

**City of Lakeview Heights  
385 Circle Drive  
Morehead, KY 40351**

**MEETING OF THE CITY COMMISSION  
THURSDAY, August 6, 2020**

A meeting of the City Commission was held at the Robert Stivers Community Building, 385 Circle Drive, Lakeview Heights, with the following present:

**Commission Members Present:**

Sam Mason, Mayor  
Bob Camuel, Commissioner  
Jim Fluty, Commissioner  
James Hood, Commissioner  
Tim Miller, Commissioner

**Others Present:**

Amanda Mason  
Jennifer Bolt  
Jim Fawcett, Maysville Building Inspt

**Commission Members Absent:**

None

**CALL TO ORDER**

Mayor Mason called the meeting to order at 6:01 p.m.

**MINUTES**

Commissioner Fluty made a motion to accept the previous meeting minutes with the addition of “after conversation by Mayor Mason who indicated that other patches in the road were needed” at the end of the sentence in the “Additional New Business” section. Commissioner Miller made a second to the motion and the motion carried.

**PUBLIC COMMENTS**

None

**OLD BUSINESS**

**City Yard Sale Report**

Amanda Mason indicated that the yard sale went well, but with fewer participants this year (less than 10) compared to previous years. This could be due to the date being moved (per state COVID guidelines) or because residents were concerned about COVID. All advertising was done through social media, and therefore did not cost the city anything. It seemed that advertising was sufficient.

**NEW BUSINESS**

**Treasurer’s Report**

The monthly Financial Report for July was presented by the Jennifer Bolt, Clerk/Treasurer. Commissioner Fluty made a motion to accept the report as presented. Commissioner Camuel made a second to the motion and the motion carried.

#### **Kentucky Transportation Municipal Fund Co-Op**

No money has been sent to us at present. Barry Davis (Field Rep) indicated we would receive payment in 5-7 business days in the amount of approximately \$2000.

#### **102 Roselawn (Scott property) Invoice for Violation**

An invoice in the amount of \$200 was sent to the Scott's for non-compliance visit by Building Inspector, Jim Fawcett, to issue a stop-work order until the proper paperwork and subsequent inspection(s) had been completed. Mr. Fawcett will be billing the city for the visit soon and indicated he had spoken to the Scott's regarding the charges associated with the non-compliance visit. The Scott's have 30-days to pay the invoice or additional action will be taken by the City of Lakeview Heights.

#### **Pine Tree Lane (Holbrook property) Letter of Violation**

A letter of violation was sent to Travis Holbrook pertaining to Ordinance 16 – unleashed/secured dogs – after multiple residents have complained about the property owner's dogs being loose around the neighborhood, defecating in neighbors' yards, and charging at other residents' dogs/animals. The suggestion was made to install a permanent fence or secure a second means of restriction in case the resident's electric fence continued to fail.

The letter also addressed the resident's violation of Ordinance 7 – obstructed drainage ditches – after it was noticed by several residents and city commissioners that the drainage ditch at the corner of the resident's property was clogged with mud and debris as a result of grading work on the property. The resident was asked to clear the drain of mud/debris and place a silt barrier around the drain until all further grading/dirt work is completed.

Commissioner Miller voiced concern about the large rock that is close to the road on Mr. Holbrook's property, as well as on-street parking that has been observed at the residence as well.

#### **Solicitors in the City**

After concern was voiced by residents and Commissioner Fluty, Mayor Mason advised that the city cannot prevent solicitors from coming into the City of Lakeview Heights. Mayor Mason provided two options for the commission to consider: 1) Advise residents to purchase 'No Solicitation' stickers/signs to post on the front door/residence 2) Consider a city-wide peddler's license/permit of some sort.

Discussion about how option 2 would impact resident children going door-to-door for fundraising, etc. Commissioner Fluty indicated he was in favor of some sort of monitoring in order to protect our residents who are most at risk of being scammed (elderly who live alone,

etc.). Mayor Mason tasked the commissioners to think of various options, and he will contact Harry Clark for advise as well.

**Ordinance 2 Update: Meeting Time and Place**

Due to Mayor Mason’s work schedule, Lakeview Heights Commissioner Meetings, he asked for meetings to be moved to the first Tuesday of the month at 6:00pm.

Commissioner Miller made a motion to approve the meeting day/time as presented by Mayor Mason. Commissioner Fluty made a second to the motion and the motion carried with the following roll call vote.

Commissioner Fluty	aye
Commissioner Miller	aye
Commissioner Hood	aye
Commissioner Camuel	aye
Mayor Mason	aye

**Ordinance 3 Update: Appointive Officers**

Mayor Mason presented the updated wordage for Ordinance 3, so the last sentence in the paragraph would read, “These duties may be accomplished through an inter-local government agreement with *any city or contracted certified 1-2 family dwelling Building Inspector in the Commonwealth of Kentucky.*”

Commissioner Fluty made a motion to approve ordinance changes as presented by Mayor Mason. Commissioner Camuel made a second to the motion and the motion carried with the following roll call vote.

Commissioner Fluty	aye
Commissioner Miller	aye
Commissioner Hood	aye
Commissioner Camuel	aye
Mayor Mason	aye

**Retirement of Clerk/Treasurer, Jenny Bolt**

After 17+ years of service, City of Lakeview Heights Clerk and Treasurer, Jenny Bolt, submitted her letter of resignation, which was accepted by Mayor Mason. The Commission thanked Mrs. Bolt for her years of dedicated service to the City of Lakeview Heights.

**Recommendation of replacement city Clerk/Treasurer**

Mayor Mason suggested appointing Amanda Mason the new city Clerk/Treasurer to replace Jenny Bolt. Mrs. Bolt indicated that Mrs. Mason had been working with her for several weeks to train for the position.

Amanda Mason and Mayor Mason stepped out while the commissioners discussed the proposed appointment. Upon their return, Commissioner Camuel made a motion to appoint Amanda Mason as the new City of Lakeview Heights Clerk and Treasurer, effective immediately. Commissioner Miller made a second to the motion and the motion carried with the following roll call:

Commissioner Fluty	aye
Commissioner Miller	aye
Commissioner Hood	aye
Commissioner Camuel	aye
Mayor Mason	aye

A motion for Commissioner Miller to be the second signature on checks over \$1000 was made by Commissioner Camuel. Commissioner Hood made a second to the motion and the motion carried.

#### **111 Summit Drive (O’Hair property) Set-Back Check**

Mayor Mason and Commissioner Miller visited Mr. O’Hair’s property to conduct a set-back check on 8/3/2020. The memo will be kept on file in the city building. In the future, two or more members of the Commission will conduct set-back checks for property owners in accordance with Ordinance 7 (Zoning). Documentation of checks will include the set-back check date, the commissioners present, and property-specific measurements.

#### **Additional New Business: Tree Removal/Trimming**

Mayor Mason contacted Danny Cox and asked him to provide an estimate for city trees to be trimmed/removed to ensure clear paths for the school bus, as well as overall general safety of the residents. Cox recommended that two trees be removed completely (pine tree off of Circle Drive my the Mason residence and a tree near the Bradway property). Cox provided an estimate of \$1200 to remove the two trees and do all other necessary trimming to keep limbs clear for the school bus and emergency service vehicles.

Commissioner Miller made a motion to accept the estimate and hire Cox to remove the trees/limbs at the cost of \$1200. Commissioner Hood made a second to the motion, and the motion carried.

#### **Jim Fawcett, Building Inspector**

Commissioner Miller and Mayor Mason complemented Fawcett’s demeanor, professionalism, and responsiveness. Fawcett discussed his role as the one who ensures residents are able to do what they want to do while following city ordinances and the 2018 Kentucky Residential Code.

A discussion was had about fence building per the KY Residential Building Code. Inspector Fawcett indicated that if a fence does not exceed 7ft in height, a building permit for the purposes of inspection by a Building Inspector was not required. Mayor Mason indicated that the City's ordinances prohibited fences over 6 feet, and therefore suggested the commission entertain the idea of a modified permit for those who wish to construct fences. Such a permit would allow fees to be lower (\$35-\$40), as the process would not have to be inspected by Fawcett, but could instead be overseen and checked by commissioners. Fawcett indicated he would send Mayor Mason a list of items that could be exempted from the 'official' inspection requirement, and thus be categorized under the modified permit as mentioned above.

Fawcett again emphasized that all decks must be inspected by a building inspector unless the construction is less than 30 inches in height, less than 200 square feet, and NOT attached to the house. He also indicated that individual cities can be more restrictive than the state, but must qualify why such restrictions are desired. He indicated that he always points homeowners in the direction of the American Wood Council's Deck Building Guide, as it is in line with the Code of Acceptance of the State of Kentucky). Mayor Mason suggested placing a link to this guide on our website. Fawcett also indicated that ALL in ground pools must be inspected by a building inspector. He also advised that some cities choose to set a flat rate for permits and inspections, while others choose to implement valuation inspection fees (10% of total cost of project, plus mileage, etc.).

#### **Additional New Business**

The sign at the US 60 entrance to the city has been repaired. It is not perfect, but is satisfactory.

Concern was expressed by Commissioner Fluty about a resident on Circle Drive repeatedly parking on the street overnight (and during the day). Amanda Mason indicated that she believed the car belonged to the granddaughter of the resident. Mayor Mason indicated that he would provide a letter to the resident reminding them of the city's ordinance pertaining to parking on the street.

With no further business pending and through unanimous consent, the meeting was adjourned at 7:47 p.m.

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Sam Mason, Mayor

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Amanda R. Mason, City Clerk/Treasurer