

CITY COUNCIL MEETING

AUGUST 11, 2025

EMINENCE CITY MUNICIPAL BUILDING

EMINENCE, KENTUCKY

The City Council of the City of Eminence, Kentucky met in regular session on Monday, August 11, 2025, at 6:00 p.m. with Mayor Fred Downey and the following members present: LeeAnn Armstrong, Karen Paris, Justin Wayman, Connie Nation, Bobbi Jo Frazier and Phillip Smith. Also, in attendance were City Attorney Chelsey Brammell, City Clerk Robin Mullins, Assistant Public Works Director Jonathan Bates, Fire Chief Steve Lucas, Employees: J.R. Ellis, Residents Missy Ayers, Steve Metcalfe, Mike Paris, Polly Troxell, George Armstrong, Frank Marlowe, Matthew McAllister, Cody Miracle, Henry County Local Representative Joe Durban, Bryan Perry, William Henry, Brady Moore, and Robin Parrott.

Mayor Downey called the regular meeting to order at 6:01 p.m.

Pledge of allegiance held.

Henry County Nursing & Rehab: Robin Parrott was present to give an overview of what Henry County Nursing & Rehab does in New Castle and to see how they could be assistance to the City of Eminence and their residents.

Accessory Dwelling Unit (ADU): Cody Miracle with the Henry County Planning & Zoning Commission was present to report that the county is trying to establish regulations on ADU's. They are getting input from cities to make sure all areas are addressed.

Cats: Danielle Ashcraft, of the HC Animal Shelter asked to be on the agenda, who was not present to ask for a donation for trapping and releasing cats to get them spayed or neutered.

Residents Steve Metcalfe, Carroll Hancock, and Frank Marlowe reported if they are just going to bring the cats back, there is no reason to do this.

Member Wayman reported the Human Society has a mobile unit and we should look into getting them to come and spay and neuter the cats.

Mayor Downey stated we will wait until Danielle is present at the meeting before a decision is made.

Sale of Plantside Drive Property: William Henry gave a brief overview of the Waste Transfer Station he would like to put on the Eminence Plantside Drive property; which is a temporary holding facility where waste goes to be sorted and then sent to a landfill or recycling facility.

Resident Matt McAllister asked if the property had been declared surplus property? Mayor Downey stated we were still in the planning stages and it didn't have to because of economic development. Resident McAllister also asked if the Waste Transfer Station would cause an odor. Mr. Henry stated he will have a filtration system on top of the building that will prevent any odors from leaving the building and will also help the sewer smell.

Mayor Downey reported he had the property appraised and appraised at \$1,360,000.00. He would like to offer the property to Mr. Henry for \$1,200,000.00 if the council is in agreement.

Member Smith asked why we would sell the property for \$1.2 million if it appraised for 1.36 million? Mr. Henry stated he is also looking at another property in Shelby County.

Attorney Brammell reported a motion was need to sell the property and negotiate terms.

After discussion, motion was made by Member Armstrong and seconded by Member Wayman to sell 34.065 acres of land at the Plantside Drive Sewer Plant. This land is currently used as a land farm, originally just green space to sewer plant. Reasons for disposal new jobs to community; method of disposal transfer for compensation for economic development and allow Mayor Downey to negotiate with Mr. Henry. On a call for votes, all members present voted "Yea"

OLD BUSINESS

Subject: Minutes – The minutes of the previous meeting held on July 14, 2025, were reviewed. Mayor Downey asked for any additions or corrections to the minutes. Motion made by Member Smith and seconded by Member Frazier to approve the minutes as presented. On a call for votes, all members present voted "Yea".

Subject: Minutes – The minutes of the special meeting held on July 28, 2025, were reviewed. Mayor Downey asked for any additions or corrections to the minutes. Motion made by Member Frazier and seconded by Member Nation to approve the minutes as presented. On a call for votes, all members present voted "Yea".

Subject: Second Reading of An Ordinance Annexing United Pentecostal Church of Eminence – Attorney Brammell held the Second Reading of An Ordinance Annexing United Pentecostal Church of Eminence. Motion made by Member Paris and seconded by Member Armstrong to approve the ordinance as read on a call for votes the following members voted:

Member Paris	"Yea"	Member Armstrong	"Yea"
Member Smith	"Yea"	Member Wayman	"Yea"
Member Nation	"Abstain"	Member Frazier	"Abstain"

Members Abstain because they are members the church.

REPORTS:

Subject: Police Department Report (Copy Attached Hereto) – Mayor Downey presented the monthly activity report to council.

Subject: Public Works Report (Copy Attached Hereto) – Assistant Public Works Director Bates presented the monthly activity report.

Subject: Administrative Report (Copy Attached Hereto) – City Clerk Mullins presented the monthly administrative report.

City Clerk Mullins Presented July 2025 Check Disbursements.

Subject: Fire Report (Copy Attached Hereto) – Fire Chief Lucas presented the monthly activity report.

NEW BUSINESS:

Bid Opening – Fire Department Renovation (See Spreadsheet)

Mayor Downey requested a special meeting to award bid for Fire Department renovation. Meeting will be held on August 21, 2025, at 6:00 p.m.

Property Tax Rate Discussion: Clerk Mullins presented the compensating and 4% allowed rates for real and personal property. The compensating rate on real property is 21.2% per one hundred dollars of assessed value and the 4% allowed rate on real property is 22.0% per one hundred dollars of assessed value. The compensating rate on personal property is 34.18% per one hundred dollars of assessed value and the 4% allowed rate on personal property is 35.47% per one hundred dollars of assessed value. Discussion held. The consensus was to set the real property tax rate at 22.0%, take the compensating personal property tax rate of 34.18%, and 26.6% on motor vehicle and watercraft.

Property Tax Ordinance – Attorney Brammell held the first reading on an ordinance setting the real property tax rate at 22% per one hundred dollars assessed value, personal property tax rate at 34.18% per one hundred dollars assessed value, and the motor vehicle and watercraft rate at 26.6% per one hundred dollars assessed value for 2025.

Resolution for Funding Application and Appointing Appropriate Local Government Official – Clerk Mullins explained the city is seeking additional funds for the sewer plant expansion and the resolution is part of the application process. Motion made by Member Armstrong and seconded by Member Frazier to authorize Mayor Downey to sign the funding application and appoint the appropriate local government official. On a call for all votes, all members present voted “Yea”.

Contract for Professional Services – CBDG : Clerk Mullins explained that is contract allows KIPDA to do the paperwork for the CBDG grant we have been awarded. Motion made by Member Armstrong and seconded by Member Nation to allow Mayor Downey to enter into contract with KIPDA for Professional Services. On a call for votes, al members present voted “Yea”.

2014 Chevy Tahoe - Mayor Downey reported the 2014 Chevy Tahoe that was a police cruiser that needs to be declared surplus property because it is no longer being in service.

After Discussion, Motion made by Member Armstrong and seconded by Member Nation to declare the 2014 Chevy Tahoe that was purchased as a police cruiser and is no longer in service as surplus property. On a call for votes, all members present voted, “Yeah”.

Mayor Downey reported the City of Campbellsburg would like to purchase the 2014 Chevy Tahoe because they are hiring a part-time police officer.

After Discussion, Motion made by Member Wayman and seconded by Smith to sell the 2014 Chevy Tahoe to the City of Campbellsburg in the amount of \$400.00. On a call for votes, the following members voted:

Member Wayman	“Yea”	Member Armstrong	“Nay”
Member Smith	“Yea”	Member Nation	“Nay”
Member Paris	“Yea”	Member Frazier	“Nay”

Mayor Downey “Yea”

Motion passed by tied breaker.

Mayor’s Update – Mayor Downey reported the reason we received partial grant money from the Economic Development Grant is because our sewer rates are too low. He is going to meet with someone from Kentucky Rural Water Association who can tell us what our sewer rates should be.

Council – New Business – Member Paris reported the Municipal Building parking lot is staying full of cars. Is there anything that can be done?

Mayor Downey reported he has spoken to Glenn’s about the cars and may have to start towing them.

Member Armstrong suggested we put up signage. Mayor Downey gave her the go ahead on signage.

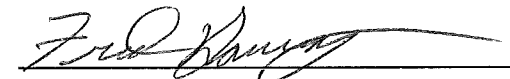
Also, Member Armstrong reported the ACDC is going to try and utilize the Community Room more. Bunco starts Wednesday morning.


Member Paris gave an overview of everything that will be on Eminence Day, September 27th.

Member Armstrong reminded everyone, August 20th is the Back to School Bash from 5:30 p.m. to 7:30 p.m.

Special Meeting is scheduled for August 21, 2025, at 6:00 p.m. to go over Eminence Fire Department Construction Bids.

With no further business to be discussed, the motion made was by Member Frazier and seconded by Member Smith to adjourn. All members present voted "Yea". The meeting was adjourned at 8:45 p.m.


FRED DOWNEY, MAYOR
CITY OF EMINENCE, KENTUCKY

ATTEST: 
ROBIN MULLINS, CITY CLERK
CITY OF EMINENCE, KENTUCKY

