

City of Sadieville
Special Meeting Minutes
Monday, June 20, 2022
City Hall @ 6:00pm

□ CALL TO ORDER

- Mayor Wagoner called the June 20, 2022, Special Meeting to order at 6:00 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: | Present |
| • Streets, Sidewalks, Trails Commissioner Stanley: | Absent |
| • Parks and Recreation Commissioner Stamper: | Present |
| • Public Safety Commissioner Halsey: | Present |
| • City Attorney Jason Obermeyer: | Arrived at 6:07 |
| • Police Chief Bobby Bruner: | Present |
| • City Clerk Laura Centers: | Present |

- Mayor Wagoner determined a quorum was present.
- Mayor Wagoner stated that the first phase of the Brownfield Assessment grant has been completed for the Sadieville school. The grant has a \$5,000,000 cap because of the new monies added by the federal government. Because of the small size of our city, we are exempt from the 80/20 match, and it would be 100% funded. But to receive this grant, the city must own the property. Per the mayor, the attorney states that we can do this and get it to where the city is not responsible for the debt, the building would be responsible for the debt. The building would have be sold to cover the debt. At this time, we are unsure of what is owed on the tax liens. \$12,292.00 is owed to the county for tax liens as of last week. Everyday there is another 8% interest rate added to the total. The total without interest owed to the city for past due property taxes, mowing and code enforcement is \$2,860.59. He does not know if the grant stands for any of the outstanding taxes. The Scott County Judge Executive's office want us to move forward and will help. Their concern is the safety factor. He asked the attorney to write a letter requesting forgiveness of taxes owed to fiscal court. Then we can continue to research any other taxes.
- Magistrate Hostetler stated that there is the county and city portion of taxes owed. He said there will also be taxes owed to the school board. Fiscal court does not see the money that comes out from the taxes and is distributed to the other entities. The county might not have the right to forgive the other entity taxes. If the county can forgive all the debt, they will consider it. He said he could be wrong, but it should be investigated. Judge Covington has assured him that he wants to assist.

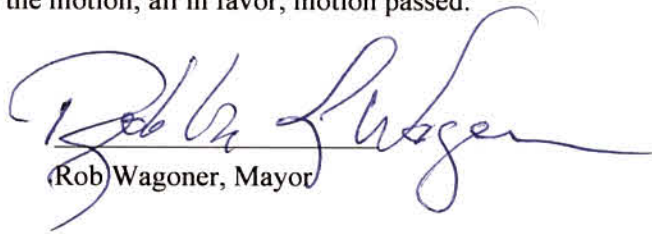
- Attorney said the debt will be against the property, not the personal liability of the city. The liens are there unless we can get them to go away. No one is pushing the foreclosure because no one will get anything unless we get a grant to clean up the property. He stated this property is basically unsellable now. We will just have to negotiate and work with people to get this done. Strictly speaking, this property sold in 2009 and the buyer refused to close. If we continue with foreclosure this would probably happen again. The city would need to set up a vehicle to receive the grant money. Another option is to push the foreclosure and then have the vehicle created buy the property out of the foreclosure but then you will have to put cash in, but the liens would go away. The other way, which is smoother, but it requires more people to buy in. The vehicle would be an entity that would speak on the city's behalf, like the urban renewal years ago, and the grant would go into that fund. He suggested calling the other lien holders that have rights to a certain extent, explain that we want to transfer this property free and clear, but we are not going to do that if there as liens out there. We would get this grant and get the money to sell it, then at that point we would evaluate the lien holders' claims. There are no mortgages or personal loans against the property. The attorney said everyone who is involved should understand this property will not be sold in the normal property tax sale because of the condition and the number of parties involved. According to the property owners attorney, the owner does not have any money.
- Sam with Code Enforcement stated that we must move forward for safety's sake. Once the city gets ownership, but it in the name of the vehicle. Again, the city must have ownership before the grant is awarded. The holdup comes in the form of the tax liens, spending time and researching. He said the lienholders may work with the city.
- The mayor stated this is complicated. Rome was not built in a day. He does not want to own the thing, but this hand has been played to us because there are monies involved. He would rather start the splash pad and work on Vine Street. We will have to put city monies into it. He asked if we need to establish an entity vehicle to move forward. The attorney will look at the statutes to see what entity needs to be established and check the terms and restrictions of use of the Brownfield Assessment grant. He will then try to reach out to current owners and lienholders to accept a future payment once the property is sold to release current liens. There are three acres up there and it could be used as housing for the elderly, or a park, anything for improvements in the city.
- The mayor asked Magistrate Hostetler if we can get code enforcement moving to take the walls down with a backhoe from the county. Magistrate Hostetler stated that the judge will probably be tender about doing anything until all the I's are dotted and the T's are crossed. That does not mean he doesn't want it; we just need to be sure we do not encroach on the current owner and any of the outstanding lien holders. He suggested to Attorney Obermeyer to call and talk to Deputy Judge Hollen because he has spent a lot of time with situations like the school.
- Mayor Wagoner made a motion to approve \$2500 for the 4th of July event pending approval from the city's insurance company; Commissioner Stamper seconded the motion; all in favor; motion passed.

- Commissioner Stamper stated that there will be a croquet field at the park. George Parker has worked on this and helped to get it established. He is working on getting equipment available to be checked out for usage by citizens. There will be a game sponsored by Mr. Parker at the park on Friday, June 24 at 6:00pm as an introduction to the new opportunity. Chief Bruner requested that if this takes off and tournaments will be held (as they usually bring in a lot of people) that the police department be notified.
- Attorney Obermeyer read ordinance 2022-03, amendment of curfew hours. The second reading of the ordinance will be at the next meeting. Commissioner Halsey explained that the curfew had to be changed due to the juvenile crime wave we have been experiencing. Parents will need to participate in this new curfew as right now we are not getting cooperation from them. Chief Bruner explained that if the juveniles are caught breaking curfew, the parents will be cited. They will bring them to the police station and the parents will have to come pick them up at the police station. The parents can and will be held responsible for the actions of their children. There are fines involved for curfew violations. He stated that parents need to start having control of their children. Even during city events, a parent or guardian must accompany the juvenile. No one is there to baby-sit.
- Mayor Wagoner made a motion to accept the first reading of ordinance 2022-03; Commissioner seconded the motion; roll call vote; motion passed.

Mayor Wagoner	Yes
Commissioner Halsey	Yes
Commissioner Stamper	Yes
Commissioner Epperson-Stanley	Yes
- Commissioner Stamper made a motion to adjourn the meeting at 6:52p.m.; Commissioner Epperson-Stanley seconded the motion; all in favor; motion passed.

6/27/2022

Date of Approval



(Rob Wagoner, Mayor)



Laura Centers, City Clerk/Treasurer