

CITY OF DRY RIDGE
SPECIAL CITY COUNCIL MEETING
April 25, 2016

Council for the City of Dry Ridge met in special session on April 25, 2016 at 6:00 p.m. at the Dry Ridge City Building, 31 Broadway, Dry Ridge, Kentucky, 41035, with the following present:

Mayor: James Wells

Council: Kenny Edmondson, James Hendy, Fred Money-absent, Joni Pelfrey, Sara Cummins, Carisa Hughett.

City Attorney: Pete Whaley

Staff: Amy Kenner, Superintendent Ken Little, Superintendent Jamey Rhoton, Chief Rodney Smith, Officer David Osborne, Officer Kyle Wallace.

Guests: Greg Brockman, Gary Brock, Judy Osborne, Craig Covey, June Covey

Mayor James Wells called the meeting to order at 6:00 p.m.

Mayor Wells welcomed our guests, and Council members.

Mayor Wells welcomed our staff.

City Clerk/Treasurer Amy Kenner took attendance with five Council members being present.

Mayor Wells stated there was no agenda for approval.

A. UPDATE COVERY PROPERTY

Mayor Wells stated the City receive the inspection report. Mayor Wells recapped the inspection report for council and guest.

Council member Kenny Edmondson stated what he believed the report to say needed to be done. Mayor Wells agreed with Council member Edmondson adding CDF could be used instead of concrete.

Mr. Craig Covey stated he had someone give him estimates of how much CDF and concrete it would take to fill. He could not remember the exact numbers he was given.

Mayor Wells stated the property is in violation of the ordinance and it has been served. He asked if the City was going to move forward with the property.

Attorney Whaley asked Mr. Covey if the opinions he received were consistent with what the report stated.

Mr. Covey stated that yes the opinions were consistent with the report.

Attorney Whaley asked Mr. Covey if this is something financially they are able to do.

Mr. Covey stated no, they cannot afford to do this. He stated they have been speaking with several people about buying the property. They are going to sit down and come up with a fair value of the property.

Council member Sara Cummins expressed her concern of timing. She stated this is something that needs to be addressed now and selling any property takes time.

Attorney Whaley stated if the City moves forward it can be done very quickly. The City would then file a lien on the property for the cost incurred by the City. There is a waiting period after filing the lien, so if the Covey's have a buyer, there is time to get things done and they would know the amount of the bill. If a buyer is found, the lien could be taken care of at the time of sale. If after a certain amount of time, if a buyer has not been found and/or the lien has not been paid, the City would start foreclosure proceedings.

Mayor Wells stated the City would need to start the abatement process in the meantime.

Attorney Whaley stated there are items that will need to be removed from the property before the repairs can be started.

Mayor Wells listed the items to be removed. He stated the Covey's have a required five days for removal of the property. If not removed, the City would remove them. If the City has to move the items, that cost would be added to the overall cost of the abatement.

Mr. Covey asked if the City would be placing a lien on the property tonight.

Attorney Whaley stated no, a lien could not be filed tonight.

Mayor Wells stated the property is in violation of the nuisance ordinance and is a safety issue to the citizens. Mayor Wells told Mr. Covey the property must be taken care of. If he is unable to do so then the City must step in and abate the property. If the City does step in, after the abatement is complete then a lien would be filed against the property. The lien would only be for the actual cost of the abatement.

Mayor Wells stated if the City starts the abatement tonight, the five required days would start today. If the cars are not removed by next Tuesday, the City would have to remove them. Mayor Wells stated the abatement does not include anything inside the building.

Mayor Wells stated the City's position is to settle the abatement, it makes no difference who does it.

Attorney Whaley told Mr. Covey that if they get a purchase contract in the near future to please let the City know as soon as possible. Depending on the contract the City could stop the abatement if the new buyer is willing to do it themselves.

Council member Kenny Edmondson stated he hates to see it go. He would love to see it fixed up and it be part of the Dry Ridge history. He said it is hard to let you go when they have to go to

others on Brentwood to make them clean up their items. He states our backs are against the wall, we have to do something.

Council member Sara Cummins moved, Council member Carisa Hughett seconded to begin the abatement process, giving until next Tuesday before anything is done. Motion carried. Kenny Edmondson-yes, James Hendy-yes, Fred Money-absent, Joni Pelfrey-yes, Sara Cummins-absent, Carisa Hughett-yes.

Mayor Wells asked if we should start collecting bids for the project.

Attorney Whaley stated yes the City should go ahead and have a plan in place.

Mayor Wells asked Attorney Whaley when the City removes items from the property and they are scrapped, does the City retain those proceeds or are they turned over to the Coveys.

Attorney Whaley suggested if there are items to be scrapped the money be put in escrow until it is decided on what should happen.

Greg Brockman asked if the outside is cleaned up, would that be satisfactory.

Mayor Wells stated yes, if there is a buyer there could be time given.

Attorney Whaley stated if there is a buyer the City will be willing to work with the buyer, if it will benefit the Coveys and the City, we will be willing to work with them.

ADJOURNMENT

Council member Jim Hendy moved, Council member Carisa Hughett seconded to adjourn. Motion carried. Kenny Edmondson-yes, James Hendy-yes, Fred Money-absent, Joni Pelfrey-yes, Sara Cummins-absent, Carisa Hughett-yes.

AMY KENNER, CITY CLERK/TREASURER

JAMES WELLS, MAYOR