

**City of Sadieville**  
Special Meeting Minutes  
Thursday, June 2, 2022  
City Hall @ 6:00pm

☐ **CALL TO ORDER**

- Mayor Wagoner called the June 2, 2022, Special Meeting to order at 6:03 p.m.
- Mayor Wagoner invited everyone to participate in a moment of silence.
- City Clerk Centers conducted the roll call.

☐ **ROLL CALL**

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| • Mayor Wagoner:                                   | Present         |
| • Public Works Commissioner Epperson-Stanley:      | Absent          |
| • Streets, Sidewalks, Trails Commissioner Stanley: | Present by zoom |
| • Parks and Recreation Commissioner Stamper:       | Present         |
| • Public Safety Commissioner Halsey:               | Present         |
| • City Attorney Jason Obermeyer:                   | Present         |
| • Police Chief Bobby Bruner:                       | Absent          |
| • City Clerk Laura Centers:                        | Present         |
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- Mayor Wagoner determined a quorum was present.
  - Mayor Wagoner introduced magistrate Rick Hostetler, Elizabeth from the Georgetown News-Graphic, and Jeremy Tombs from WKYT.
  - Mayor Wagoner stated that the meeting is to talk about where to go with the Sadieville school. Judge Covington suggested the city apply for a Brownfield Assessment Grant to demolish the school as a whole. Mayor Wagoner explained a previous Brownfield Assessment that was completed last year showed that there was no saving the school because there was not enough grant money available. Scott County Judge has recently attended another Brownfield Assessment seminar the Judge Covington has suggested trying again before the school was burned. Conversation has begun again about pursuing another Brownfield grant. The school has been condemned since February of 2019 by Scott County Code enforcement. The City of Sadieville along with Scott County Code Enforcement has tried repeatedly to secure the building to no avail.
  - Sam Waite with Scott County Code Enforcement stated that we must be reactive now. They are currently getting bids for demolition at this moment. Once they see some numbers and scope of work, then a more informed decision can be made. Safety is still a top priority as the burning of the school has brought attention to the city. He said the goal of the Scott County Code Enforcement is to make sure the site is safe.
  - Mayor Wagoner stated that this building is owned by a private interest, the city nor the county owns this property. The owners are liable for the property at this point. The property owners have been told about this meeting and they stated they would have someone representing them at the meeting, but they are not here. The city has tried four times to set up a meeting with them and

they have never shown up. The liabilities are the asbestos, the fuel tanks, and the demolition. He shared with the daughter of the owner, when asked his advice, to obtain an attorney because of the liability issue.

- The city attorney said we can get a judgment against the owner all day, but the question is being able to collect on it. His understanding is that she is retired, and you cannot collect from social security or pension. He is unsure if she owns any other property. We have had a foreclosure lawsuit on tax liens going for years but have not been able to collect on that yet.
- Magistrate Hostetler stated the Scott County Fiscal Court wants to assist the city, firstly in making the property safe. He asked Sam Waite about the bids and who is providing the scope of work. Sam stated the vendors will provide the scope of work. The first vendor will give a bid with multiple options considering the lay of the land with cost savings. Magistrate Hostetler talked to Judge Covington regarding the in-ground fuel tanks. He thinks they are an issue, but the top priority is making it safe and to keep people off the property, such as using a fence and signage. The free-standing walls are the main concern. Judge Covington is looking for help from the state regarding it.
- Mr. Waite stated the asbestos was in the floor coverings and the insulation. Once the asbestos is released under the impingement of the fire, it becomes a different animal, and it must be worked differently. The arson has changed the scope of clean up. Each scope of work will be specific, but there is the one man who is more open to cost savings.
- Mayor Wagoner asked if we were to secure the building with a fence or barrier, does that make the city liable? Attorney Obermeyer said he does not think so. Scott County Code enforcement division of the Scott County Fire Department has put up no trespassing signs, and that brings an element of you have been warned and you have been told, then the accepted liability by the city and the code enforcement organization, to stay out, we already have that obligation because it is under condemnation. We have that much responsibility that something needs to be done.
- A citizen stated that years ago, she believes it was federal money, coming around wanting to help people who had in-ground fuel tanks. She does not know if there are still available funds for that. Cam Middleton, the city maintenance man, stated that it has been so many years since those tanks were put in the ground, they might have disintegrated by now.
- Magistrate Hostetler and the fiscal court are concerned about the safety of the community. At least add signage and orange safety fencing to keep people out while figuring out how to demolish the building. That will at least show an effort on the city, county, and code enforcement that the top priority is safety even if it brings with it liability. To him, the first person that is liable would be the owner and if they are not going to do anything, then the city, then the county and code enforcement.
- Commissioner Stanley asked if it would be possible to close the roads to outside traffic to keep people out.
- A citizen stated that there have been people going in the gym since the fire.



- Another citizen asked if demolition meant the complete building. Mayor Wagoner answered the whole thing.
- A citizen stated that everyone who went to school there has an interest in the school. Another citizen stated it looks like a highway up there with people looking at it and taking bricks.
- Mayor Wagoner stated that if anyone is getting anything from that site, then they are trespassing and stealing and can be charged.
- A citizen asked if the building is demolished, and the city must assume liability, the bricks and letters on the school can be an asset to the city and the city should be able to get something out of it. Mayor Wagoner said he can only speak for himself, but he thinks the city is not willing to take the responsibility.
- Another citizen asked who is protecting the people? It is obvious the owners have not done anything, and they won't now. Who is going to be responsible if the wall falls on someone?
- Attorney Obermeyer said it would be the Jeter's, first and foremost. He said he cannot see what harm would be if a fence was put up.
- Mayor Wagoner asked if the orange safety fence is readily available? Sam Waite said they can take care of that. He said the harder you try to keep people out, the harder they try to get in. Code enforcement works diligently to keep the buildings safe. Something else to talk about is going in there and clearing out around the building so law enforcement will have a clear view of the whole building. He said that is something that needs to be done. He can find out if the bids they are getting can also include the tree removal. Mayor Wagoner currently has a bid to remove the trees that was done last year, around \$10,000.
- Commissioner Stanley stated that the orange safety fence is a start, it shows caution and a controlled access zone. He thinks the signage is more important for the legalities. He said we need to watch the weather for high winds and be alert to trespassers. He suggested looking into cameras that do not need internet access to operate.
- Officer Lawson suggested asking the county for concrete barriers to put in the lot in front of the school to keep cars out. Magistrate Hostetler said he does not know if the county road department have those available, but he can find out. If the county does not have them maybe the state can help also. Mayor Wagoner stated Kelly Baker with the state would probably be willing to help.
- Mayor Wagoner asked how do you put a fair price on this project since the city will need to allocate some funding for this project? Sam Waite said let's get the bids first and sit down with fiscal court to go over them before making a financial decision. He said we need to do that to be honest and fair with ourselves. Mayor Wagoner asked if we could look at June 20 to have some of this information? Sam expects to have at least two bids by next week so that should not be an issue. Commissioner Stanley thinks that June 20 will be sufficient for another special meeting regarding this issue, but in the meantime, we can do some temporary barriers to discourage activity at the school.
- Mayor Wagoner will check with Kelly Baker at the state level to see what he has available.

- Magistrate Hostetler suggested talking with the Judge and the Scott County Road Department in the morning about orange fencing, signage, and concrete barriers to at least warn people. We need to make that first best effort. We need to make the public aware there is an issue and to stay away, which should deter most people.
- Sam Waite stated they have adequate signage and tape at Scott County Code Enforcement.
- A citizen asked why the property owners are not fully responsible and why does this fall onto the city as a financial burden? Mayor Wagoner said the daughter of the owner stated to him that her mother has nothing of financial value. Attorney Obermeyer stated that liens have been placed on the property even before this issue, including tax liens that are owned by other people. It is a long process. More liens will be placed on the property for all costs incurred.
- A citizen stated it was greed that closed the school and greed that has let it go to this point. Most of the people going to the school are souvenir seekers from the memories and dreams that they have had of that building. She thinks the city should be a little greedy and get what they can.
- There are three acres on that property, with two deeds but one tax bill per Attorney Obermeyer.
- Mayor Wagoner made a motion to allow Scott County Code Enforcement to move forward with barriers; Commissioner Stamper seconded the motion; roll call vote; motion passed.

Mayor Wagoner	Yes
Commissioner Halsey	Yes
Commissioner Stamper	Yes
Commissioner Stanley	Yes

- Mayor Wagoner stated that things have gotten bad around here with people destroying stuff. The city has made massive investments in the town. The police are here every time you turn around and there are a lot of open cases that are currently being address. The city will start holding people responsible for vandalism. You will not get by with it even if it as simple as stealing someone's Pampers from a front porch. It has reached the point where people are tired of it. People need to hold their kids responsible and if they don't, then the city will come after the parents, as allowed by statute. We have the law enforcement in place along with the county. He has talked with Magistrate Hostetler, Judge Covington, the Scott County Sheriff's Office and they are willing to stand behind the city. Commissioner Halsey said that is true and there are pending investigations so that limits what can be discussed at this time. The citizens have spoken, and they want to see a change. This is going to stop. The fire started right as summer break began and it has already started. He is tired of people using Pike Street as a drag strip. He is tired of all of it. He stated if anyone wants to come and talk with him about this, do not waste your time because it is time for people to be held accountable.
- A citizen asked if the courts would stand behind law enforcement regarding the juvenile crime. Mayor Wagoner stated he cannot speak for the courts, but the city will continue to do whatever they can no matter what, including arrest if warranted. The citizen stated that it seems like every single time they get in trouble, the police can't do much and even if they get in trouble they are



right back out. Commissioner Stamper said she is tired of investing taxpayer money into the parks and having a small minority of the kids tear things up. She has cleaned stuff off the park bathroom walls, get sand out of the sinks and unstopped toilets full of paper towels just as an example. She does not have a staff of people to clean, she is the one who takes care of it. She is not going to spend the \$47,000 grant, plus the matching funds of the city if it is just going to get torn up.


- A citizen asked if someone is caught can they be barred from the park? Commissioner Stamper said yes, they have been barred before and will be again if needed.
- Mayor Wagoner said it is unfair to spend taxpayer money and
- Commissioner Stanley agreed, people come from outside the city limits to enjoy the park also. He stated we need to push through without making the majority suffer. It needs to be controlled before the funds are spent.
- Commissioner Halsey stated they do have security cameras that show many areas but unfortunately it does not prevent this behavior. Officer Lawson is very diligent about checking cameras to see what has been happening.
- Attorney Obermeyer said to just continue to enforce the law.
- Commissioner Stamper asked if the parents can be held liable if the kids are under 18? The Attorney Obermeyer said yes, there is a statute.
- Commissioner Stanley made a motion to adjourn the meeting at 7:04p.m.; Commissioner Stamper seconded the motion; all in favor; motion passed.

6/27/2022

Date of Approval

Laura Centers

Laura Centers, City Clerk/Treasurer

  
Rob Wagoner, Mayor