JP Wilson/Workout Anytime	25 S. Main	
SPECIAL USE PERMITS (Outside Sales)	0	N/A
<i>Name</i>	<i>Location</i>	
MOBILE FOOD VENDOR PERMIT	2	\$183.26
<i>Name</i>	<i>Location</i>	
Jus Burgers	Commercial & City Lots	\$91.63
J&M Hospitality/Lets Get Fried	Commercial & City Lots	\$91.63
ACTIVITY TOTAL FOR THE MONTH	13	\$2,441.26

Prepared by: Mandy Todd, Zoning Administrator

ZONING & PERMIT OFFICE

MONTHLY ACTIVITY REPORT

March 2026

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES CHARGED
<i>Type of Construction</i>			
New Residential/SFD	\$1,905,000	3	\$1,241
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$70,000	2	\$148
Residential Accessory	\$15,500	6	\$205
Residential Alteration	\$0	0	\$0
New Commercial	\$0	0	\$0
Commercial Addition	\$0	0	\$0
Commercial Accessory	\$0	0	\$0
Commercial Alteration	\$100,000	1	\$700
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$2,090,500	12	\$2,294

SIGN PERMITS		0	\$0
<i>Name</i>	<i>Location</i>		

DEMOLITION PERMITS		6	\$20
<i>Name</i>	<i>Location</i>		
Steve Pleasant Excavating, LLC	101 W. Broadway		
Steve Pleasant Excavating, LLC	486 Alan Drive		
Steve Pleasant Excavating, LLC	240 S. Spring St.		*
Steve Pleasant Excavating, LLC	414 Hall Street		*
Steve Pleasant Excavating, LLC	200 Dulin Lot 34		*
Steve Pleasant Excavating, LLC	200 Dulin Lot 19		*

MAJOR DEVELOPMENT PLANS		2	N/A
<i>Name</i>	<i>Location</i>		
DOCJTC	Bean Cemetery		
Baptist Health Deaconess	900 Hospital Dr.		

HVAC PERMITS		2	\$1,960
<i>Name</i>	<i>Location</i>		
Ron Lindsey Perfection HVAC	213 Cottonwood		\$1,855.00
Fulcrum Mechanical LLC	140 Greystone		\$105.00

CHANGE OF USE PERMITS		0	\$0
<i>Name</i>	<i>Location</i>		
ZONING MAP/TEXT AMENDMENTS		0	\$0
<i>Name</i>	<i>Location</i>		
ZONING COMPLIANCE REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
DIMENSIONAL VARIANCE		0	\$0
<i>Name</i>	<i>Location</i>		
CONDITIONAL USE		0	\$0
<i>Name</i>	<i>Location</i>		
UTILITY REQUESTS		1	\$50
<i>Name</i>	<i>Location</i>		
MISCELLANEOUS/ADDITIONAL FEES		0	\$0
<i>Name</i>	<i>Location</i>		
COA'S (Historic District Commission)		0	N/A
<i>Name</i>	<i>Location</i>		
SPECIAL USE PERMITS (Outside Sales)		0	N/A
<i>Name</i>	<i>Location</i>		
MOBILE FOOD VENDOR PERMIT		3	\$249.90
<i>Name</i>	<i>Location</i>		
Amelia's Angels/Gloria Gregory	Commercial & City Property		\$83.30
Big City Market/Ryan or Brittany Dexter	Commercial & City Property		\$83.30
Smokin Caboose BBQ	Commercial & City Property		\$83.30
ACTIVITY TOTAL FOR THE MONTH		0	\$4,573.90

*Fees Waived for DEMO - City of Madisonville

Prepared by: Mandy Todd, Zoning Administrator

ZONING & PERMIT OFFICE

MONTHLY ACTIVITY REPORT

April 2026

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES CHARGED
Type of Construction			
New Residential/SFD	\$750,000	3	\$941.41
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$35,000	2	\$156.64
Residential Accessory	\$45,700	5	\$209.56
Residential Alteration	\$315,000	2	\$281.60
New Commercial	\$51,000	2	\$800.80
Commercial Addition	\$5,000	1	\$58
Commercial Accessory	\$4,000	1	\$25
Commercial Alteration	\$60,000	1	\$210
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$1,265,700	17	\$2,683.01

SIGN PERMITS		2	\$50
Name	Location		
The Gym On Center	145 E Center St.		
Eagle Loan	1068 Thornberry		

DEMOLITION PERMITS		3	\$10
Name	Location		
Steve Pleasant Excavating	241 S. Kentucky		*
Steve Pleasant Excavating	833 Grapevine Rd		
Steve Pleasant Excavating	260 Mockinbird		*

MAJOR DEVELOPMENT PLANS		0	N/A
Name	Location		

HVAC PERMITS		5	\$575
Name	Location		
Jerry Winters	2864 Sawgrass Cir		
Jerry Winters	1124 Bacon Blvd		
Jerry Winters	1136 Bacon Blvd		
Jerry Winters	1132 Bacon Blvd		
Jerry Winters	1128 Bacon Blvd		

		# PERMITS ISSUED	FEES CHARGED
CHANGE OF USE PERMITS		0	\$0
<i>Name</i>	<i>Location</i>		
ZONING MAP/TEXT AMENDMENTS		0	\$0
<i>Name</i>	<i>Location</i>		
ZONING COMPLIANCE REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
DIMENSIONAL VARIANCE		0	\$0
<i>Name</i>	<i>Location</i>		
CONDITIONAL USE		0	\$0
<i>Name</i>	<i>Location</i>		
UTILITY REQUESTS		0	\$0
<i>Name</i>	<i>Location</i>		
Bridgestone Holdings	110 Country Club		
MISCELLANEOUS/ADDITIONAL FEES		0	\$0
<i>Name</i>	<i>Location</i>		
COA'S (Historic District Commission)		0	N/A
<i>Name</i>	<i>Location</i>		
SPECIAL USE PERMITS (Outside Sales)		0	N/A
<i>Name</i>	<i>Location</i>		
MOBILE FOOD VENDOR PERMIT		4	\$374.85
<i>Name</i>	<i>Location</i>		
Lyric Enterprises, LLC	Commercial, City Lot & Events		\$74.97
Sweet Sips	Commercial, City Lot & Events		\$74.97
Woah Nelly's Wings	Commercial & City Properties		\$74.97
Hometown Grill & Deep Fried	Commercial, City Lot & Events		\$74.97
ACTIVITY TOTAL FOR THE MONTH		31	\$3,692.86

*Fee Waived for Demo Per City of Madisonville

Prepared by: Mandy Todd, Zoning Administrator

ZONING & PERMIT OFFICE

YEAR TO DATE ACTIVITY REPORT

January - April 2026

BUILDING PERMITS	CONSTRUCTION COST	# PERMITS ISSUED	FEES CHARGED
Type of Construction			
New Residential/SFD	\$3,228,000	8	\$2,830.41
Duplex	\$0	0	\$0
Multi-Family	\$0	0	\$0
Residential Addition	\$145,000	4	\$468.64
Residential Accessory	\$166,700	16	\$669.56
Residential Alteration	\$360,000	3	\$347.60
New Commercial	\$51,000	2	\$800.80
Commercial Addition	\$5,000	1	\$58
Commercial Accessory	\$4,000	1	\$25
Commercial Alteration	\$330,000	5	\$2,519
New Industrial	\$0	0	\$0
Industrial Additon	\$0	0	\$0
Industrial Accessory	\$0	0	\$0
Industrial Alteration	\$0	0	\$0
Other	\$0	0	\$0
TOTAL BUILDILNG PERMITS	\$4,289,700	40	\$7,719.01
SIGN PERMITS		4	\$250
DEMOLITION PERMITS		14	\$60
MAJOR DEVELOPMENT PLANS		N/A	N/A
HVAC PERMITS		13	\$3,610
CHANGE OF USE PERMITS		N/A	N/A
ZONING MAP/TEXT AMENDMENTS		0	\$0
ZONING COMPLIANCE REQUESTS		0	\$0
DIMENSIONAL VARIANCE		2	\$200
CONDITIONAL USE		2	\$200
UTILITY REQUESTS		1	\$50
MISCELLANEOUS/ADDITIONAL FEES		0	\$0
COA'S (Historic District Commission)		1	N/A
SPECIAL USE PERMITS (Outside Sales)		0	N/A
MOBILE FOOD VENDOR PERMIT		20	\$1,908.01
ACTIVITY TOTAL FOR THE MONTH		97	\$13,997.02

START-DT	NAME	DBA
4/16/26	TIM PENDLEY NEBO 2334 YARBROUGH HILL RD KY 42441	DBA TIM PENDLEY CONSTRUCTION
4/01/26	LINDY HOLLOMAN MADISONVILLE 171 OAK HILL DR KY 42431	
4/01/26	JAMES WERFELMAN MADISONVILLE 401 MADISON SQUARE DR STE 21 KY 42431	SCORES ITALIAN PIZZERIA LLC
4/01/26	JAMEE CRICK WHITE PLAINS 1408 ONE MILE LN KY 42464	EPIC BOUNCE LLC
4/01/26	LILY GOOCH MADISONVILLE 108 W CENTER ST KY 42431	RABBIT HEART TATTOO & BODY PIERCING
4/03/26	JERICHO VANNOY DAWSON SPRINGS 4200 NILES RD KY 42408	JERICHO'S TOWING AND RECOVERY LLC
4/08/26	TINA WASHINGTON EARLINGTON 403 E CLARK ST KY 42410	CLEAN SWEEP
4/13/26	JADON HOLLOWAY MADISONVILLE 5708 NEBO RD KY 42431	WOAH NELLY'S WINGS
4/14/26	LT ENTERTAINMENT LLC MADISONVILLE 230 HOMEWOOD DR KY 42431	
4/13/26	ERIKA KELLY MADISONVILLE 1001 PARKWOOD DR KY 42431	
4/14/26	JAMES W CROOK MADISONVILLE 320 EBENEZER STREET KY 42431	THE WOODPILE LLC
4/15/26	TAMARA STALLINS MADISONVILLE 643 HALL ST KY 42431	RESTORED GRAPHICS
4/16/26	KENNETH GRIFFEY MADISONVILLE 782 GLENCREST DR KY 42431	
4/17/26	FAYETTE HEATING & AIR CONDITIONING LOUISVILLE 139 S ENGLISH STATION RD STE 250 KY 40245	
4/20/26	JESSICA WADDLE MADISONVILLE 4083 VERN DR KY 42431	WADDLE WAY FARMS
4/15/26	DANIEL LANGTON MOUNT VERNON PO BOX 512 IN 47620	RUSSELL'S EXCAVATION, INC.
4/21/26	MCKENZIE CUNNINGHAM NORTONVILLE 465 PENDLEY RD KY 42442	SUNSET CANDLE LLC
4/21/26	CHRISTOPHER TONEY MADISONVILLE 2435 RIDGEWOOD DR KY 42431	FLAMINGOTISM

START-DT	NAME	DBA
4/22/26	JOSEPH PODGUESKI GRAND RIVERS 719 TIMMONS RD KY 42045	JMP REMODELING & HANDYMAN SERVICES
4/22/26	WILLIAM CRUNICAN, MEGAN ALLEY CALHOUN 9437 STATE ROUTE 136 W KY 42327	FLAVOR ME CRAZY
4/22/26	ROBERT LEE CAUDILL DAWSON SPRINGS 13030 NORTONVILLE RD KY 42408	ROB CAUDILL HVAC
4/22/26	DIANA CARPENTER MADISONVILLE 996 CHICKASAW DR KY 42431	WILDFLOWER & REDWOODS BOUTIQUE, LL
4/23/26	ADRIAN STRINGER MADISONVILLE 60 WITCHCRAFT RD KY 42431	AC3 ROOFING LLC
4/21/26	DEER BUILDING AND CARPORTS NACOGDOCHES 5656 E STATE HIGHWAY 7 TX 75961	
4/24/26	MICHELLE FOX MADISONVILLE 817 GENTRY LN KY 42431	SKIN EVERLASTING BY MICHELLE
4/29/26	GABRIEL SEBBAG VALLEY STREAM 85 W HAWTHORNE AVE NY 11580	ADVANCED CARE CONSULTANTS LLC
4/28/26	BOTANICAL BLESSINGS AND DIVINE CREA MADISONVILLE 112 REED PL KY 42431	
4/29/26	ADRIENA L WHITE MADISONVILLE 830 N SEMINARY KY 42431	ANGELIC BEAUTY CO.
4/01/26	THE SOCIAL TAP, LLC MADISONVILLE 1605 FROSTBURG RD KY 42431	THE SOCIAL TAP, LLC
4/03/26	SARAH SUTTON MADISONVILLE 989 WOODLAWN DR KY 42431	

**CITY OF MADISONVILLE
ORDINANCE 2026-3**

**AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE
KNOWN AS CHAPTER 156 OF THE CODE OF ORDINANCES
CITY OF MADISONVILLE, KENTUCKY
AMENDING CHAPTER 156 RELATING TO
QUALIFIED MANUFACTURED HOMES**

156.003 DEFINITIONS.

COMPATIBILITY STANDARDS. Standards that have been enacted by a local government under the authority of KRS 100.348 for the purpose of protecting and preserving the monetary value of real property located within the local government's jurisdiction.

DWELLING. Any building, structure or portion thereof which is wholly or partially used, intended or designed to be used exclusively for living or sleeping purposes by one (1) or more human occupants.

DWELLING, MODULAR. A dwelling unit constructed in accordance with standards set forth in the county and state building codes applicable to site-built homes, comprised of components substantially assembled in a manufacturing plant and transported to the site for final assembly on a permanent foundation.

DWELLING, MULTI-FAMILY. A residential building containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY ATTACHED. A building containing dwelling units, each of which has a primary ground floor access to the outside and which are attached to others by a party or common walls without openings. The term is intended primarily for dwelling types, such as townhouses, row housing or zero lot line homes.

DWELLING, SINGLE-FAMILY DETACHED. A residential building containing not more than one (1) dwelling unit located on a lot containing no other dwelling units; the minimum length and width dimension being greater than eighteen (18) feet and having a minimum living space of six hundred (600) square feet excluding porches and garage.

DWELLING, TWO-FAMILY. A structure on a single lot containing two (2) dwelling units, also called a duplex.

MANUFACTURED HOME – QUALIFIED. A manufactured home that meets all the following criteria:

1. Is manufactured on a date not to exceed five (5) years prior to the date of installation and has all parts that operate only during transport removed;
2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
3. Has a width of at least twenty (20) feet at its smallest width measurement or is two

(2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street; and

4. Has a minimum total living area of nine hundred (900) square feet

MANUFACTURED HOME – NON-QUALIFIED. A manufactured home that does not meet the minimum width of twenty (20) feet or minimum total living area of nine hundred (900) square feet needed to be considered a qualified manufactured home. Non-qualified manufactured homes that do not meet the minimum width or square footage requirements for a Qualified Manufactured Home may be treated as a Qualified Manufactured home if the following criteria are met:

1. The setback requirements or lot dimensions would not reasonably accommodate a home meeting these minimum dimensions;
2. The home is the maximum width and square footage that could reasonably fit on the lot while complying with all applicable setback requirements and other zoning regulations; and
3. The home otherwise meets all other requirements of a qualified manufactured home under this section.

PERMANENT FOUNDATION. A system of supports that is:

1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure, [~~constructed of concrete and placed at a depth below grade adequate to prevent frost damage~~] and complies with KRS 227.570 and;
2. Constructed with materials that are compatible with surrounding residential structures so long as the materials do not compromise the structural engineering of the home in conflict with KRS 227.570 and;
3. Placed at a depth below grade adequate to prevent frost damage, in accordance with the manufacturer's installation requirements and KRS 227.570.
4. The exposed perimeter of the foundation shall be enclosed with masonry materials, including block, brick, stone, or other durable, weather-resistant materials designed to be compatible with surrounding residential structures. The enclosure shall not be considered part of the structural foundation and shall be installed in a manner that does not conflict with state installation standards.

156.021 AGRICULTURAL.

(A) Uses permitted by right include:

- (1) Land and/or structures used solely for agriculture, farming, dairying, and stock, crop or plant-raising;
- (2) Horticultural activity and tree-farming;
- (3) Kennel, veterinary clinic and animal hospital;
- (4) Single-family detached dwelling;
- (5) Educational facility;
- (6) Religious institution;
- (7) Public recreational facility; and
- (8) Horse training track;
- (9) Manufactured Home, Qualified

156.23 RURAL RESIDENTIAL.

(A) Uses permitted by right include:

- (1) Single-family detached dwelling;
- (2) Educational facility;
- (3) Public recreational facility including neighborhood playground;
- (4) Religious institution; and
- (5) Residential care facility;
- (6) Manufactured Home, Qualified

156.24 LOW-DENSITY RESIDENTIAL.

(A) Uses permitted by right include:

- (1) Single-family detached dwelling, excluding zero lot line dwellings; and
- (2) Residential care facility;
- (3) Manufactured Home, Qualified

156.25 MEDIUM-DENSITY RESIDENTIAL.

(A) Uses permitted by right include:

- (1) Single-family and two-family dwellings for a maximum density of thirteen (13) dwelling units per acre;
- (2) Educational facility; and
- (3) Residential care facility;
- (4) Manufactured Home, Qualified

156.026 HIGH-DENSITY RESIDENTIAL

(B) Uses permitted by condition (*conditional use permit required - See §§ 156.050 et seq. for additional information regarding conditional uses*) include:

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

MANUFACTURED HOUSING REGULATIONS

§ 156.180 DEFINITIONS.

The following words and phrases when used herein shall for the purpose of this subchapter have the meanings respectively ascribed to them in this section, except where the context requires otherwise.

MANUFACTURED HOME. A single-family residential dwelling constructed after June 15, 1976, in accordance with the federal act, transportable in one (1) or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities.

MANUFACTURED HOME – QUALIFIED. A manufactured home that meets all the following criteria:

1. Is manufactured on a date not to exceed five (5) years prior to the date of installation and has all parts that operate only during transport removed;
2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
3. Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street; and
4. Has a minimum total living area of nine hundred (900) square feet

MANUFACTURED HOME – NON-QUALIFIED. A manufactured home that does not meet the minimum width of twenty (20) feet or minimum total living area of nine hundred (900) square feet needed to be considered a qualified manufactured home. Non-qualified manufactured homes that do not meet the minimum width or square footage requirements for a Qualified Manufactured Home may be treated as a Qualified Manufactured home if the following criteria are met:

1. The setback requirements or lot dimensions would not reasonably accommodate a home meeting these minimum dimensions;
2. The home is the maximum width and square footage that could reasonably fit on the lot while complying with all applicable setback requirements and other zoning regulations; and
3. The home otherwise meets all other requirements of a qualified manufactured home under this section.

MANUFACTURED HOUSING PARK (MHP). A planned development in a high-density residential district of ten (10) acres or more in area designed for ten (10) or more manufactured/ mobile homes. All manufactured/mobile home parks shall conform with all the provisions of the KRS

219.320 through 219.410 and shall conform with all applicable provisions herein.

MOBILE HOME. A structure manufactured prior to June 15, 1976, which was not required to be constructed in accordance with the federal act, which is transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length or, when erected on site, is three hundred twenty (320) square feet or more and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

PERMANENT FOUNDATION. A system of supports that is:

1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure, constructed of concrete and placed at a depth below grade adequate to prevent frost damage and complies with KRS 227.570 and;
2. Constructed with materials that are compatible with surrounding residential structures so long as the materials do not compromise the structural engineering of the home in conflict with KRS 227.570 and;
3. Placed at a depth below grade adequate to prevent frost damage, in accordance with the manufacturer's installation requirements and KRS 227.570.
4. The exposed perimeter of the foundation shall be enclosed with masonry materials, including block, brick, stone, or other durable, weather-resistant materials designed to be compatible with surrounding residential structures. The enclosure shall not be considered part of the structural foundation and shall be installed in a manner that does not conflict with state installation standards.

156.181 LOCATION.

(A) No manufactured/mobile home shall be parked, maintained or used as a dwelling unit on any lot or tract of land except as allowed below:

(B) Manufactured/mobile homes are allowed in a manufactured housing park (MHP).

(C) One (1) manufactured/mobile home may be occupied as living quarters for a watchman or caretaker in conjunction with an industrial or commercial establishment or a public or private recreational use when approved by the Board of Adjustments and provided that other adequate facilities are not available on the premises.

(D) A manufactured/mobile home, travel trailer or camper may be occupied as a temporary living quarter at a construction or excavation site. A renewable temporary certificate of occupancy for such use is required and is to be issued for a period not to exceed six (6) months. Any such manufactured/mobile home must be removed from the site no later than thirty (30) days after substantial completion of the construction or excavation process or no later than thirty (30) days after efforts for the timely completion for the construction or excavation project have ceased, whichever occurs first.

(E) In the event of a natural disaster which results in the destruction of the occupant's dwelling, or in the event same is damaged to such a degree to render such dwelling unsafe or unsuitable for occupancy, a travel trailer or camper may be used for temporary housing in accordance with the following:

(1) The unit must have potable water, be connected to a municipal sewer system, an approved septic system or have a wastewater tank (which must be discharged at a wastewater disposal facility) and be connected to an approved source of electrical power;

(2) A site plan must be presented detailing the location and size of the unit with the distances from all property lines and rights-of-way;

(3) No more than one travel trailer/camper allowed on a residential lot (except in the case where the site has been designated by FEMA and the City of Madisonville as a temporary housing site);

(4) A temporary certificate of occupancy must be obtained from the City of Madisonville for a period not to exceed six (6) months. The temporary certificate of occupancy may be extended for a period not to exceed eighteen (18) months if the occupant demonstrates to the satisfaction of the city that appropriate permanent housing is not readily available to the occupant.

(F) Qualified Manufactured Homes are allowed in any residential zone where single-family residences are permitted, provided the home meets all criteria defined in Chapter 156.180 for Qualified Manufactured Homes.

156.182 REPLACEMENT OF NON-CONFORMING MANUFACTURED/MOBILE HOMES NOT IN A MHP.

Non-conforming manufactured/mobile homes not located in a manufactured housing park may be replaced, provided approval is given by the Board of Adjustments (BOA) in accordance with the following criteria.

- (A) Application is made within three (3) months of the date of its removal and replacement home occupies the lot within thirty (30) days of approval by the BOA;
- (B) The replacement home does not create new non-conformities with respect to such matters as, but not limited to, setback and parking requirements;
- (C) The replacement home's appearance standards and value must be equal to or higher than the home being replaced and in no case have a minimum value of less than five thousand dollars (\$5,000.00). The BOA may use an assessed value, bill of recent sale or, when meeting the minimum five-thousand-dollar (\$5,000.00) value is in question, require a certified appraisal conducted by a licensed appraiser to establish a current value. The cost of such appraisal shall be at the owner's expense;
- (D) If the replacement home is built prior to June 15, 1976, the home must be HUD-inspected and written approval for habitation provided; and
- (E) All other applicable provisions of this chapter are met. (Ord. 2003-06, passed 3-3-03)

CITY OF MADISONVILLE, KY
ORDINANCE 2026-3

ORDINANCE SUMMARY

The City of Madisonville Amends Chapter 156 to bring its zoning regulations into compliance with House Bill 160 and KRS 100.348

This ordinance amends the City's General Zoning Ordinance (Chapter 156) to formally define and regulate Qualified Manufactured Homes, allowing them to be placed in residential zones alongside traditional single-family dwellings, subject to specific standards.

Key Amendments (Underlined/New Provisions)

1. New & Revised Definitions (§156.003 and §156.180)

Two new defined terms are introduced:

- **Manufactured Home – Qualified:** A manufactured home meeting all of the following:
 - Manufactured no more than 5 years prior to installation, with transport-only parts removed;
 - Affixed to a permanent foundation per KRS 227.570;
 - At least 20 feet wide at its narrowest point (or two stories), with the main entrance facing the street; and
 - Minimum 900 square feet of living area.
- **Manufactured Home – Non-Qualified:** A home that does not meet the 20-foot width or 900 sq. ft. threshold, but may still be treated as Qualified if:
 - Lot dimensions or setbacks would not reasonably accommodate a compliant home;
 - The home is the maximum size that can fit on the lot under applicable regulations; and
 - All other Qualified criteria are met.
- **Permanent Foundation – Revised Definition:** The prior language requiring foundations to be "constructed of concrete" is removed. The new standard requires foundations to:
 - Transfer maximum design loads into soil or bedrock per KRS 227.570;

- Be constructed of materials compatible with surrounding residential structures (as long as structural engineering is not compromised); and
- Have the exposed perimeter enclosed with masonry materials (block, brick, stone, or similar durable materials) compatible with surrounding homes. This enclosure is not structural and must not conflict with state installation standards.

2. Permitted Use Added in Residential & Agricultural Zones (§§156.021–156.026)

Qualified Manufactured Homes are added as a permitted use by right in the following zoning districts:

Zone	Addition
Agricultural	Permitted by right (#9)
Rural Residential	Permitted by right (#6)
Low-Density Residential	Permitted by right (#3)
Medium-Density Residential	Permitted by right (#4)
High-Density Residential	Permitted by condition (#15)

3. Location Rule Added (§156.181(F))

A new subsection explicitly states that Qualified Manufactured Homes are allowed in any residential zone where single-family residences are permitted, provided the home meets all criteria defined under §156.180.

What Does Not Change

- Rules for non-qualified/mobile homes, manufactured housing parks (MHPs), temporary use of travel trailers, and replacement of non-conforming homes remain largely unchanged.
- The ordinance does not affect regulations for modular homes, multi-family dwellings, or other dwelling types.

CITY OF MADISONVILLE, KY
ORDINANCE 2026-2

AN ORDINANCE ADOPTING THE CITY OF MADISONVILLE, KENTUCKY
ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2026 THROUGH
JUNE 30, 2027, BY ESTIMATING REVENUES AND RESOURCES AND
APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT

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

WHEREAS, an annual budget proposal and message has been prepared and delivered to the City Council; and

WHEREAS, the City Council has reviewed such budget proposal and made necessary modifications,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF MADISONVILLE:

Section 1: The annual budget for the fiscal year beginning July 1, 2026 and ending June 30, 2027 is hereby adopted as follows:

A. See Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: The Classification and Compensation Plan is adopted as set forth herein and in accordance with KRS 83A.070

B: See Exhibit "B" attached hereto and incorporated herein by reference.

Section 3: This ordinance shall be in effect on July 1, 2026.

**BUDGET SUMMARY FYE 6/30/2027
EXHIBIT A (CONTINUED)**

	INTERNAL	FIDUCIARY	ENTERPRISE FUNDS			MEMORANDUM TOTAL
	SERVICE FUND HEALTH INSURANCE	FUND PENSION	LIGHT	WATER & SEWER	SANITATION	
ESTIMATED REVENUES:						
REVENUES	4,295,890	300,600	35,039,965	25,490,215	7,076,065	113,294,100
TRANSFERS & OTHER SOURCES	-	-	-	-	-	5,138,500
TOTAL REVENUES	4,295,890	300,600	35,039,965	25,490,215	7,076,065	118,432,600
LESS: ANTICIPATED EXPENSES:						
GENERAL GOVERNMENT	-	-	-	-	-	4,814,575
POLICE & DISPATCH	-	-	-	-	-	12,126,795
FIRE	-	-	-	-	-	11,690,335
TRANSPORTATION	-	-	-	-	-	5,049,280
CEMETERY	-	-	-	-	-	241,000
AIRPORT	-	-	-	-	-	908,680
PARK	-	-	-	-	-	3,449,505
HEALTH & PUBLIC WELFARE	-	-	-	-	-	1,636,850
ALCOHOLIC BEVERAGE CONTROL	-	-	-	-	-	85,620
OPIOID SETTLEMENT	-	-	-	-	-	95,000
EVENTS & CAPITAL PROJECTS	-	-	-	-	-	1,737,750
SPORTS COMPLEX	-	-	-	-	-	2,632,850
HEALTH INSURANCE & WELLNESS	4,219,000	-	-	-	-	4,219,000
PENSION	-	300,000	-	-	-	300,000
ELECTRIC	-	-	31,119,405	-	-	31,119,405
WATER FILTRATION	-	-	-	3,978,070	-	3,978,070
WATER DISTRIBUTION	-	-	-	4,553,025	-	4,553,025
WASTEWATER COLLECTION	-	-	-	5,671,605	-	5,671,605
ENGINEERING & STORMWATER	-	-	-	599,525	-	599,525
WASTEWATER TREATMENT	-	-	-	4,974,480	-	4,974,480
DEBT & DEPR. FOR WA/WW	-	-	-	4,907,900	-	4,907,900
SANITATION	-	-	-	-	5,165,540	5,165,540
MAINTENANCE SHOP	-	-	-	-	743,835	743,835
TRANSFER TO OTHER FUNDS	42,000	-	3,508,000	63,500	300,000	5,138,500
TOTAL EXPENSES	4,261,000	300,000	34,627,405	24,748,105	6,209,375	115,839,125
SURPLUS OR DEFICIT	34,890	600	412,560	742,110	866,690	2,593,475

**BUDGET SUMMARY FYE 6/30/2027
EXHIBIT A**

	GENERAL FUND	SPECIAL REVENUE FUNDS					SPORTS COMPLEX	2026 SUBTOTAL
		A.B.C.	COAL SEVERANCE	MUNICIPAL AID	OPIOID SETTLEMENT	RESTAURANT TAX		
ESTIMATED REVENUES:								
REVENUES	35,618,170	481,000	74,200	320,000	97,000	2,867,750	1,633,245	41,091,365
TRANSFERS & OTHER SOURCES	3,988,500	-	-	70,000	-	-	1,080,000	5,138,500
TOTAL REVENUES	39,606,670	481,000	74,200	390,000	97,000	2,867,750	2,713,245	46,229,865
LESS: ANTICIPATED EXPENSES:								
GENERAL GOVERNMENT	4,814,575	-	-	-	-	-	-	4,814,575
POLICE & DISPATCH	11,781,010	345,785	-	-	-	-	-	12,126,795
FIRE	11,690,335	-	-	-	-	-	-	11,690,335
TRANSPORTATION	4,664,280	-	-	385,000	-	-	-	5,049,280
CEMETERY	241,000	-	-	-	-	-	-	241,000
AIRPORT	908,680	-	-	-	-	-	-	908,680
PARK	3,449,505	-	-	-	-	-	-	3,449,505
HEALTH & PUBLIC WELFARE	1,636,850	-	-	-	-	-	-	1,636,850
ALCOHOLIC BEVERAGE CONTROL	-	85,620	-	-	-	-	-	85,620
OPIOID SETTLEMENT	-	-	-	-	95,000	-	-	95,000
EVENTS & CAPITAL PROJECTS	-	-	-	-	-	1,737,750	-	1,737,750
SPORTS COMPLEX	-	-	-	-	-	-	2,632,850	2,632,850
HEALTH INSURANCE & WELLNESS	-	-	-	-	-	-	-	-
PENSION	-	-	-	-	-	-	-	-
ELECTRIC	-	-	-	-	-	-	-	-
WATER FILTRATION	-	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-	-
WASTEWATER COLLECTION	-	-	-	-	-	-	-	-
ENGINEERING & STORMWATER	-	-	-	-	-	-	-	-
WASTEWATER TREATMENT	-	-	-	-	-	-	-	-
DEBT & DEPR. FOR WA/WW	-	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-	-
MAINTENANCE SHOP	-	-	-	-	-	-	-	-
TRANSFER TO OTHER FUNDS	-	-	70,000	-	-	1,080,000	75,000	1,225,000
TOTAL EXPENSES	39,186,235	431,405	70,000	385,000	95,000	2,817,750	2,707,850	45,693,240
SURPLUS OR DEFICIT	420,435	49,595	4,200	5,000	2,000	50,000	5,395	536,625

TITLE	COMPENSATION RANGE	
	MINIMUM	MAXIMUM
ABC ADMINISTRATOR	\$ 48,157	\$ 72,239
ACCOUNTANT	60,000	105,566
ACCOUNTING CLERK	32,769	44,286
ACCOUNTING SPECIALIST	37,993	61,458
ACCOUNTING TECHNICIAN	32,911	49,368
ACCOUNTING TECHNICIAN SR	44,768	67,154
ADMINISTRATIVE ASSISTANT	29,500	55,000
ADMINISTRATIVE SECRETARY	29,500	51,731
ASSISTANT SUPERINTENDENT	51,546	125,310
ASSISTANT TREASURER	48,157	72,239
ATTENDENT	11,670	40,314
BACKFLOW PREVENTION OFFICER	40,184	56,731
BUILDING INSPECTOR	70,178	105,268
BUILDING INSPECTOR ASSISTANT	37,993	56,989
CASHIER	26,136	39,251
CEMETERY CARETAKER	36,299	54,450
CHIEF PLANT OPERATOR	53,241	79,861
CITY ADMINISTRATOR	80,343	133,770
CITY ATTORNEY	61,800	144,200
CITY CLERK	70,552	101,422
CITY ENGINEER	75,262	125,310
CODE ENFORCEMENT OFFICER	59,097	88,644
COMMUNITY DEVELOPMENT DIRECTOR	54,933	82,400
CONCRETE FINISHER	20,092	55,000
CONSTRUCTION INSPECTOR	45,933	72,000
CREW LEADER	31,835	54,234
CREW WORKER	24,443	53,000
CREW WORKER SR	27,830	49,368
DEPUTY CITY ADMINISTRATOR	75,368	112,892
DIRECTOR	46,463	115,000
DRAFTER	36,299	60,438
ELECTRICIAN	46,463	69,699
ENGINEERING TECHNICIAN	43,075	64,613
EQUIPMENT MECHANIC	36,299	67,000
EQUIPMENT OPERATOR	32,911	54,797
EQUIPMENT OPERATOR SR	36,299	60,438
EVIDENCE TECHNICIAN	45,933	68,901
EXECUTIVE ASSISTANT	40,000	72,239
FAC & AQUATICS COORDINATOR	39,687	59,532
FINANCE DIRECTOR	97,555	160,738
FIRE CAPTAIN	40,000	88,644
FIRE CHIEF	70,914	160,147
FIRE CHIEF ASSISTANT	70,379	105,566
FIRE ENGINEER	32,000	68,901
FIRE LIEUTENANT	53,455	80,184
FIRE MAJOR	46,000	99,927
FIRE PREVENTION OFFICER	47,814	71,720
FIRE TRAINING OFFICER	49,692	74,541
FIREFIGHTER	33,000	63,257
FIREFIGHTER TRAINEE	32,000	60,438
GOLF SHOP ATTENDANT	13,001	37,000
HEAD CASHIER	27,948	46,000
HR DIRECTOR	70,178	105,268
HR MANAGER/RISK CLAIMS MANAGER	69,279	105,268
HUMAN RESOURCE COORDINATOR	36,299	54,450

TITLE	COMPENSATION RANGE	
	MINIMUM	MAXIMUM
INFORMATION SERVICES COORDINATOR	39,794	59,696
INTERN	29,500	48,458
IT DIRECTOR	83,637	148,020
IT TECHNICIAN	38,410	59,696
JANITOR	10,637	37,000
LAB TECHNICIAN	37,993	65,000
LEAD LINEMAN	66,790	108,734
LINE CLEARING TECH/ARBORIST	44,768	74,304
LINE MAINTENANCE WORKER	27,829	57,000
LINEMAN	35,457	106,370
MAINTENANCE MECHANIC	41,382	62,073
MAINTENANCE TECHNICIAN	20,092	43,568
MANAGER	39,687	82,400
MECHANIC	41,382	62,073
METER READER	36,299	54,450
NETWORK ANALYST	43,793	65,363
NETWORK ENGINEER IT	49,173	71,027
NETWORK ENGINEER IT SR	63,405	105,567
NURSE	46,463	69,699
OFFICE ASSISTANT	11,819	39,251
OPERATOR TRAINEE	35,010	51,984
PARK ATTENDANT	27,830	41,744
PARK RANGER	26,136	39,251
PATROL OFFICER	43,098	68,461
PIPEFITTER	34,605	65,004
PLANT OPERATOR	37,993	62,073
POLICE CAPTAIN	66,616	103,528
POLICE CHIEF	70,914	160,147
POLICE DETECTIVE	47,814	78,000
POLICE LIEUTENANT	53,455	83,074
POLICE MAJOR	70,379	105,566
POLICE OFFICER TRAINEE	43,098	68,461
POLICE RECORDS CLERK	38,410	59,696
POLICE SERGEANT	49,692	74,541
POOL MGR/LIFEGUARDS	5,909	31,579
PROCUREMENT SPECIALIST	36,299	57,000
PUBLIC RELATION & CUSTOMER SERVICE DIR	54,933	82,400
SAFETY DIRECTOR	37,993	56,989
SCALE ASSISTANT	26,136	43,568
SCHOOL & COLLEGE RESOURCE OFFICER	40,184	68,461
SCHOOL CROSSING GUARD	8,273	40,000
SEASONAL	27,000	36,875
STAFF ENGINEER	59,095	92,188
SUMMER REC DIR/COUNSELORS	10,637	31,579
SUPERINTENDENT	70,914	160,147
SUPERVISOR	43,075	113,462
SYSTEM ADMINISTRATOR IT	43,709	65,564
SYSTEM ANALYST	41,060	62,630
TELECOMMUNICATION OPERATOR	38,410	59,696
TELECOMMUNICATOR	38,410	59,696
TRANSFORMER MAINTENANCE TECHNICIAN	44,768	67,154
TREASURER	63,405	105,566
UTILITY MAINTENANCE TECHNICIAN	31,793	56,140
UTILITY MAINTENANCE TECHNICIAN IT	32,911	65,004
UTILITY MAINTENANCE TECHNICIAN SR	56,731	102,645
WATER PLANT OPERATOR TRAINEE	36,299	54,450
ZONING ADMINISTRATOR	70,178	105,268