

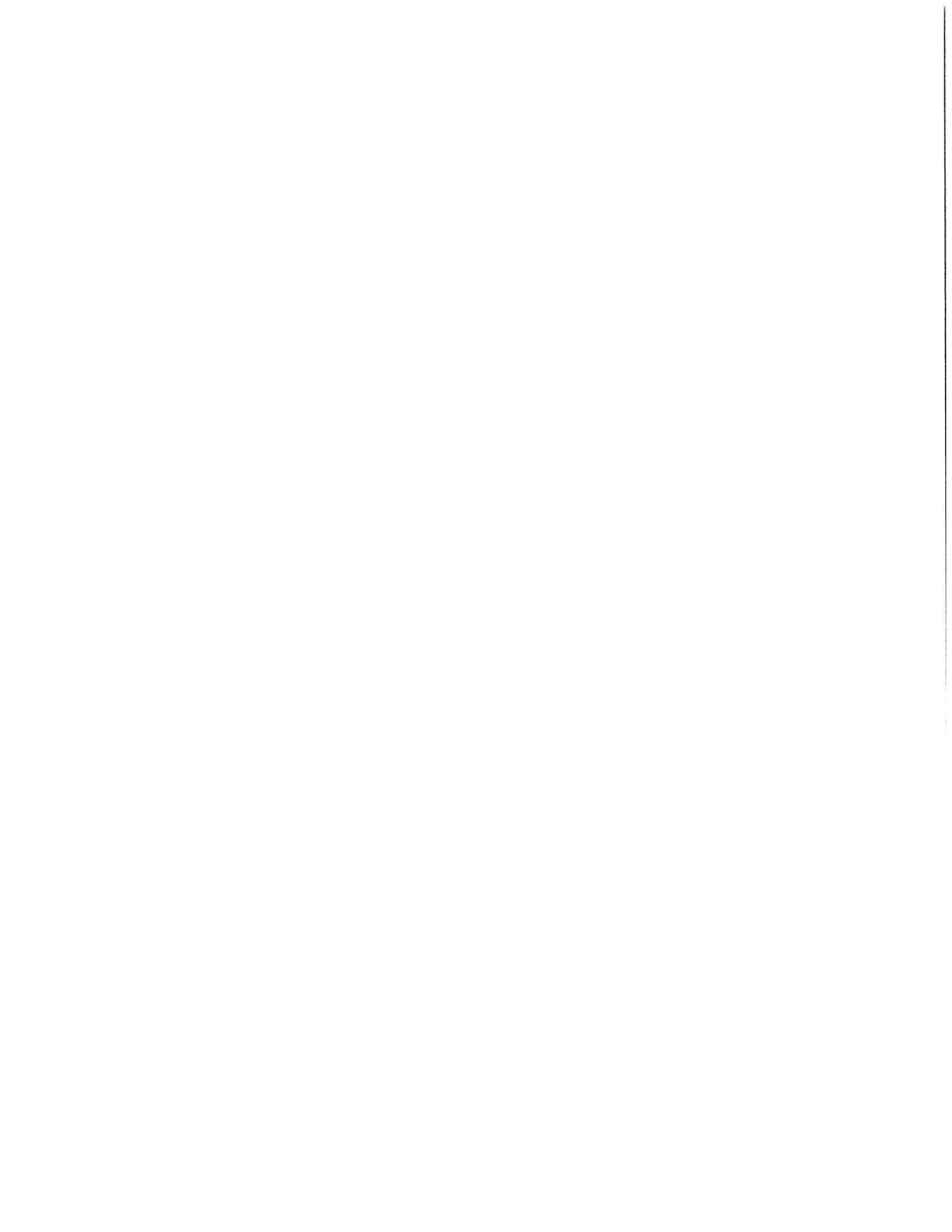


**CITY OF PRINCETON  
COUNCIL MEETING AGENDA  
APRIL 6, 2026  
5:00 PM**

- I Call To Order
  - a. Meeting Called to Order
  - b. Pledge of Allegiance
  - c. Prayer
  - d. Roll Call
  
- II Welcome of Guests
  
- III Minutes
  - a. Regular minutes of 3-16-2026
  
- IV Presentation of the Check Register
  
- V Committee and Department Reports
  - a. Police
  - b. Fire
  - c. Public Works
  - d. ABC
  - e. Code Enforcement
  - f. Water Commission
  - g. Electric Plant Board
  - h. Airport Board
  - i. Finance
  - j. Planning
  
- VI Mayor's Report
  
- VII Unfinished Business
  - a. Ordinance 3-16-2025, First Reading, Text Amendment to Sections 80.423(E), 80.440(A), 80.440(F) and 80.551(C).
  
- VIII New Business
  - a. Executive Orders
  
- IX Adjournment

**Anyone who would like to address the Council should call the City Clerk at (270) 365-9575 the Monday before the scheduled Council Meeting to be added to the Agenda.**

**If you would like to be added to the Council Packet email list, please email request to: [PrincetonCityClerk@hotmail.com](mailto:PrincetonCityClerk@hotmail.com)**



**CITY OF PRINCETON  
COUNCIL MEETING MINUTES  
MARCH 16, 2026  
5:00 P.M.**

The Princeton City Council met in regular session on Monday, March 16, 2026, at 5:00 p.m. in the City Hall Chambers with the Honorable Mayor Brock Thomas presiding. Mayor Thomas led the Pledge of Allegiance and Council member Copeland led the opening prayer. Roll call: Council members Richard Blackburn, Carl Copeland, Sheila Gates, Patricia George and Jim Joiner; City Attorney Todd Wetzel, Director of Public Works Chris Pool, Director of Finance Stacy Boone, Police Chief Chris King, Fire Chief Brent Francis and City Clerk Julie Poole. Additional staff present: Deputy City Clerk Laci Harper. Council members Brian Conger was absent.

**WELCOME OF GUESTS**

Mayor Thomas welcomed guests Caldwell County Judge Executive Kota Young, Caldwell County Jeff Boone and Jeff Simms, Boo Burton, Carolyn Traum, Mike Combs and media, Tammy Hancock, WPKY, to the meeting.

**APPROVAL OF MINUTES**

Motion to approve the minutes of the regular Council meeting of March 2, 2026, as printed, by Council member Gates. Seconded by Council member Blackburn. All aye. Motion carried unanimously.

**PRESENTATION OF THE CHECK REGISTER**

Mayor Thomas presented the check register of bills paid.

**DEPARTMENT/COMMITTEE REPORTS**

- Police Chief King announced the hiring of a new cadet Allan Stokes. Stokes is a Madisonville native and will start with the City on March 23<sup>rd</sup>. This leaves one officer position to be filled.
- Fire Francis attended the KLC Safety Conference the past week. He stated it was very educational and local attendees included Water Commission and Plant Board employees. Francis announced the County's new brush truck has been delivered. It replaces a 1997 model, which will be given to the Fredonia Fire Department.
- Public Works Director Pool updated Council on Spring Drop noting last week 50 loads were collected. Drop-Off continues this Thursday-Saturday.
- City Clerk/ABC Officer Poole presented a year end report to Council, noting sales were down from the previous year, but that took in the loss of one restaurant in the spring of 2025. That restaurant is reopening soon, plus Adam's Breezy Hill is also licensed now, so next year's total should be better.
- Council member George reported that over half of the City's water meters have now been changed over to gallons. Customers with the new meters will soon have an app available that will allow them to monitor usage.
- Joiner reported the Electric Plant board will be replacing 61 poles from West Main out 62 West with new steel poles.
- Joiner reported the Airport would be closed on Wednesday afternoon to the FAA to conduct runway testing, which is the next step for the planned runway expansion.
- Judge Executive Young, who is currently assisting the City with Planning and Zoning, reported he is working on a housing development in town and will have a text amendment for the next Council meeting.

**MAYOR'S REPORT**

Mayor Thomas reported that core drilling has been conducted on the two bridges on North Franklin. At the City County Park, the lighting project is underway. And he received news that the splash pad repairs are covered by insurance.

**UNFINISHED BUSINESS**

**CITIZEN CONCERN-SLSPV'S MIKE COMBS**

Mike Combs returned to ask Council if they had decided to change the time frame on the SLSPV ordinance. Mayor Thomas told him there are no plans to change it as it does stay light until nearly 10:00 pm in the summer months, when the majority of people are taking part in the recreational riding. Combs gave other opinions in support of the change. Council took no action on this request.

**NEW BUSINESS**

**TEXT AMENDMENT/ ORDINANCE 3-16-2025, AMENDMENT TO CHAPTER 80 SECTIONS**

Judge Executive Young, who is currently assisting the City with the Planning Department, presented text amendment recommendations from the Planning Commission that will help to set a path to incentivize the construction of affordable housing in Princeton. Young noted the recommendation was passed by the Commission on a 5-1 vote, noting the dissenting vote was opposed due to a technicality, as he believed it should have been a map amendment.

Ordinance sponsored by Council member Gates. First reading by City Attorney Wetzel.

**ADJOURNMENT**

Motion by Council member George to adjourn the meeting. Seconded by Council member Gates. All aye. Motion carried unanimously.

\_\_\_\_\_  
Brock Thomas, Mayor

ATTEST: \_\_\_\_\_  
Julie A. Poole, City Clerk



| VENDOR NAME                    | CHECK DATE | CHECK NUMBER | INVOICE DATE | INVOICE DESC               | AMOUNT DISBURSED |
|--------------------------------|------------|--------------|--------------|----------------------------|------------------|
| AMAZON CAPITAL SERVICES        | 03/19/26   | 017437       | 03/19/26     | PD INK CARTRIDGE           | 35.99            |
| AT&T MOBILITY (PW)             | 03/19/26   | 017438       | 03/19/26     | P&Z CELL PHONE             | 50.80            |
| AT&T MOBILITY (FIRE DEPT)      | 03/19/26   | 017439       | 03/19/26     | FD CELL PHONE LINE         | 50.80            |
| AT&T MOBILITY (RE:POLICE)      | 03/19/26   | 017440       | 03/19/26     | PD CELL PHONE              | 45.73            |
| CHEWING, JONATHON              | 03/19/26   | 017441       | 03/19/26     | KLC REIMBURSEMENT          | 155.00           |
| COLEMAN SHOE REPAIR, INC       | 03/19/26   | 017442       | 03/19/26     | A.STOKES BOOTS             | 149.95           |
| DEERE & COMPANY                | 03/19/26   | 017443       | 03/19/26     | BUSHHOG FOR NEW TRACTOR    | 24,430.96        |
| FIRE & SPECIALTY EQUIP. CO.    | 03/19/26   | 017444       | 03/19/26     | PRESSURE RELIEF VALVE      | 317.39           |
| FRANCIS, BRENT                 | 03/19/26   | 017445       | 03/19/26     | KLC REIMB/HOTELS ON CC     | 1,247.24         |
| GFL ENVIRONMENTAL              | 03/19/26   | 017446       | 03/19/26     | MSW                        | 70.88            |
| KENTUCKY STATE TREASURER       | 03/19/26   | 017447       | 03/19/26     | A.STOKES POLYGRAPH/DRUG S  | 116.00           |
| KOMBOY FENCE CO.               | 03/19/26   | 017448       | 03/19/26     | 2ND 1/2 OF INSTALL         | 10,590.00        |
| MEDIACOM (ADMIN)               | 03/19/26   | 017449       | 03/19/26     | ADMIN ACCT                 | 205.34           |
| POOL, CHRIS                    | 03/19/26   | 017450       | 03/19/26     | KLC REIMBURSEMENT          | 155.00           |
| POOL, CHRIS                    | 03/19/26   | 017450       | 03/19/26     | REIMBURSE DURING NO CC     | 1,969.23         |
| RENAL ADVANTAGE HOLDINGS, INC. | 03/19/26   | 017451       | 03/19/26     | NET PROFIT REFUND          | 950.00           |
| SPOT ON WINDOW CLEANING        | 03/19/26   | 017452       | 03/19/26     | FIRE DEPT WINDOW CLEANING  | 125.00           |
| TERMINIX                       | 03/19/26   | 017453       | 03/19/26     | GEN MAINT                  | 33.74            |
| URBANOWSKI, JOSH               | 03/19/26   | 017454       | 03/19/26     | REIMBURSE DURING NO CC     | 854.75           |
| WETZEL, B. TODD, ATTORNEY      | 03/19/26   | 017455       | 03/19/26     | 420 E MAIN ST - WYATT PORP | 325.00           |
| * GRAND TOTAL                  |            |              |              |                            | 41,878.80        |

\*\*\* END OF REPORT \*\*\*

| VENDOR NAME                  | CHECK DATE | CHECK NUMBER | INVOICE DATE | INVOICE DESC           | AMOUNT DISBURSED |
|------------------------------|------------|--------------|--------------|------------------------|------------------|
| AMAZON CAPITAL SERVICES      | 03/26/26   | 017456       | 03/26/26     | PD UNIFORM             | 102.17           |
| BENTON FORD                  | 03/26/26   | 017457       | 03/26/26     | PRINCETON PD           | 4,414.01         |
| CULLIGAN OF WESTERN KY & TN  | 03/26/26   | 017458       | 03/26/26     | CITY HALL WATER        | 46.66            |
| DC PLUMBING                  | 03/26/26   | 017459       | 03/26/26     | CITY CO PARK POOL      | 16,200.00        |
| EDDYVILLE TIRE, INC.         | 03/26/26   | 017460       | 03/26/26     | CAR#118/112            | 760.00           |
| FIRE DEPT SERVICE & SUPPLY   | 03/26/26   | 017461       | 03/26/26     | FD PARTS               | 146.00           |
| MCKEEL EQUIPMENT CO, INC.    | 03/26/26   | 017462       | 03/26/26     | PW PARTS               | 420.71           |
| MEDIACOM (FD)                | 03/26/26   | 017463       | 03/26/26     | FD PHONE LINE          | 51.22            |
| MT. CARMEL CEMETARY          | 03/26/26   | 017464       | 03/26/26     | TOMBSTONE LIFT         | 500.00           |
| PRINCETON WATER & WASTEWATER | 03/26/26   | 017465       | 03/26/26     | MARCH BILL             | 1,009.37         |
| RANDY JORDAN ELECTRIC, LLC   | 03/26/26   | 017466       | 03/26/26     | WORK AT CCP            | 7,598.50         |
| SIEGELS UNIFORMS             | 03/26/26   | 017467       | 03/26/26     | J.CHEWNING UNIFORM     | 720.72           |
| SWIFT ROOFING, INC           | 03/26/26   | 017468       | 03/26/26     | WORK ON CITY HALL ROOF | 568.50           |
| TREMCO INCORPORATED          | 03/26/26   | 017469       | 03/26/26     | NET PROFIT REFUND      | 50.00            |
| TWEAKN' PERFORMANCE, LLC     | 03/26/26   | 017470       | 03/26/26     | WORK ON PD CAR         | 1,470.00         |
| TWEAKN' PERFORMANCE, LLC     | 03/26/26   | 017470       | 03/26/26     | WORK ON PD CAR #105    | 1,685.00         |
| WORLD FINANCE CO OF KY, LLC  | 03/26/26   | 017471       | 03/26/26     | NET PROFIT REFUND      | 155.22           |
| XBS DIGITAL, XRX INK, INC.   | 03/26/26   | 017472       | 03/26/26     | CONTRACT PYMNT         | 14.64            |
| * GRAND TOTAL                |            |              |              |                        | 35,912.72        |

\*\*\* END OF REPORT \*\*\*

Date 03/30/26

INVOICE DESC.

Page 1

VENDOR NAME -----  
CHECK DATE CHECK NUMBER INVOICE DATE INVOICE DESC AMOUNT DISBURSED

CALDWELL COUNTY CLERK  
\* GRAND TOTAL

03/30/26 017473 03/30/26 104 LAKE SHORE DR

46.00

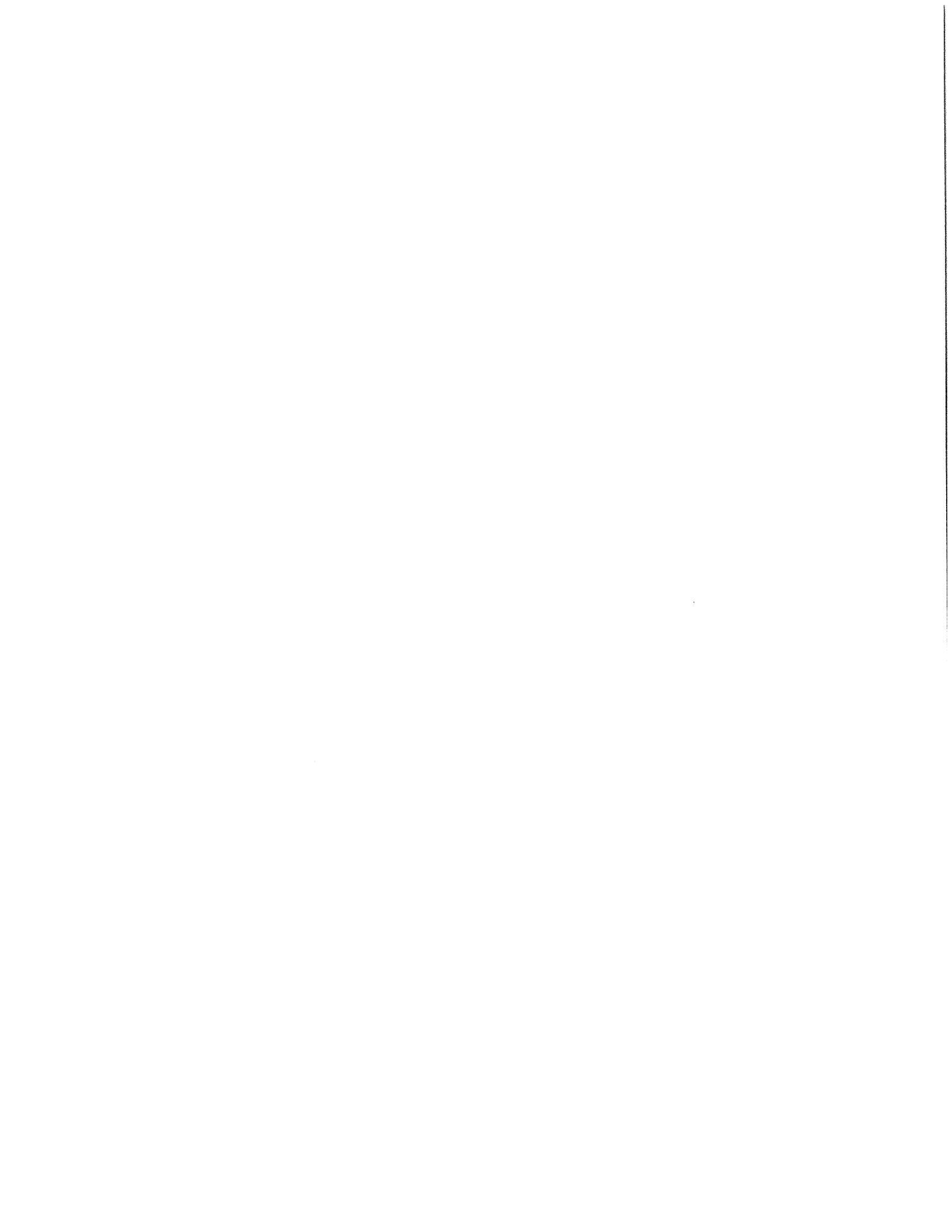
46.00

\*\*\* END OF REPORT \*\*\*



| VENDOR NAME                           | CHECK DATE | CHECK NUMBER | INVOICE DATE | INVOICE DESC           | AMOUNT DISBURSED |
|---------------------------------------|------------|--------------|--------------|------------------------|------------------|
| AFIAC                                 | 04/02/26   | 017474       | 04/02/26     | R. PEEK INS            | 39.91            |
| AMAZON CAPITAL SERVICES               | 04/02/26   | 017475       | 04/02/26     | PD UNIFORM             | 130.43           |
| AUTO TIRE & PARTS STORE 77 -PD        | 04/02/26   | 017476       | 04/02/26     | PD ACCT                | 21.98            |
| AUTO TIRE & PARTS STORE 77 -PW        | 04/02/26   | 017477       | 04/02/26     | MARCH STATEMENT        | 263.49           |
| BAPTIST HEALTH DEACONESS MADISONVILLE | 04/02/26   | 017478       | 04/02/26     | NET PROFIT REFUND      | 280.00           |
| CALDWELL MEDICAL CENTER               | 04/02/26   | 017479       | 04/02/26     | C. LAPADULA LABS       | 29.97            |
| CHEWNING, JONATHON                    | 04/02/26   | 017480       | 04/02/26     | FIRE SCHOOL REIMBURSE  | 90.00            |
| CLEAN SLATE                           | 04/02/26   | 017481       | 04/02/26     | MARCH CLEANING         | 2,250.00         |
| CROW BURLINGAME CO.                   | 04/02/26   | 017482       | 04/02/26     | MARCH STATEMENT        | 1,183.05         |
| CULLIGAN OF WESTERN KY & TN           | 04/02/26   | 017483       | 04/02/26     | CITY HALL RENTAL       | 10.25            |
| ELECTRIC PLANT BOARD                  | 04/02/26   | 017484       | 04/02/26     | MARCH PYMNT            | 9,456.63         |
| GO GREEN LAWN CARE, LLC               | 04/02/26   | 017485       | 04/02/26     | LAWN APP #1 FOR 2026   | 74.00            |
| JOHN DEERE FINANCIAL                  | 04/02/26   | 017486       | 04/02/26     | CITY OF PRINCETON ACCT | 200.81           |
| MAC'S CONVENIENCE STORES LLC          | 04/02/26   | 017487       | 04/02/26     | NET PROFIT REFUND      | 1,726.00         |
| NEW DIRECTION MARKETING, INC.         | 04/02/26   | 017488       | 04/02/26     | CITY MAPS              | 3,500.00         |
| QUILL                                 | 04/02/26   | 017489       | 04/02/26     | PD OFFICE SUPPLIES     | 116.12           |
| SHB CONSULTING PLLC                   | 04/02/26   | 017490       | 04/02/26     | MARCH 2026 SERVICES    | 4,714.00         |
| VERIZON WIRELESS                      | 04/02/26   | 017491       | 04/02/26     | CI/CO PARK PHONE       | 128.56           |
| WRIGHT IMPLEMENT                      | 04/02/26   | 017492       | 04/02/26     | PART                   | 490.62           |
| YOUNG, TIMOTHY CRAIG                  | 04/02/26   | 017493       | 04/02/26     | JPFA TRAINING          | 75.00            |
| * GRAND TOTAL                         |            |              |              |                        | 24,780.82        |

\*\*\* END OF REPORT \*\*\*



**ORDINANCE 3-16-2026**

**AN ORDINANCE OF THE CITY OF PRINCETON, KENTUCKY, AMENDING SECTION(S) 80.423(E), 80.440(A), 80.440(F), AND 80.551(C) OF THE LAND PROTECTION CHAPTER OF THE CITY'S CODE OF ORDINANCES TO INCENTIVIZE THE CONSTRUCTION OF AFFORDABLE HOUSING**

**WHEREAS**, an application proposing text amendment(s) to section(s) 80.423(E), 80.440(A), 80.440(F), and 80.551(C) of the City's Code of Ordinances was submitted to the City's Planning Commission in accordance with Kentucky Revised Statute Chapter 100 and local authority; and

**WHEREAS**, the Planning Commission (hereinafter "Commission") held a public hearing on March 5<sup>th</sup>, 2026, and has submitted its written recommendation to the City Council regarding the proposed text amendment; and

**WHEREAS**, being properly advised of the Commission's recommendation, the City Council wishes to proceed with the proposed text amendment.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Princeton, Kentucky, that the following section(s) of the Land Protection Chapter of the City's Code of Ordinances shall be amended to read as follows:

A. Section 80.423(E) shall be amended to read as follows:

a. *Development Standards*

|                  |  |
|------------------|--|
| Minimum Lot Area | 7,000 sq. ft. for single-family;<br>9,000 sq. ft. for two-family;<br>7,000 sq. ft for first unit plus 4,000 sq. ft. for <u>[units two (2) through nineteen (19) and 1,000 sq. ft for each additional unit thereafter]</u> <del>for each additional unit</del> for multi-family dwellings |
|------------------|--|

B. Section 80.440(A) shall be amended to read as follows:

a. *Principal permitted uses.*

[(62) Any principal permitted use in a Multi-Family Residential District (R-3).]

C. Section 80.440(F) shall be amended to read as follows:

a. *Parking* See Article X

[Notwithstanding anything contained herein to the contrary, a development permitted pursuant to Section 80.440(A)(62) shall comply with the development standards and required conditions established for Multi-Family Residential Districts (R-3) as provided for in Section 80.422(E).]

D. Section 80.551(C) shall be amended to read as follows:

a. (C) ... The side yard adjacent to the other street shall be of the depth required by this chapter for front yards in the district in which the lot adjacent to the corner and/or through lot is located. [The Board may either reduce or increase the requirements of this section in the interest of public safety upon finding that special conditions exist.]

E. This Ordinance shall become effective upon its passage and publication.

**SO PASSED** on first reading this 16<sup>th</sup> day of March, 2026.

**SO PASSED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**BROCK THOMAS, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JULIE POOLE, CITY CLERK**