

July 2, 2018

The regular monthly meeting of the New Castle City Commission was held on Monday, July 2, 2018 at 7pm at City Hall. Present were Mayor Dennis Benham, Commissioners Mitchell, Kurtz and Thompson. Also present was City Clerk Lynn Adams, City Attorney Josh Club, Public Works Director Scot Treece, Joe Durbin Code Enforcement Officer, Tammy Shaw of Landmark Newspapers, Magistrate Terri Cummings and citizens Keith Morris, Brandon Cobb, Dianne and Jim Brammell, Robert Mason and Sein Davis.

Mayor Benham called the meeting to order.

The minutes from all the June meetings and the disbursements for May were reviewed. Commissioner Kurtz made a motion to approve the minutes and disbursements as recorded. Commissioner Mitchell seconded the motion. It carried unanimously.

There were no deputies present to report.

Participation in the KY I71 Connect economic development program was tabled from last month so that the Commission could discuss what benefits the city has received in the last year. Jeff presented an annual report that was previously prepared by Mr. Mathis. Jeff also advised that it might be beneficial if Mr. Mathis was invited to the August meeting so the Commission could directly discuss this matter with him. After brief discussion it was decided to ask Mr. Mathis to attend the August meeting.

Repairs to the city fire truck cost \$1488.00. There was brief discussion.

Commission Thompson made the motion to reimburse the fire department \$1488.00 for the batteries and charger for the city fire truck. Commissioner Kurtz seconded the motion. It carried unanimously.

Keith Morris addressed the Commission regarding ongoing serious issues with the property and residents of the four-plex owned by Mr. David Wood on the corner of N. Property Road and Cedar Street. He wanted to know if the city had any ordinances that would allow for condemnation of the property. Police have been there every night for the last 5 nights and that is typical. Surrounding homeowners have had items stolen. All issues are stemming from that property.

Jim and Dianne Brammell were there for the same reason. They advised that it is a constant problem with something occurring every day. He would like to see the city enact an ordinance that would hold the property owner liable for criminal activity of their tenants, especially drug activity. Also, the outside of the property is in a state of disrepair and the landlord is very disrespectful of the neighbors.

Brandon also was here on this issue. He deals with daily trash on his property from Mr. Woods four-plex. There is constant drug activity and it is unsafe for his two children to play outside. Now there are squatters at that location. He suggests the city condemn the property, purchase it and put in a playground.

Commissioner Kurtz suggested that the Commission revisit the rental property ordinance that they had worked on earlier in 2017. It was based on an ordinance from the city of Covington.

The Mayor stated he supports immediate action not just on that property but action that would address all rental properties in the City. He would like to research any and all legal avenues that the City can pursue to take care of these problems.

Joe Durbin stated that he has cited that location on several occasions for several different violations of the nuisance ordinance.

Attorney Clubb advised that he has reached out to KLC regarding the issue of holding the landlord responsible for the tenant's criminal activity. He did receive a brief response that advised that the cities of Louisville and Covington had ordinances that the city might want to look at and they would get copies of those ordinances to him tomorrow.

Commissioner Kurtz wanted to know what ordinance do we currently have that could be used on that location at this time. Josh advised the "unsafe housing ordinance" and the "Kentucky building code".

There was further discussion and questions. Josh advised he would get a copy of the previously reviewed rental property ordinance from the Clerk and review it and wants the input from each Commission and he will have an ordinance drafted for review at the August meeting.

The new deputy contracts began on July 1, 2018 and run for one year.

Joe Durbin advised that last Thursday and Friday he attended the BAD Property Conference presented by KLC. He has two active court cases which will return to court on July 11th and he is actively working numerous grass issues.

The Kentucky Sales and Use Tax rules changed July 1st. The City must now collect use tax on locker rentals and the rental of the water tower by Shelby Broad Band. There was brief discussion. The Commission directed the City Clerk to change the locker rental fee to \$94.00 (currently \$100) and the monthly tower rental fee to \$188.00 (currently \$200).

Scot advised that the rehab project is complete. It is warrantied for 12 months so in 11 months they will do another walk thru to make sure there are no issues. Scot also stated that last week he was on vacation and that when the severe storms went thru Joey handled everything very well!

As there was no further business to come before the Commission, Commissioner Kurtz made the motion to adjourn. Commissioner Thompson seconded the motion. It did carry unanimously.

We adjourned at 7:57pm.