

OPINIONS

The opinion page does not reflect the views of the KyNewsGroup.



Heaven Is A Lot Like Kentucky

By Charles Mattox

I had planted some late corn and beans and an extra tomato plant or two, and was sitting under the 350+ year-old walnut tree, soaking up its endless, cool shade the other evening, admiring my work and sippin’ on a cold Ale 8; listening to the birds whistling and cicadas humming,

and as I stared out at the garden, but nothing really at all, I suddenly remembered seeing my late father in a lawn chair, drinking a class of tea after gardening near that exact spot over 50 years ago. Time flies, dear reader. My father was an extremely disciplined man

and the ethics and survivor traits and “The Code” he lived by had been solidified within his soul as a teenage military policeman in war-torn Japan, and later the frozen, cauldron of violence that was Korea. Daddy raised all his children hard. He seemed to take a shine to me as I

entered the teen years, taking me on his trapline and along on hundreds of fishing and hunting trips. Good behavior was met with a nod of approval. Undesirable behavior was met with a belt or flyswat, but really, I always just laughed at Mommy’s flyswat!

My nine year old son, Cassidy, has never been spanked and I’ve never pushed him physically in the woods, garden, or while doing any chore. I’m not sure if that’s a success or failure. Time will tell.

COMMUNITY

Frontier Housing showcases DreamBuild modular homes

By Cecil Lawson
KyNewsGroup
cecil@kynewsgroup.com

Frontier Housing opened the doors on two of its latest homes designs in Midland in Bath County, this past Wednesday to showcase their DreamBuild modular home designs. DreamBuild homes look the same as site-built homes but are constructed elsewhere and transported to the site. They are built with the same materials, under the same building codes, and with the same attention to detail. Frontier Housing has, since its founding in 1974, constructed over 830 new homes, repaired over 350 homes, developed over 100 rental housing units, and assisted hundreds of customers with affordable mortgage financing, home-buyer education, credit counseling, and financial coaching. The open house event showcased two homes at the Redbird Circle Subdivision,

once completed, and one nearly completed, to demonstrate the level of quality that the DreamBuild concept offers. Tod Barhorst, Director of Construction for Frontier Housing, calls each module a “box,” and they come in different types: a wet box, which include kitchen, bathroom, washer/dryer, and a water heater; kids box, two bedrooms with closets; flex box, with open space; and suite box, as a master bedroom. Each box is 12 feet by 24 feet, or 288 square feet, for a total of 1152 square feet, with 3 bedrooms, two bathrooms. Homeowners can choose different configurations to meet their own needs. Tom Manning-Beavin, President and CEO of Frontier Housing, said, “It looks, feels, and behaves just like a site-built house. We got into this because it is a way to deliver housing more quickly and eventually at a little bit lower cost and allows us to reach farther.” Barhorst there are five lots left on the 14 lot Redbird Circle location, most

of which were constructed through the Mutual Self-Help program, in which homeowners themselves took part in the construction process. He said once the lots were filled, the road will be blacktopped. “It will be a beautiful subdivision,” he said. Manning-Beavin said Frontier Housing got started with the DreamBuild concept because they are under contract to deliver homes to the High Ground Initiative in Perry County for flood recovery. He said they are collaborating with two non-profits in Texas who invented the Dream-Build idea. “We are really, really excited, and along the way, we’ve gotten a lot of great support, including from the James Graham Brown Foundation in Louisville for \$1.1 million. And we have additional support from Wells Fargo. We are blessed to have a lot of different partners supporting us.” In addition to Perry County, Frontier Housing is also working with Knott County for Chestnut Ridge

and Floyd County and Big Sandy Area Development District in Prestonsburg to develop additional housing units for those areas. Manning-Beavin said Dream-Build will provide most of those units at the projects take shape. Frontier Housing began creating these boxes in their 5000 square foot warehouse located just outside of Morehead. Frontier Housing recently leased a 50,000 square foot factory space in at the Eastern Kentucky Business Park in Martin County to be expand their ability to manufacture the boxes on an assembly-line basis. Barhorst said this will allow them to produce two homes per week. “We can take care of a lot of the flood victims. We are going to do some higher ground sites around Hazard and in Knott County. That said, we can serve anyone. They are mobile, we can move them around. The crews are in one spot, and the finish crew can go out there. It will work really well,” Barhorst said.

Over the last few years, Manning-Beavin said Frontier Housing has produced 10 to 20 homes per year. He said DreamBuild gave them the potential to produce 50 homes per year over the next two to three years. “It will radically increase our level of production and our capacity to deliver those a greater distance. It allows us to have more options on how to build, and it will be a way to build multi-family rental housing as well as single-family homes. It will allow us to be the general contractor as well as the developer, which gives us more control over our building.” Barhorst said they are still in the learning phase in the box concept, and costs are about the same as a site-built home for now, but there should be savings over the long term. “We are getting our process down, from floors, to walls, to assembly, and once we get our KIBS (Kentucky Industrialized Building System) approval, we’ll be able to do everything,” he said, including specialists to handle dry-

wall and electrical. Barhorst said one of the things he is most excited about is the HERS rating for energy efficiency of the structure, 52, which he said is more energy efficient than 48 percent of most homes, and it has an annual electric bill of \$1072. Because of the module nature of the homes, they are insulated with closed cell foam. They are placed on concrete foundations, and the boxes are bolted together with 2 x 10 bands. Manning-Beaven said Frontier Housing will continue to deliver the same level of service to homebuyers and those who want to become homeowners as it expands its ability to deliver a product to meet a variety of needs. Frontier Housing is ready to help you make your dream of home ownership a reality. You can contact them at 606-784-2131 or visit their website at www.frontierky.org.

MCTC announces awarded dual credit credentials

CITY OF FLEMINGSBURG, KENTUCKY ORDINANCE NO.6-25-2

AN ORDINANCE ADOPTING THE ANNUAL UTILITY SYSTEM BUDGET FOR NATURAL GAS, WATER, AND WASTEWATER DEPARTMENTS FOR THE UTILITY SYSTEM OF THE CITY OF FLEMINGSBURG, KENTUCKY, FOR THE FISCAL YEAR JULY 1, 2025 THROUGH JUNE 2026, BY ESTIMATING REVENUES AND RESOURCES, AND APPROPRIATING FUNDS FOR THE NATURAL GAS AND WATER, AND WASTEWATER DEPARTMENTS, AND PROVIDING FOR THE USE OF ANY EXCESS FUNDS FROM OPERATIONS.

WHEREAS, the natural gas, water, and wastewater utility systems of the City of Flemingsburg, Kentucky, operate as self-sustaining entities; and WHEREAS, the Finance Committee and the City Council have each reviewed the Mayor’s Utility System budget proposal and made any necessary modifications for the fiscal year 2025-26.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FLEMINGSBURG, KENTUCKY:

SECTION 1: Resources and Appropriations
That the annual GENERAL FUND BUDGET for the City of Flemingsburg, Kentucky for the fiscal year beginning July 1, 2025 and ending June 30, 2026, is hereby adopted as follows:

Resources Available	Operational
Estimated fund balance carried forward	\$2,698,000.00

Estimated Revenues:	
Sanitation Fees	\$450,000.00
Sewer Utility Fees	\$946,000.00
Natural Gas Utility Fees	\$1,375,000.00
Water Utility Fees	\$900,000.00
Ewing Sewer Fees	\$42,000.00
Surplus Property	\$10,000.00
Investment Interest	\$82,000.00
Late Fees	\$75,000.00
Connection Fees	\$2,000.00
Reconnect Fees	\$10,000.00
Disconnect Fees	\$10,000.00
Return Check Fees	\$1,000.00
Total Estimated Revenues	\$3,903,000.00
Total Resources Available for Appropriation:	\$6,601,000.00

Appropriations:	
Water Department Expenses	\$1,697,436.61
Sewer Dept. Expenses	\$1,271,461.71
Gas Department Expenses	\$764,714.18
Total Water, Gas & Wastewater Expenditures	\$3,733,612.51
Estimated Fund Balance End of Fiscal Year:	\$2,867,387.49

SECTION 2: Use of Excess Funds
Excess funds of the entire Utility System under authority of KRS 96.200 may be transferred to the General Fund of the City of Flemingsburg to be expended for the general purposes of the City upon approval of such transfer by the City Council.

SECTION 3: Effective Date
This Ordinance shall be effective upon passage after two readings, publication as required by law and shall become effective on July 1, 2025.

COUNCIL ACTION#6-25-2

First Reading of this Ordinance was had on May 12, 2025.
[Signature] Katie Adamson, City Clerk

Second Reading of this Ordinance was had on the 9th day of June, 2025, and upon roll call vote was adopted by the City Council of the City of Flemingsburg, Kentucky.

Council Member	Vote
Danny Carpenter	For
Angie Graham	For
Meredith Story	For
Alan Davis	For
Terry McKee	For
Marty Voiers	For

Katie Adamson, City Clerk

MAYORAL APPROVAL(#6-25-2)

I hereby accept and approve the foregoing Utility System Budget Ordinance No. 6-25-2 and direct same to be published in accordance with applicable law this 9th day of June, 2025.

Van Alexander, Mayor
Attest: Katie Adamson, City Clerk

PREPARED BY: Darrell K. Ruark, City Attorney
207 Court Square , Flemingsburg, KY 41041
Phone: 606-849-2338

Published in the Flemingsburg Gazette 06.18.25

CITY OF FLEMINGSBURG, KENTUCKY ORDINANCE NO. 6-25-1

AN ORDINANCE ADOPTING THE ANNUAL GENERAL FUND BUDGET FOR THE CITY OF FLEMINGSBURG, KENTUCKY FOR THE FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026.

WHEREAS, the General Fund Budget for Fiscal Year July 1, 2025 through June 30, 2026 must provide for necessary funds for the operation of City government in all areas except Utilities, which are budgeted by separate Ordinance; and WHEREAS, the Mayor has presented the State of the City address, and has further submitted the proposed budget to the City Council, and also the Finance Committee of the City, each of whom have given verbal approval thereof; and NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FLEMINGSBURG, KENTUCKY:

SECTION 1: Resources and Appropriations
That the annual GENERAL FUND BUDGET for the City of Flemingsburg, Kentucky for the fiscal year beginning July 1, 2025 and ending June 30, 2026, is hereby adopted as follows:

Resources Available:	General Fund
Estimated Fund Balance Carried Forward	\$500,000.00
Estimated Revenues:	

Real Estate Taxes	\$240,000.00
Personal Property Taxes	\$40,000.00
Insurance Premium Tax	\$440,000.00
Occupational Tax	\$1,400,000.00
Net Profits Tax	\$91,000.00
Business Licenses (minimum fee)	\$45,000.00
Alcoholic Beverage License	\$160,000.00
Building Permits & Plat Fees	\$3,000.00
Cable Franchise Fees	\$27,500.00
Utility Franchise Fees	\$125,000.00
Bank Franchise Fees	\$118,000.00
Sanitation Franchise Fees	\$27,000.00
Municipal Road Aid	\$69,034.19
KLC Grants	\$6,000.00
Police Training Incentive	\$48,719.00
Law Enforcement Fees	\$7,300.00
SRO Reimbursement	\$291,669.98
SRO Federal Grant	\$0.00
Opioid Settlement	\$17,544.86

LWCF Grant	
ABC Admin Fee	\$8,000.00
Rental Income - ABC	\$5,800.00
Rental Income - Daycare	\$4,800.00
Accident Reports	\$300.00
Gain on Sale of Surplus	\$10,000.00
Investment Interest	\$100.00
Other Income	\$2,000.00
Golf Cart License	\$500.00
Tourism - Economic Development	\$450,000.00
Total Revenues	\$3,638,268.03
Total Resources Available	\$4,138,268.03

Appropriations Item	Amount
General Government	\$594,590.95
Police & Codes	\$1,216,091.13
Streets & Sanitation	\$724,984.69
Parks & Recreation	\$49,350.00
Fire Department	\$327,668.42
FCATV	\$26,212.59
Alcoholic Beverage Expense	\$155,727.19
Tourism - Economic Development	\$450,000.00
Total Appropriations	\$3,544,624.96
Estimated Fund Balance End of Fiscal Year	\$593,643.07

SECTION 2: Effective Date
This Ordinance shall be effective upon passage by City Council after two readings, and publication as required by law, and effective on the 1st day of July, 2025.

COUNCIL ACTION #6-25-1

First Reading of this Ordinance was had on May 12, 2025.
Katie Adamson, City Clerk

Second Reading of this Ordinance was had on the 9th day of June, 2025, and upon roll call vote was adopted by the City Council of the City of Flemingsburg, Kentucky.

Marty Voiers -	For
Alan Davis -	For
Meredith Story -	For
Danny Carpenter -	For
Angie Graham -	For
Terry McKee -	For

Katie Adamson, City Clerk

MAYORAL APPROVAL (#6-25-1)

I hereby accept and approve the foregoing General Fund Budget Ordinance No. 6-25-1, and direct same to be published in accordance with applicable law this day of June, 2025.

Van Alexander, Mayor
Attest: Katie Adamson, City Clerk

PREPARED BY: Darrell K. Ruark, City Attorney
207 Court Square Flemingsburg, KY 41041
Phone: 606-849-2338

Published in the Flemingsburg Gazette 06.18.25