

Commission weighs regulating manufactured homes and setting Ad Valorem tax rates

Blake Vickers
Richmond Register

The Richmond City Commission heard the first reading of an ordinance that would regulate any manufactured homes within the city limits and talked setting Ad Valorem tax rates during their Aug. 25 meeting.

In the first reading of Ordinance 26-25, the commission discussed setting 2026 Ad Valorem tax rates within the city.

The tax rate for personal property would be set at %0.15.5 per \$100 of value.

Real property rates would be at \$0.11 for \$100 of value.

Motor Vehicle tax rates would be at \$0.28.7 on each \$100 of value and collected by the Madison County Clerk's Office.

As per the ordinance, a 2% discount will be placed on any tax bills paid prior to Nov. 1, 2026. The face amount on those taxes will be due between Nov. 1 and Dec. 31 2026. A 10% penalty would be added to any unpaid tax bills paid after Jan. 1 2027, with an added interest rate of 15% per annum until the bill is paid.

"I would point out that we are recommending taking the compensating rate, which actually lowers your property tax," Minerich said. "Last year we increased in property assets about \$79 million in growth. This year it's around \$86 million in growth. From year to year, we're continuing to grow... With the increasing of assets, it goes down from \$0.11.1 to \$0.11 cents for real property."

Those rates will be set for the year if the second reading of Ordinance 26-25 is passed in the next commission meeting.

City Attorney Chris Johnson read the lengthy

Ordinance 26-26 to the commission. Following policy set by the state legislature in House Bill 160, it would set standards for any qualified manufactured homes built (also known as mobile homes, trailers, or modular homes) in the city.

"Richmond seeks to establish standards that promote neighborhood stability, protect the value of existing residential development, and ensure consistent treatment of all single-family residents," Johnson said, reading the ordinance. "The purpose of this ordinance is to establish compatibility standards governing the placement of qualified manufactured homes within residential zoning districts of the city of Richmond."

Johnson noted that the ordinance makes a distinction between a manufactured home and a qualified manufactured home, with this ordinance specifically being for the latter. There are several criteria needed for a manufactured home to be considered "quality."

"Is manufactured on a date not to exceed five years prior to the date of installation. It has all parts that operate only during transfer removed," Johnson said. "This is a state mandate, it has to have a width of at least 20 feet at its smallest with measurements or as two stories in height and oriented on a lot or parcel. So that it's main entrance faces the street and has a total living area of 900 square feet."

Roof pitch on those homes would be set at a minimum of 712 square feet. The type and quality of any finishing materials used on the home would also have to match the standard set by any other homes in a 1/8th radius of the area. That excludes

something like vinyl siding seen on some manufactured homes.

As part of the ordinance, no qualified manufactured home can be excluded from any residential zone that permits single-family residences. Nor could the city pass any regulations that discriminates against homes like that.

"In no way, shape, or form does this impact any recorded covenants, deed restrictions, and historic protections in any neighborhood or area where these are going in," Johnson said. "Deed restrictions, Home Owners Associations (HOA) things such as that are always going to trump any authority the city has in those areas."

Commissioner Tammy Cole asked Johnson if the city could make their regulations any tighter or leaner than the regulations set by the state. Johnson said most of the language in the ordinance has been pulled from the state's statutes, and that the ordinance is tighter.

"We could make it more lenient... If we said they can live in a backyard shed that 20x20, we could. But the minimum set by the statute is that 900 square feet (of living space)," Johnson said.

Minerich said that the idea behind these regulations from the state is to help with affordable housing.

"I don't know that it's real popular in certain subdivisions or neighbor-

hoods, and we don't have much wiggle room either. I mean, we're following KRS Statute," Minerich said.

Like the tax rates ordinance, the ultimate passage of Ordinance 26-26 will be determined by its second reading by the commission.

RESIDENTIAL PARKING PERMIT AREA

Following the second reading of Ordinance 26-24, the entirety of Baker Court has been added to the city's Residential Parking Permit Area. City Manager Rob Minerich said that a large group from that neighborhood asked the commission to be rezoned their houses to R1 Single Family Residential. With the ordinance's passage, a residential parking pass will be required to park in the area.

"It would be per house. So per house would be allowed a residential parking permit — if I'm not mistaken — per bedroom. If you have two bedrooms, you have two permits. and one guest, If I'm not mistaken," Minerich said after the ordinance's first reading. "What we have — as you all know — with school coming back in several streets that have turned into multiple apartments within one house. So you have a house with 5 — 7 people living in it. and they have to have residential parking on these streets per the ordinance."

So we're trying to help out the neighbors in single family homes."

TABLED MOTIONS AND AN EXECUTIVE SESSION

Readings of two motions were tabled during the meeting. Johnson asked that Order 26-137 be tabled, it would allow for a ten day grace period for payments carried solely by the U.S. Postal Service.

"I would like to ask to table this order. Scott with Richmond Utilities approached by before the meeting that he would like me to bold-face, italicize, and underline that this is for the City of Richmond only and not a grace period for Richmond Utilities," Johnson said.

The city attorney noted that he would add that to the ordinance and have it added for the next commission meeting.

Order 26-132, which would approve a change order at the upcoming Richmond Regional Sports Complex, was also tabled.

Towards the end of the meeting, the commission went into an executive session to discuss the potential acquisition or sale of property. No action was taken in the session. Minerich told the Register that he had no comment on the discussion in the session at this time.

ARRIVALS, DEPARTURES, AND PROMOTIONS

Cecil Shuman, a

19-year city employee, had his retirement from the city's vehicle maintenance department accepted by the commission. Minerich praised Shuman for his service and the rest of the vehicle maintenance department.

"I don't think people realize how much volume our vehicle maintenance department does down there. I call them our City of Richmond Pitstop... and Cecil was a huge part of that... We wish him the best in his retirement," Minerich said.

There are two staffing vacancies in that department. One as a result of Shuman's departure, with the other being a new position that has yet to be filled.

Russell Barrett had his resignation from the public works department approved as well. He had been with the city since 2024.

Several new employees were hired during the meeting. Cameron Travis will be taking over as Assistant Greens Superintendent for the golf maintenance department thanks to a recent departure.

Two employees were hired for the public works department. Tristan Tuttle and Devron Campbell will be joining that team.

Trenton Adams has been promoted to Firefighter III, paygrade IV within the Richmond Fire Department. He's been with the team since 2018.



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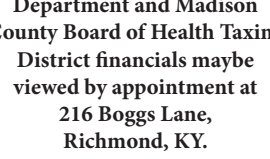
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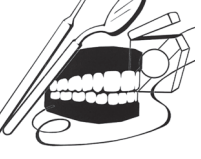
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financials maybe viewed by appointment at 216 Boggs Lane, Richmond, KY.

Please contact Angie Caudill during our normal business hours 8:00-5:00 Monday, Tues-Thurs. 8:00-4:30 And Friday 8:00-1:00 859-626-4241.



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