

## **OWENSBORO BOARD OF COMMISSIONERS**

### **Regular Meeting**

**June 16, 2026 | 4:00 PM**

Owensboro City Hall

101 E. 4th Street

Owensboro, Kentucky

**1. CALL TO ORDER - Mayor Tom Watson**

**2. ROLL CALL - City Clerk Beth Davis**

**3. INVOCATION & PLEDGE – Commissioner Curtis Maglinger**

### **4. PRESENTATIONS**

**4.A.** Tim Lyons, General Manager of OMU, gave a presentation on “Powering Owensboro Exploring Power Supply and Generation Opportunities” (attached). In summary, OMU has received an application from Green River East GenCo, LLC (GREG) for a natural gas-fired generation for approximately 545 MW. The City Utility Commission has approved an option to lease with GREG for approximately 30 acres on the Elmer Smith Station property. A Generator Interconnection study will be completed and is estimated to take six (6) months. The construction of a new power plant would enhance electric system reliability for the community; create new jobs and economic development; support OMU long-term power supply options; and the lease will provide revenue to support utility operations.

**4.B.** OPD Sergeant Derek Griffith gave a presentation on e-bikes, scooters and mopeds (attached). The community has seen increased use of all three vehicles and some drivers are not obeying traffic laws, thus creating safety concerns. OPD is requesting an ordinance change to allow enforcement of safe riding.

**4.C.** Tim Ross, Public Events Director, briefed everyone on the upcoming “All-American 4<sup>th</sup> of July” events (attached).

**4.D.** The city project list was distributed (attached). City Manager Nate Pagan noted that the Airpark Drive Extension was added this month.

### **5. BUSINESS**

**5.A.** Minutes dated June 2, 2026 were approved by motion of Mayor Watson and a second by Commissioner Maglinger; motion carried.

**5.B.** The following board appointments were unanimously approved by motion of Commissioner Sanford and a second from Commissioner Maglinger:

- **Owensboro Tourist and Convention Commission** – Appoint Claude Bacon to a three-year term expiring December 31, 2028
- **Northwest Neighborhood Alliance** – Reappoint Kathy Calhoun to a two-year term effective June 18, 2026
- **Property Maintenance Code Enforcement Board** – Reappoint Stacey Singh to a three-year term effective July 2, 2026
- **Riverpark Center Board of Directors** – Reappoint Lelan Hancock to a three-year term effective July 2, 2026
- **Civil Service Commission** – Reappoint Carlie Brown to a three-year term effective July 19, 2026
- **Shifley-York Neighborhood Alliance** – Reappoint Tim Scheidegger, Scott Gilliam, Terri Hedges, Eric Houtchen, and Tracey Bivins-Helm to a two-year term effective July 22, 2026

## 6. ORDINANCES – 2nd READING

**6.A.** Ordinance 13-2026 entitled AN ORDINANCE AMENDING CHAPTER 2, ARTICLE V, OF THE OWENSBORO MUNICIPAL CODE RELATING TO THE ELIZABETH MUNDAY SENIOR CENTER BOARD OF DIRECTORS was unanimously approved by roll call vote with motion of Mayor Watson and second by Mayor Pro Tem Glenn.

The Board of Directors (Board) for the Elizabeth Munday Senior Center has requested the ordinance be amended to reflect the status of the board membership and operating name. The Board requests the name of the facility be changed to reflect the current operating name of Senior Community Center of Owensboro-Daviess County, Inc. and reduce the number of board members to no less than twelve (12) and no more than fifteen (15). City Manager Pagan added that the ordinance currently provides for the board of directors to have 16-21 members. The organization has called itself the Senior Community Center of Owensboro-Daviess County for the last several years. Both of these changes are being made at the request of the Senior Center board.

## 7. ORDINANCE – 1<sup>st</sup> READING

**7.A.** Consider Ordinance 14-2026 entitled AN ORDINANCE REVISING EMPLOYEE HANDBOOK POLICY 112, THEREBY CHANGING PROMOTIONAL PROCEDURES FOR THE OWENSBORO FIRE AND POLICE DEPARTMENTS was introduced and publicly read on first reading.

To assist employees and management in accessing the information provided in various policies and procedures manuals, the City has created a comprehensive Employee Handbook. Revising Policy 112 of the handbook will establish a clear and structured

promotional process for both the Fire Department and Police Department. City Manager Pagan explained the proposed revision allows laterally hired firefighters to receive credit for prior qualifying service with comparable agencies for promotional eligibility, provided they have completed at least two (2) years of service with OFD. The change is intended to enhance recruitment and development of experienced personnel while maintaining a minimum period of service within OFD before promotion eligibility.

**7.B.** Ordinance 15-2026 entitled AN ORDINANCE AMENDING THE OWENSBORO ZONING ORDINANCE ADOPTED MARCH 14, 1980, SO AS TO INCLUDE WITHIN THE I-1 LIGHT INDUSTRIAL ZONE PROPERTY LOCATED IN THE 3501-4301 BLOCKS OF WEST PARRISH AVENUE CONTAINING 121.605 ACRES, MORE OR LESS was introduced and publicly read on first reading.

The Owensboro Metropolitan Planning Commission (OMPC) met in regular session on May 14, 2026, and considered a proposal from the City of Owensboro to change the zoning classification of the property located in the 3501-4301 blocks W. Parrish Avenue from its present classification of A-R Rural Agriculture and I-1 Light Industrial to I-2 Heavy Industrial. The OMPC recommended that the proposal to change the zoning classification be denied. The City filed a written request pursuant to KRS 100.2111(4) that the Owensboro Board of Commissioners, the appropriate legislative body, shall decide the proposed amendment. Based on findings of fact, the Board of Commissioners proposes to overturn the OMPC decision and amend the zoning ordinance and maps so that the property will be zoned I-1 Light Industrial subject to certain conditions.

City Manager Pagan stated that several years ago the Economic Development Corporation (EDC) began a process to identify potential sites for industrial development. Additional land to accommodate investment and jobs was needed because the Airpark is getting closer to being fully built out; there are only approximately 30 acres of publicly controlled land remaining.

As part of that process, the Massie property was identified as being well-located and suitable for economic development. After some initial due diligence and negotiations with the owners, the City reached an agreement to acquire approximately 122 acres, and the Board of Commissioners approved purchasing the site in August of 2025.

Since the purchase, the City and EDC have collaborated to prepare the site for development and jobs. This involves various elements, such as engineering and utility considerations and a traffic study. In addition, the property needed to be rezoned since it is currently split zoned, with approximately 56% zoned agricultural and the remaining 44% zoned as I-1 light industrial.

Manufacturing facilities, similar to those in the Airpark, cannot be located in an agriculturally zoned property. Therefore, rezoning is necessary for the site to be used for its intended purpose. The City initially sought to rezone the entire property to I-2 heavy industrial, the most accommodating zone, allowing limited uses not available in the I-1

light industrial zone. I-2 property is somewhat rare in the community and the City thought an I-2 zoning would make the property more marketable.

However, at the Owensboro Metropolitan Planning Commission (OMPC) meeting in May, the OMPC Board voted against rezoning the site to I-2; the rezoning failed by one vote. The City must rezone the property to use it for its intended purpose since an industrial park cannot be utilized that has a majority of its land zoned as agricultural.

State law allows a city or county to hear any rezoning after its consideration by the planning commission. The City has chosen to have the Massie rezoning on the agenda for a Board of Commissioners meeting. Because the process of city consideration is prescribed by state law, City Attorney Mark Pfeifer continued with the explanation.

City Attorney Pfeifer further explained that KRS 100.2111 allows the appropriate legislative body to file a notice with the planning commission that it will decide a zoning map amendment. This procedure was adopted by the City in Article 6.6 of the zoning ordinance. As the Massie property is located in the City, the City Board of Commissioners is the appropriate legislative body for the provisions. The City submitted a written notice to OMPC within 21 days as required by statute, and therefore, will decide the rezoning of the Massie property, based upon the evidence presented before OMPC on May 14.

Testimony of citizens at the hearing before OMPC has been reviewed and it was expressed by numerous members of the public that they supported rezoning to I-1 rather than I-2.

The rezoning to I-1 is subject to the following conditions:

1. Direct access to West Parrish Avenue shall be in compliance with the approved Traffic Impact Study and no direct access to the Wendell Ford Expressway shall be permitted;
2. Development of the subject property shall maintain compliance with the improvements as outlined within the approved Traffic Impact Study, which shall be illustrated within subdivision plats and/or final development plans as deemed necessary; and
3. Development of the subject property shall provide connectivity to the adjoining properties to the north, west and south.

These are the same conditions placed on the rezoning by OMPC staff.

The decision of the Board of Commissioners must be based on findings of fact supported by evidence. The following findings of fact support rezoning to I-1:

1. The proposal is in compliance with the community's adopted Comprehensive Plan;

2. The subject property is located in an Industrial Plan Area, where industrial uses are appropriate in limited locations, and a portion of the subject property is presently zoned I-1 light industrial;
3. The proposed Industrial Park conforms to the criteria for Nonresidential Development;
4. At 121-acres in size, the subject property is large enough to ensure compliance with the criteria associated with Buffers for Outdoor Storage Yards;
5. With over 100-acres in size and located along a Minor Arterial roadway (W. Parrish Avenue), and served by sanitary sewers, the proposal conforms to the criteria for planned Industrial Parks; and
6. Compliance with an approved Traffic Impact Study ensures that the proposal should not overburden the capacity of roadways and other necessary urban services that are available within the affected area.

To overturn OMPC's recommendation that the rezoning be denied, and to rezone the property to I-1, a majority vote of the Board of Commissioners will be necessary.

## **8. MUNICIPAL ORDERS**

**8.A.** Municipal Order 19-2026 entitled A MUNICIPAL ORDER AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN APPLICATION FOR A FISCAL YEAR 2025 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM THROUGH FEMA IN THE AMOUNT OF \$925,960.01, THE PROCEEDS OF WHICH WILL BE UTILIZED BY THE CITY OF OWENSBORO TO PURCHASE ONE HUNDRED (100) PORTABLE RADIOS; A TEN PERCENT (10%) MATCH OF UP TO \$92,596.00 IS REQUIRED BY THE CITY was unanimously approved on one reading by motion of Mayor Watson and a second by Commissioner Sanford.

OFD seeks to file an application for a Fiscal Year 2025 Assistance to Firefighters Grant through FEMA in the amount of \$925,960.01, the proceeds of which will be utilized by the City of Owensboro to purchase one hundred (100) new Motorola portable radios to replace its primary fleet of radios, which have reached the end of manufacturer support. A ten percent (10%) match of \$92,596.00 is required for this grant.

## **9. CITY MANAGER ITEMS**

**9.A.** The following personnel appointments were approved with motion by Mayor Watson and second by Commissioner Sanford; motion carried.

## **PROBATIONARY, FULL-TIME, NON-CIVIL SERVICE APPOINTMENTS:**

- **David C. Stokes** – Deputy Director of Finance with the Finance Department, effective June 29, 2026, ***contingent on successful completion of all post-offer, pre-employment requirements***
- **Aaron S. Bullington** – Grounds Manager/Horticulturist with the Grounds Department, effective July 13, 2026

## **REGULAR, FULL-TIME, NON-CIVIL SERVICE APPOINTMENTS:**

- **Allyson N. Clark** – Telecommunicator with the Police Department, effective June 24, 2026
- **Eric M. Lee** – Police Officer with the Police Department, effective June 24, 2026

**9.B. City Manager Comments** – There will be only one (1) meeting in July and it will be July 14 at 5pm.

## **10. COMMUNICATIONS FROM ELECTED OFFICIALS**

Members of the Commission discussed the events they recently attended and acknowledged community members and small businesses.

## **11. OPEN PUBLIC FORUM**

Kathy Wethington (424 E. 21<sup>st</sup> Street) thanked the Commission for listening to the constituents.

Jeff Kuegel (2140 Tamarack Rd.) asked if the City had signed any NDAs for the Massie property or Elmer Smith properties.

Glenda Wright (711 Jed Place) commented that elected officials who are giving (self) job and business promotions present a conflict of interest; and she requested a one (1) year moratorium for a data center.

Cliff Carlock (9140 State Route 405, Maceo) discussed a data center and the moon. At the end of his speaking time he requested additional time. Chief Art Ealum shut off his microphone and asked him to be seated. Mr. Carlock was eventually escorted out of the building.

Tatum Helm (1122 Booth Ave) thanked the Commissioners for listening to constituents and she mentioned traffic concerns on Veterans Blvd. during Friday After 5 events.

Dianna Friend (316 Hale Ave) mentioned the City and NDAs.

**12.** There being no further business to discuss the meeting adjourned unanimously at 5:16 p.m. with motion of Mayor Watson and a second from Commissioner NeSmith.

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Thomas H. Watson, Mayor

ATTEST:

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Beth Davis, City Clerk