

# CAVE CITY, Continued from Page A1



▲ Photo | Allyson Dix, JPI

**Planning and Zoning Director Kevin Myatt spoke to Cave City officials on a new state law regarding Qualified Manufactured Homes.**

Discussions on the matter were had in the July 14 council meeting and Councilwoman Beverly Ford made a motion for George Briggs to fill it.

Mayor Dwayne Hatcher said he had received recent communications from Briggs stating he felt it could be a conflict of interest due to holding employment at the PVA office in Glasgow. Hatcher said, after speaking with City Attorney Bobby Richardson, he didn't think there would be a conflict for him to serve but understands his decision.

The council has 30 days from July 14 to replace the vacant seat or the council loses jurisdiction in selecting a replacement, according to Richardson. The council set a special-called meeting for August 6 at 5 p.m. to bring a replacement to the council, with the understanding if circumstances present, that date may be changed. Wright states he resigned from his seat due to longstanding and worsening health conditions.

Councilman Ronald Coffey made a motion to increase the council's pay from \$50 per month to \$150 per meeting, in the case of additional meetings such as special-called or committee meetings. He would go on to vote against his own motion.

Hatcher said he was asked to put the item on the agenda.

"I was on council back in the 1990s and we were making around \$50 per month and we're still making \$50 a month," Coffey stated. "I would like to see us take that up to at least \$150 per meet-

ing. I think that will be something that would be very beneficial to the city council and bring in more people trying to get into the council."

Coffey said, in response to a comment from the city attorney, that he understood it would not take effect until the next city council is seated.

Richardson also proposed that per state statutes the Department of Local Government can calculate a new compensating rate "immediately", which would technically be a cost of living adjustment, or COLA.

"They'd have to calculate it based on inflation, the amount," Richardson explained. "It should give you the same purchasing power...and that can be done with the approval of the council immediately."

Councilwoman Leticia Cline asked what if the amount came back as \$900, for example, and that the city wouldn't be able to afford such an amount. Richardson said the council doesn't have to take whatever amount they set.

Cline anticipates the Department of Local Government being potentially "a lot higher" than Coffey's \$150 suggestion, which was the motion on the floor at the time.

A roll call vote was started, but needed clarification mid-way through voting. Councilmembers Denny Doyle and Clifton Parsley voted yes while Beverly Ford, Leticia Cline, and Coffey voted against it.

Another motion was unanimously approved to authorize

the Department of Local Government to determine what increase of salary the officials would get by virtue of the cost of living increase.

The potential increase will apply to the mayor and council members.

Planning and Zoning Director Kevin Myatt brought attention to House Bill 160 with details about Qualified Manufactured Homes (QMH). He explained the five-year rolling date to be considered a QMH and the requirements of at least 20-foot-wide and 900-square-feet of living space. If the city has any architectural compatibility standards, a QMH must be equivalent but not more stringent than those

applied to other single family residential structures in the same zone.

Additionally, the council, as well as other jurisdictions across the Commonwealth, are tasked with whether or not they want to set a percentage rate in terms of assessed value for QMHs.

Myatt said whenever a QMH is installed, requirements can be set to require the QMH to be within a certain percentage rate of nearby properties within 1/8th mile radius, or 660-foot radius, from the QMH, in terms of assessed value.

If someone purchases a lot for \$10,000 and a WMH for \$140,000,

that property will assess at a \$150,000 value.

"So, my question to you is what is compatible in terms of assessed value? Is it 10%? Is it 50%? I am not going to make that determination for

you," Myatt presented before the council.

The council also has the option to not set a rate at all and the law will go into effect on July 1, 2026. It is anticipated more discussions on the matter will take place.

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## ALLISON BALL

### AUDITOR OF PUBLIC ACCOUNTS

#### SUMMARY OF PROCEDURES AND FINDINGS

#### AGREED-UPON PROCEDURES OF THE BARREN COUNTY SHERIFF

For The Period January 1, 2024 Through December 31, 2024

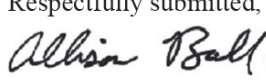
The Barren County Sheriff applied for and received approval from the Auditor of Public Accounts (APA) to obtain an Agreed-Up On Procedures (AUP) engagement for calendar year 2024 in accordance with KRS 43.070(1)(c). AUP reports present the procedures performed and the results of those procedures, called findings. The summary below presents those findings for which an exception (an instance of noncompliance with the criteria) was identified during the AUP engagement.

During the AUP engagement of the Barren County Sheriff, the following exception was noted:

- The sheriff was paid \$122,878. The statutorily required salary was \$123,546.


Findings related to procedures for which there were no exceptions identified, and official responses to exceptions are not included in the summary above, but can be found in the full report. A copy of this report is available on the Auditor of Public Accounts' website at [auditor.ky.gov](http://auditor.ky.gov).

Respectfully submitted,



Allison Ball  
Auditor of Public Accounts  
Frankfort, KY

May 22, 2025



## ALLISON BALL

### AUDITOR OF PUBLIC ACCOUNTS

#### SUMMARY OF PROCEDURES AND FINDINGS

#### AGREED-UPON PROCEDURES OF THE BARREN COUNTY CLERK

For The Period January 1, 2024 Through December 31, 2024

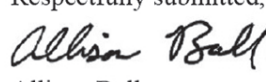
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Respectfully submitted,



Allison Ball  
Auditor of Public Accounts  
Frankfort, KY

May 22, 2025

#### PUBLIC NOTICE

The Barren County Sheriff's Office has received the Report of the Auditor of Public Accounts Agreed-Up On Procedures Engagement of the Barren County Sheriff for the period January 1, 2024 through December 31, 2024.

A copy of the complete audit report, including financial statements and supplemental information, is on file at the Sheriff's office and is available for public inspection during normal business hours;

Any citizen may obtain from the Sheriff's office a copy of the complete audit report, including financial statements and supplemental information, for his personal use;

Any citizen requesting a personal copy of the Sheriff's audit report will be charged for duplication costs at a rate that shall not exceed twenty-five cents (\$0.25) per page.

Copies of the financial statement prepared in accordance with KRS 424.220 are available to the public at no cost at 117-1B North Public Square, Glasgow, KY.