

Minutes for the City of Worthington Hills
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Date: February 20, 2024

Present: Robert Stonum Dennis Metcalf Susan Maupin Linda Beville
Rob DeWees Dan Small Bev Lush

Citizens Present: 1

Derby City Protection: 0

The meeting was called to order at 7:00 pm by Mayor Stonum with motion by Commissioner Maupin and seconded by Commissioner Metcalf. The Pledge of Allegiance to the Flag of the United States was recited, followed by a moment of silent prayer.

Citizen Concerns: None

Minutes: The January 2024 minutes were brought up for approval. Motion was made by Commissioner Beville to approve the minutes and seconded by Commissioner Metcalf. Vote was unanimous.

Financial Report: The January 2024 Financials had been distributed to the Commission for review and posted on COWH website prior to the City Meeting. Motion to approve was made by Commissioner Maupin and seconded by Commissioner Beville. Vote was unanimous.

Expense Review: The cover sheet of February invoices along with invoice copies were passed around for Commissioners to review and initial. No approval motion was needed since Commissioners had already initialed and approved.

State of the City Message:

- Mayor Stonum presented the 'State of the City' message and the proposed FY 2024-2025 Budget. See attachments. He signed a copy of the 'State of the City' message to be filed in the COWH file. There were no questions or comments.

Legal Services – Mayor Stonum thanked Attorney Rob DeWees for attending our meeting tonight.

- There is a property within COWH that is in tax foreclosure. Mayor Stonum asked Attorney DeWees to explain. He explained that once sold, tax liens, lenders, etc. are paid in that order. Attorney DeWees has put COWH's tax lien onto the foreclosure. It does take a while for foreclosures to proceed through the process.
- Previously filed tax liens – Mayor Stonum talked about the change in the number of years you can go back on delinquent taxes. It was changed from 7 to 11 years a couple years ago. Filed liens are being ignored by property owners. Each delinquent property owner's lien total is currently under \$2500. Attorney DeWees suggested to sue in small claims court. After judgement, proceed on getting paid. For one delinquent property, you can file multiple years in one suit.
- When Mayor Stonum took over in 2019, there was really no definite proof of which properties had paid their taxes or not.
- After the work Attorney DeWees has performed, the 2023 delinquent property tax list is down to 10 properties.
- Commissioners Beville and Maupin talked about the outstanding HOA fees in their areas. Attorney DeWees suggested either foreclosure or garnishments.

- Mayor Stonum explained to Attorney DeWees that usually each Fiscal Year:
 - o First 6 months, we handle ordinances for tax rate and budget
 - o Second 6 months, we handle other things such as delinquent taxes.
- Mayor Stonum will provide a sample ordinance to Attorney DeWees.
 - o In May, we make sure to pass the tax ordinance
 - o In June, we make sure to pass the budget ordinance
- Mayor Stonum would like to set up a timeline for notifying property owners of delinquent 2024 property taxes.
 - o Timeline of delinquent mailing
 - Pass the tax rate ordinance in May
 - Send information to PVA
 - PVA produces the tax bills and they are mailed at the end of June
 - Delinquent tax listing produced by Treasurer Small around 15th of October and Attorney DeWees creates and mails the delinquent letters to property owners in November.
 - o Mayor Stonum explained a delinquent property tax issue for a property in Baygarden this past summer. This property was sold and closed on around June 29. The 2023 tax bills were mailed June 30 – thus it would have been mailed to previous owners. It wasn't part of the closing settlement. Old owners felt they didn't owe and new owners probably not aware of this tax.
 - o Once we have the 2024 tax bills, any CORRC requests should include 2024 tax information due even if prior to July 1.
- Per Mayor Stonum, there are an average of 135 rental properties in COWH and 12 vacant homes.
 - o 20-35% of the rental property owners do submit the required form. The rest either don't know about the required form or don't care. Mayor Stonum asked if Attorney DeWees could send out ordinance information to those owners who don't comply. He handed out a form that explains the required forms for Rental and Vacant properties and shows when those ordinances were passed.
 - o The Rental and Vacant forms help with Public Safety and Health concerns such as the property not being taken care of.
 - o Mayor Stonum thinks COWH has houses being rented to UL students. COWH consists of 2 business areas and the rest are single-family dwellings. Take into account, different cultures view these things differently.
 - o Mayor Stonum thought that maybe COWH could impose a fine on those owners who neglect to submit the required forms; however, we don't have a Code Enforcement Board to enforce non-compliance. We have tried in the past to create a Code Enforcement Board, but have had no volunteers plus they would have to attend training. Requirements are:
 - 1 year residency
 - Live within COWH, but are not required to be a property owner
 - o Enforcement Officer must be a sworn law enforcement person
 - o Board Members make the judgements on appeals
 - o Possible Alternative – Letters from Attorney DeWees.
- Commissioner Maupin mentioned an international issue in her area. Lots of discussion on this.
- Commissioner Beville says that if she knows of an ordinance violation, she will notify COWH and not her HOA. She can call 311 if it's a Jefferson County ordinance.
- Mayor Stonum advised of an issue he recently worked on. A vacant property (not registered) seemed to have a broken water pipe in the garage area and water was running down the driveway. It took him numerous tries before he could reach the current owner/management.
- Mayor Stonum reminded us that when vehicles are not registered in Jefferson County, the owners are not paying school taxes, fire district tax, etc.
- Tree still down in the green space. Involves 11014 Queen Annes Court and 4614-4616 Pulaski Court. It is not on COWH easement.
- New Code Enforcement officer closed an issue from last year although it wasn't completed. We have had 4 different officers in the last year and Mayor Stonum would like to meet the new one.

- Attorney DeWees said all of these discussions have helped him to understand. Maybe it would take a note from the attorney.
- Mayor Stonum told Attorney DeWees about the 3 day training that is available and he is welcome to attend. He may be interested.

Old Business:

- A few more delinquent taxes have been paid through Attorney DeWees' efforts. His office is doing a great job with this issue.
- Previously, we have posted on our website about having a community event in our green space. No responses so it seems no one is interested.
- Green Space litter problem – doesn't exist anymore.
- Radio Check tonight will be on Channel 5.

New Business:

- City Clerk Bev Lush had read an article about Louisville Metro selling the traffic direction indicators that have hung for years over Bardstown Road. This income will be used for sidewalk improvements. Mayor Stonum explained the difference between sidewalks that touch streets such as in City of Louisville vs. COWH sidewalks that have easement between streets and sidewalks.
- Commissioners Beville and Maupin think that adding a walking path in our green space would be a good idea. Negatives were given by Mayor Stonum such as: insurance, upkeep and vandals.
- Mayor Stonum advised that he appealed our State Unemployment Rate and it resulted in a revised rate:
 - o .3% in 2023
 - o .3% in 2024
 - o During the appeal, they went back 5 years. Our elected officials don't need SUI so we have a \$863.15 credit due from the state. Mayor Stonum handed out the refund request form from Kentucky government. Motion to complete the refund request was made by Commissioner Maupin and seconded by Commissioner Beville. Vote was unanimous.
- KLCIS Renewal Review – Cyber Insurance rider was previously included in our cost. Starting November 1, 2024, this rider will be an additional \$500 annual premium. Some discussion on the need for this coverage.
 - o VC3 provides Cyber Protection, but only on the City Clerk's laptop.
 - o Do we need it?
 - o Payroll files are sent to Heartland, but they must be sent through the mayor.
 - o Information to auditors?
 - o AI issues
 - o Mayor Stonum suggested that we get this \$500 coverage for the first year and see how it works.
 - o After more discussion, a motion was made by Commissioner Metcalf and seconded by Commissioner Beville to have this Cyber Security coverage for the first year. Vote was unanimous.
- Core Pipeline training is March 12. Need to sign up if interested in attending.
- Phishing emails being sent to COWH
- Downed tree – Bay Run Drive property butting up to Baygarden property – if property owner calls, tree not on COWH property so COWH not responsible.

Commissioners' Reports

Road Commissioner Beville:

- I continue to review the Commonwealth Severe Weather Analysis reports when they arrive and consult with Mayor Stonum when a forecast warrants it.
- 1/19/2024 – Contacted Mow Better and requested the streets be pretreated.
- 1/31/24 – Registered for the 2024 CoRE Pipeline Safety program.
- 2/9/2024 – Contacted Commissioner Maupin via email about the on-going problems with the yard lights adjacent to 11905 and 11909 Tazwell Drive cycling off during the night.

- 2/9/2024 – Returned a phone call from a homeowner who had a question about a tree which had fallen on her property. I gave her the contact information for Commissioner Adams.
- Reviewed documents and reports in preparation for the February meeting.

Utilities Commissioner Maupin:

- 2-5-24 Drove city for streetlight check
- 2-9-24 Email from Commissioner Beville that streetlights out in Treis Condos lawn area and requesting new bulbs.
- 2-11-24 Drove city for streetlight check. All lights in Treis Condos were working.
- 2-11-24 Spoke to LG&E. The rep stated they are replacing new bulbs only
- 2-18-24 Drove city for streetlight check. All lights on in Treis Condos
- 2-20-24 Attended city meeting, read all February emails and will participate in the radio check with Commissioner Metcalf.

Safety Commissioner Metcalf:

- Drove City on multiple occasions.
- Conducted radio checks after last city meeting using channel 4.
- Will conduct radio checks tonight using channel 5.
- Mayor Stonum and I met with Detective Mason on 2/9/ 24.
- Mayor Stonum and I went to Dan Small's office on 2 occasions and storage area on one occasion.
- I answered one phone call concerning parking permits.
- Went to P.O. on Fridays with Mayor Stonum.

Property Maintenance Commissioner Adams:

- There was one citizen phone call this month. Citizen at 11008 Bay Run Drive reported a tree down behind her house. This area backs up to Gardens at Bay Run so this is not a City of Worthington Hills property issue. I informed the homeowner that COWH is not the responsible party and we do not mow or maintain the area behind her house. The tree is either on the homeowner's property or is part of the property of Gardens of Bay Run. I contacted Gardens at Bay Run to inform them of this issue and request that they survey this area to determine who is the responsible party.
- Maximus Lawncare checked in via email and asked about the status of the downed tree situation at 4614 and 4616 Pulaski Court. Informed Maximus Lawncare not to do anything with removal yet and that Mayor Stonum was looking into a few things with Code Enforcement and it would be discussed at the next city meeting.

City Clerk Lush wanted to add, regarding the cyber security issue, checks that come into the city are held for 60 days; then shredded as required.

Mayor's Comments – None

The meeting was adjourned at 8:42 PM with a motion by Commissioner Beville and seconded by Commissioner Maupin.

Signatures:

City Clerk: _____

Date: _____

Mayor: _____

Date: _____