

COMMONWEALTH OF KENTUCKY
CITY OF TAYLORSVILLE
SPENCER COUNTY, KENTUCKY

374
ORDINANCE NO. ~~373~~

AN ORDINANCE DEFINING UNSAFE STRUCTURES, BUILDINGS AND PREMISES, DECLARING SAME TO BE A PUBLIC NUISANCE, AND THE RENTING OR OCCUPANCY THEREOF UNLAWFUL; PRESCRIBING THE RESPONSIBILITIES OF OCCUPANTS AND OWNERS; REQUIRING DEMOLITION IF DAMAGED OVER 50% OF VALUE; AND PRESCRIBING PROCEDURES FOR ORDERING, VARYING AND ENFORCING REMEDIAL ACTIONS, INCLUDING EMERGENCIES, AND FOR APPEALS, PENALTIES AND ALTERNATIVE LEGAL ACTIONS TO ENFORCE THIS ORDINANCE AND REPEALING ORDINANCE #86.

WHEREAS, pursuant to the police powers in the City of Taylorsville as granted Cities within the Commonwealth of Kentucky, pursuant to the Kentucky Constitution and pursuant to other laws granted to Cities within the Commonwealth of Kentucky by the Kentucky Legislature including but not limited to, Section 156b of the Kentucky Constitution, KRS 82.082 referred to as the "Home Rule" and KRS 65.8840 (formerly KRS 381.770), referred to as the public nuisance abatement statute and, to promote the public health safety and general welfare of the residents of the City of Taylorsville,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TAYLORSVILLE, KENTUCKY, as follows:

(1) DEFINITIONS

The following terms whenever used or referred to in this Ordinance shall have the following respective meanings unless a different meaning clearly appears from the context:

- (a) **"Building"** shall mean any combination of materials, whether portable or fixed, which comprises a structure affording facilities or shelter for any human occupancy, whether infrequent or regular, including all dwellings and non-residential buildings. The word "building" shall be construed as if followed by the words "or part of parts thereof and all equipment and contents therein" unless the context clearly requires a different meaning.
- (b) **"Demolish"** shall mean to destroy a building and to remove all debris and waste materials from the lot on which the building stood.
- (c) **"Dwelling"** shall mean any building or structure or part thereof used and occupied for human habitation or intended to be so used and includes any garages or other accessory buildings belonging thereto.
- (d) **"Dwelling unit"** shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with the facilities which are used or intended to be used for living, sleeping, cooking, or eating.
- (e) **"Exterminate"** shall mean the control and elimination of vermin and other pests by eliminating their harboring places, by removing or making inaccessible materials that may serve as their food, and by poisoning, spraying, fumigating, trapping or by other legal methods.
- (f) **"Garbage"** shall mean the animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food.
- (g) **"Habitable room"** shall mean a room or enclosed floor space used, or intended to be used, for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, communicating corridors, closets, or storage spaces.
- (h) **"Occupant"** shall mean any person living, sleeping, cooking, or eating in, or having actual possession of a dwelling unit or rooming unit.
- (i) **"Owner"** shall mean any holder of any legal or equitable title in the subject premises, whether alone or jointly with others, and whether in possession or not, and shall further include any person who shall have charge, care or control of any structure as owner, or as agent of the owners, or as fiduciary for the owner's estate.

- (j) **"Parties in interest"** shall mean all individuals, associates, and corporations who have a mortgage or other interest of record in a structure or who are in possession thereof.
- (k) **"Person"** shall mean and include any individual, firm, corporation, association, partnership or trust.
- (l) **"Potable Water"** shall mean water approved by public health authorities as safe for drinking.
- (m) **"Premises"** shall mean any lots and all real estate located in the City, including but not limited to lots with or without buildings or other structures and all appurtenances.
- (n) **"Public Record"** shall mean deeds, mortgages and other instruments of record relating to land titles.
- (o) **"Rooming house"** shall mean any dwelling or that part of any dwelling containing one or more rooming units in which space is let by the owner or occupant to three or more person who are not husband and wife, son or daughter, mother or father, grandson or granddaughter, grandmother or grandfather, sister or brother of the occupant.
- (p) **"Rooming unit"** shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.
- (q) **"Rubbish"** shall mean all waste materials except garbage.
- (r) **"Structural alterations"** shall mean any change in the supporting members of a building such as bearing walls, columns, beams, or gutters, except repair or replacement of supporting members.
- (s) **"Structure"** shall mean any man-made combination of materials, including but not limited to: buildings, dwellings, stadiums, reviewing stands, platforms, staging's, observation towers, swimming pools above and below grade, radio towers, water tanks and towers, trestles, piers, wharves, sheds, coal bins, shelters, display signs, retaining walls, fences and excavations. The term "Structure" shall be construed as if followed by the words "or part or parts thereof and all equipment and contents therein" unless the context clearly requires a different meaning.
- (t) **"Utility provider"** shall mean any municipal or private utility supplying water, electricity, or natural gas.

(2) UNSAFE STRUCTURE

The following conditions are hereby determined to be hazardous and shall warrant a finding that a structure or its premises is unsafe:

(a) Structural Hazards

- i. Any structure whose walls or vertical members list, lean, or buckle to such an extent that a plumb line suspended from the top edge of such member shall fall outside of a distance from the edge equal to one-third of the thickness of such members;
- ii. Any structure which has a support member or members which have deteriorated to such an extent as to be unable to safely support the applied loads or which have 40% damage or deterioration of the non-supporting, enclosed, or outside walls or covering;
- iii. Any structure which has improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;
- iv. A stress in any materials, element, or member of any structure or portion thereof, due to all dead and live loads, which is greater than the working stresses allowed by the Kentucky Building Code or Fire Safety Standards;
- v. Any structure which has been damaged by fire, wind, earthquake, flood or other causes in such a manner that the structural stability or strength thereof is appreciably less than the minimum requirements set forth by the Kentucky Building Code for new construction of a similar structure;
- vi. Any structure which has parts thereof so attached, dislodged, or detached that they may all or collapse and injure persons or property;
- vii. Any structure which has settled to such an extent that the walls or other structural portions thereof have been displaced or distorted and rendered structurally unstable or dangerous, or that the basic function of such element has been impaired;
- viii. Any structure which because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for its support, is likely to partially or completely collapse, or some portion of its foundation or underpinning is likely to fall or give way;

- ix. Any structure, exclusive of its foundation, showing damage or deterioration to 33% or more of its members, or 50% or more of its non-supporting enclosing or outside wall or covering;
- x. Any structure which is for any reason whatsoever manifestly unsafe for the purpose for which it is used or intended to be used;
- xi. Any structure which has been so damaged by fire, wind, earthquake, flood, or has become so dilapidated or deteriorated from any cause whatsoever, as to become an attractive nuisance to children who might play therein, or as to afford a harbor for vagrants, criminals, disorderly persons, or others who are not lawful occupants of such structure, or as to enable persons to resort thereto for the purpose of committing a nuisance or unlawful or immoral acts;
- xii. Any structure which when constructed was and no exists or is maintained in violation of any specific requirement or prohibition under City building ordinances or other laws in effect at the time of such construction relating to the location, use and physical condition of structures;
- xiii. Any structure which, whether or not originally erected in accordance with all applicable laws and ordinances, because of dilapidation, deterioration, damage or other cause, has become so weakened or defective as to have in any non-supporting part, member or portion, less than 50%, or in any supporting member less than 66%, of the strength, fire-resisting qualities or characteristics required by law or ordinance in the case of new construction of a similar structure;
- xiv. Any structure which because of faulty construction, age, lack of proper repair or other cause, is especially liable to firm and constitutes, contains or creates a fire hazard;
- xv. Any structure which for any reason whatsoever is dangerous to the public health or safety because of its condition, and which may cause or aid in the spreading of disease or injury to the health or the occupants of it or neighboring structures.

(b) Faulty Weather Protection

- i. Any structure which has deteriorated, crumbling or loose plaster;
- ii. Any structure which has deteriorated or ineffective water proofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;

- iii. Any structure which has defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of pain or other approved protective covering;
- iv. Any structure which has broken, rotted split or buckled exterior walls or roof covering.

(c) Faulty Construction Materials

Any structure which has construction materials which are not approved by the Kentucky Building Code and the Fire Safety Standards and which have not been adequately maintained in good and safe condition.

(d) Fire Hazards

- i. Any structure or combustible waste or vegetation which is in a condition likely to cause a fire or explosion or provide ready fuel to augment the spread and intensity of fire or explosion arising from any cause;
- ii. Any structure which has a door, aisle, passageway, stairway or other means of exit of insufficient width or size, or not so arranged as to provide safe and adequate means of exit in case of fire or panic for all persons housed or assembled therein who would be required to, or might use such means of exit;
- iii. Any structure which does not have an unobstructed means of egress leading to safe and open space at ground level.

(e) Hazardous or Unsanitary Premises

Any premises in which there is an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, refuse, vermin harborages, stagnant water, combustible materials, or similar materials or condition constituting fire, health or safety hazards.

(f) Electrical Hazards

- i. Any structure which has permanent electrical wiring that is dangerous due to lack of insulation, improper fuses or circuit breakers, inadequate grounding, wires of inadequate capacity, obvious shock hazards, or other dangerous conditions;
- ii. Any structure which has temporary wiring, except extension cords that run directly from portable electric fixtures to convenience outlets and do not lie underneath floor covering materials or extend

through doorways, transoms or other similar openings through walls, floor or ceiling.

(g) Plumbing Hazards

- i. Any structure which has plumbing that permits contamination of the water supply through backflow, backsiphonage, or any other method of contamination;
- ii. Any structure which has water supply inlets below the flood level of any sink, lavatory, bathtub or other fixture, or submerged inlets except those with a vacuum breaker complying with the Kentucky Building Code;
- iii. Any structure with a water-using fixture whose waste line is not trapped.

(h) Heating Hazards

- i. Any structure which has a fuel supply connection of material other than pipe or tubing of a solid metal, or is not permanently fastened in place;
- ii. Any structure which has equipment or vents so close to combustible materials or structural components, or so lacking in insulation, that there is danger of combustion;
- iii. Any structure which has equipment burning liquid or solid fuel which is not connected to chimneys or flues, or which is connected to vents suitable for natural gas only.

(3) RESPONSIBILITY OF OCCUPANTS AND OWNERS

(a) The responsibilities of the occupants are as follows:

- i. To keep the portion of the structure and premises he controls and occupies in a clean and sanitary condition;
- ii. To dispose of rubbish and garbage in a clean and sanitary manner as prescribed by City ordinances;
- iii. To hang and remove screens provided by the owner except where the owner has agreed to supply such services;

- iv. To keep plumbing fixtures therein in a clean and sanitary condition and to exercise reasonable care in the proper use and operation thereof; and
- v. To exterminate the following cases:
 - a. The occupant of a single dwelling is responsible for extermination of any insects, vermin or other pests therein or on premises;
 - b. The occupant of a single dwelling unit in a multiple unit structure is responsible for extermination of any insects, vermin or other pests if his unit is the only unit infested;

Notwithstanding the foregoing provisions of this section, whenever infestation is caused by the failure of the owner to maintain the dwelling in a vermin-proof or reasonably insect-proof condition, the occupant is not responsible for extermination of any insects, vermin, or other pests therein.

(b) The responsibilities of the owner are as follows:

- i. To have the structure and premises in a safe, clean, sanitary, habitable condition, free from infestation by insects, vermin and other pests before renting, and to exterminate if necessary;
- ii. To provide with screens every window and door and other ventilation device opening directly from a dwelling unit to outdoor space, and to provide a self-closing device for each such door;
- iii. To exterminate in the following cases;
 - a. When infestation exists in two or more units of a multiple-unit structure;
 - b. When infestation exists in shared or public area of multiple-unit structure; and
 - c. When infestation exists in a single-unit of a multiple-unit structure or in a single-unit structure when infestation is due to failure of the owner to maintain the dwelling in a vermin-proof and reasonably insect-proof condition.

- iv. To perform the responsibilities of the occupant when the premises are vacant.

(4) NUISANCES

Any structure or premises which is unsafe as hereinbefore defined is hereby declared to be a public nuisance and shall be repaired, rebuilt, or demolished as hereinafter provided.

(5) PERMITTING, OCCUPYING AND CLOSING UNSAFE AND UNFIT STRUCTURES

It shall be unlawful to maintain or permit the existence of any unsafe structure or premises in the City. It shall be unlawful for the owner, occupant or person in custody of any unsafe structure or premises to permit the same to remain in an unsafe condition, or to occupy or permit the occupancy of same while it is or remains in an unsafe condition. It shall be unlawful to occupy or permit the occupancy of such structures or premises after the time to appeal any adverse notice and/or order from the City shall have expired. Vacating and closing structures or premises which are unsafe due to dangerous or unsanitary conditions shall not exonerate the owner without rendering the same safe and sanitary to neighbors and the general public.

(6) IRREPARABLE CONDITION

Any structure within the City which shall have been damaged by fire, decay or other-causes to the extent that it would reasonably cost at least fifty percent of its fair market value to restore it to a condition which is safe and fit for human habitation shall be deemed to be irreparable and shall be demolished, or at the option of the owner shall be rebuilt to standards for new construction under the Kentucky Building Code and Fire Safety Standards.

(7) COMPLAINTS AND INVESTIGATION

Whenever a complaint is filed by a public officer or authority or by at least five residents of the City charging that any structure or premises is unsafe as hereinbefore defined, or that there is any other violation of this Ordinance, or whenever three or more of the City Commissioners from their personal observations suspect any violation of structure or premises so unsafe or unfit, they shall investigate such complaint or suspicion, and shall inspect such structure or premises where they have reason to believe violations of this Ordinance, or of any other applicable code, ordinance or statute exist.

(8) NOTICE AND ORDER

If the City determines in its opinion that such structure or premises is unsafe or that there is any other violation of this Ordinance, it shall serve all owners, adult occupants, parties in interest, and utility providers written notice thereof in the form of a notice with order of appropriate remedial action. The notice and order shall be styled "Notice and Order" shall be signed and dated by the Mayor and shall contain the following information:

- a. The names and addresses if known of all owners, adult occupants, and parties in interest of such structure, or premises;
- b. The location of such structure, or premises;
- c. A statement in substance that the structure and/or premises has been determined a nuisance by the City;
- d. A detailed summary of the reasons for determination;
- e. A detailed summary of actions necessary to remedy the conditions making the premises or structure unfit or unsafe, with an express order directed to the owner to effect such remedial actions;
- f. A statement, if reasonably believed by the City, that the structure is irreparable because repair costs are estimated to exceed 50% of its value as provided in section (6) above;
- g. Reasonable times allowed for one or more of the following actions:
 - i. Vacating and closing or otherwise securing the structure or premises or repairing or replacing;
 - ii. Commencement and completion of said remedial actions;
 - iii. Commencement and completion of demolition, if the owner selects not to effect said remedial actions.
- h. A brief explanation of hearing and appeal procedure, as provided in section (13) below; and
- i. A statement in substance that failure to comply or appeal will result in such remedial action or demolition by the City and in its filing a lien, as provided in section (10) below, in favor of the City for the cost so incurred against the real property upon which such violation exists.

(9) ENFORCEMENT OF NOTICE AND ORDER

If no such remedial action, demolition or appeal shall be timely undertaken, the City may cause the structure or premises in violation to be:

- a. Wholly or partially so remedied; or
- b. Demolished, if the structure is irreparable as defined in section (6) above;
- c. Vacated and closed or otherwise secured; and

- d. Posted as being unfit or unsafe and condemned, and prohibiting occupancy.

(10) LIEN FOR COSTS

- a. The cost of such actions by the City under section (9) above, including the expense of publishing, posting, recording, serving notices and orders, and reasonable costs including filing fees, court costs and attorney's fees the City may incur shall be a personal liability of the owner and shall be a lien upon the real property upon which such cost shall have been incurred, with credit being allowed the owner for the proceeds, if any, received from the disposition of materials from any structure removed or demolished. The City shall file with the Spencer County Clerk as an encumbrance an appropriate lien statement for such costs in a form approved by the City Attorney.
- b. Said cost shall be placed upon the City's tax books against said property and may be collected, and the said liens may be foreclosed, in the same manner and with the same penalties and interest as property taxes and tax liens are collected and foreclosed, or by other civil action or process determined by the City Attorney, which shall include all reasonable costs incurred by the City including but not limited to: filing fee, court costs and attorney's fees.

(11) SERVING, POSTING AND RECORDING NOTICES AND ORDERS

All notices and orders served by the City shall be given by personal delivery or by certified mail return receipt requested. Service to a husband or wife or other adult members of a household shall be deemed adequate notice to all occupants of the dwelling unit or rooming unit containing such household. If the City cannot in the exercise of reasonable diligence ascertain the whereabouts of any person required hereunder to be served and makes an affidavit to that effect, then service upon such person shall be made by publishing the notice and order in accordance with KRS 424.130(b). A copy of each notice and order serviced shall be posted in a conspicuous place on the premises affected thereby and shall be recorded with the Spencer County Clerk, but the same shall be removed and released by the City when the ordered remedial action shall have been effected or when reversed on appeal under section (13) below. Failure on the part of any owner or party in interest to be served with any such notice and/or order shall not affect or invalidate condemnation proceedings with respect to any other owner or party in interest or anyone else.

(12) EMERGENCIES

In circumstances where it reasonably appears that there is immediate danger to the life or safety of any person unless the unsafe or unfit condition of any structure or premises, as hereinbefore defined, shall be immediately remedied, the City shall immediately vacate the close or otherwise secure such structure or premises and may with the approval of the Mayor or City Commissioners cause the immediate repair, or demolition or other remedy

thereof. The cost of such emergency actions shall be a lien upon the real property affected as under section (10) above.

(13) APPEALS

Any person aggrieved by any notice and/or order of the City from which there is no other express administrative or judicial procedure provided by law may request a hearing before the City. Such request shall be taken within 20 days after service of such notice and/or order on such person by filing with the City Clerk a notice of hearing specifying the grounds thereof and stating the appellant's name, address and telephone number. Enforcement of such notice and/or order shall thereupon be suspended pending the hearing. The City Clerk shall forthwith deliver copies of said notice of hearing to the City. The City shall fix a reasonable time for the hearing and shall give public notice in accordance with KRS 424.130, as well as written notice to the appellant at least one week prior to the hearing. The appellant may appear at the hearing in person and/or by counsel, and may present relevant evidence. The City may administer oaths and affirmations, receive evidence, and examine witnesses. The City may affirm, reverse, vary, or remand the notice and/or order, but in any event shall render its findings and decision in writing within thirty days after the notice of hearing shall have been filed. Signed copies of the City's findings and decision shall be recorded with the Spencer County Clerk, filed with the City, and served by personal delivery or by certified mail return receipt requested to appellant at the address stated in the notice of appeal. The City's decision shall be final and appealable to the Spencer Circuit Court within thirty days after service to the appellant.

(14) VARIANCES

Where, because of conditions peculiar to a particular structure, it would be unreasonably difficult to satisfy the literal requirements of this Chapter, a variance may be granted by the City upon written application therefor, or by the City upon appeal. Such application shall state in writing the reasons why the variance should be made. A variance may be granted only where it shall be evident that reasonable safety and sanitation is assured, may include conditions not generally specified by this Chapter in order to achieve that end, and may include an expiration date. Copies of all variances shall be recorded with the Spencer County Clerk, filed with the City, and served to the applicant. If not issued within thirty days after written application therefor is made to the City, the applicant shall be given a written statement of reasons why the variance cannot be granted, provided that no application shall be considered after a structure shall have been condemned as unsafe or unfit unless the owner shall have made a reasonable attempt to effect the ordered remedies.

(15) PENALTIES

In addition to the above, the City, at its option, may enforce this Ordinance in accordance with KRS 83A.065 against any person(s) or entity(ies) who shall: violate any provision of this Ordinance; destroy or remove any Notice and Order posted by the City before ordered remedial action shall be effected or reversed on appeal; shall be guilty of a Class A Misdemeanor under KRS 534.040(2)(a) and shall be fined not less than \$10.00 nor more

than \$500.00 for each violation, each day the violation(s) continues shall constitute a separate offense. In addition to the above fine any such person(s) may be imprisoned for a term not to exceed 12 months as a Class A Misdemeanor, pursuant to KRS 532.090(1).

(16) REPEAL OF ORDINANCE #86

Ordinance #86, found on Page _____ of Ordinance Book _____, is hereby repealed.

This Ordinance shall take effect from and after its passage and publication.



DON PAY, Mayor

ATTESTED BY:



STEPHEN A. BIVEN, City Clerk

Date of First Reading	December 6, 2016
Date of Second Reading	December 13, 2016
Date Published	December 21, 2016

NOTICE OF ADOPTION OF ORDINANCE

The Fiscal Court of the County of Spencer, Kentucky, at a special-called meeting held on Dec 14, 2016 adopted the following ordinance:

AN ORDINANCE APPROVING A LEASE FOR THE FINANCING OF A PROJECT; PROVIDING FOR THE PAYMENT AND SECURITY OF THE LEASE; CREATING A SINKING FUND; AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS RELATED TO SUCH LEASE; AND MAKING CERTAIN DESIGNATIONS REGARDING SUCH LEASE.

It is hereby certified that the foregoing ordinance provides for approval of a lease with Kentucky Association of Counties Leasing Trust, as administrator, and the bank, financial institution or finance corporation offering the lowest and best interest rate, as lessor for financing certain public improvements and provides a general obligation pledge to assess and levy sufficient taxes to comply with the obligations to make lease payments, establishes and maintains a sinking fund for the deposit and application of tax revenues, and makes certain designations regarding the Lease.

A complete copy of the ordinance may be reviewed at the office of the County of Spencer, Kentucky at 12 West Main Street, Taylorsville, Kentucky 40071.

John Riley,
Spencer County Judge Executive

COMMONWEALTH OF KENTUCKY CITY OF TAYLORSVILLE SPENCER COUNTY, KENTUCKY

UNSAFE STRUCTURE ORDINANCE NO. 373

This Ordinance is made pursuant to KRS 65.8840 (formerly KRS 381.770) and other relevant laws of the Commonwealth of Kentucky, and sets forth definitions and standards for determining the existence of structures, including all buildings, dwellings, apartments, rooming houses and other structures, which are unsafe based on the standards set forth in the Ordinance. Variances may be granted for peculiar conditions if safety and sanitation is assured. Responsibilities for maintaining safe and fit structures are divided between occupants and owners. Such unsafe structures are declared to be a public nuisance, and the existence, renting or occupancy thereof is declared unlawful. Structures damaged over 50% of value must be demolished or rebuilt to new construction standards. Responsibility for enforcement procedures for hearings and appeals are set forth in the Ordinance. Costs incurred by the City to remedy unsafe conditions are secured by lien and the enforcement of the Lien, which takes precedence over all other liens except state, land, school and City taxes, and repeals prior such Ordinances, particularly Ordinance #86.

The Ordinance further sets forth penalties, which makes a violation of any provision of the Ordinance a Class A misdemeanor with a fine of not less than \$10.00 nor more than \$500.00 for each offense under KRS 534.040(2) (a) and/or imprisonment pursuant to KRS 532.090(1) up to 12 months.

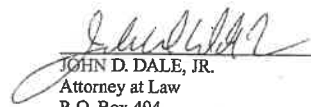
This summary is made pursuant to the authority of KRS 83A.060(9), which allows the City to prepare for reading and for publication, a summary of an Ordinance in lieu of the reading and the publication of the full Ordinance itself.

The Ordinance becomes effective upon the final reading and publication.

THE FULL TEXT OF THE ORDINANCE AND PLAT DESCRIPTION WILL BE ON FILE AFTER ITS FINAL ENACTMENT AND PUBLICATION, AND MAY BE REVIEWED AT TAYLORSVILLE CITY HALL, LOCATED AT 70 TAYLORSVILLE ROAD, TAYLORSVILLE KENTUCKY, BETWEEN THE NORMAL WORKING HOURS OF 8:00 A.M. TO 4:30 P.M., MONDAY THROUGH FRIDAY, FOLLOWING ENACTMENT AND PUBLICATION.

I certify that I am a licensed and practicing attorney in the Commonwealth of Kentucky and the foregoing summary was prepared by myself in accordance with KRS 83A.060(9).

WITNESS my hand this the 13th day of December, 2016.


JOHN D. DALE, JR.
Attorney at Law
P. O. Box 494
Taylorsville, KY 40071
(502) 477-2296

Date of First Reading	December 6, 2016
Date of Second Reading	December 13, 2016
Date Published	December 21, 2016

COMMONWEALTH OF KENTUCKY CITY OF TAYLORSVILLE SPENCER COUNTY, KENTUCKY

SUMMARY OF NUISANCE ABATEMENT ORDINANCE NO. 372

This is a Summary of Ordinance No. 372, hereinafter known as the Nuisance Abatement Ordinance pursuant to KRS 65.8840 (formerly KRS 381.770) declaring certain activities or conditions regarding real and personal property located on property within the City of Taylorsville a public nuisances and prohibited, such as:

- Unsafe Trees and Shrubby;
- Rubbish, Tall Weeds, Tall Grass and Junk. etc.;
- Storage of explosives;
- Open Wells;
- Livestock and certain other animals;
- Dilapidated and unsafe structures;
- Inoperable, unlicensed and abandoned motor vehicles;
- Nuisance created by other individuals than the owner of the property;
- Abatement procedure; Notice and opportunity to abate a violation by the violator(s) and for the City to abate the violation and place a lien against the property and take legal action against the violator(s) who do not abate the violation, including costs and interest at 12% per annum, attorney's fees. etc.;
- Suspension of business license and other City licenses;
- Penalties;
- Further sets forth Penalties, making a violation of any provision of the Ordinance a Class A misdemeanor with a fine of not less than \$10.00 nor more than \$500.00 for each offense under KRS 534.040(2)(a) and/or imprisonment pursuant to KRS 532.090(1) up to 12 months with each day the violation(s) continues constituting a separate offense, and including attorney's fees.

- Appeal procedure to the City and to the Spencer District Court;
- Repealing other such Ordinances;
- Severability.

This summary is made pursuant to the authority of KRS 83A.060(9), which allows the City to prepare for reading

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NOTICE

County on the 4th day of January 2017
second reading and adoption:

Ilascoe requesting a zone change from
22 acre tract of land located at 2144

SPENCER COUNTY CIRCUIT COURT MASTER COMMISSIONER SALE

Court in the below listed actions, I shall proceed to offer for sale,
to the highest and best bidder at the Spencer County Courthouse,
10:00 A.M., EDT, which real estate is located in Spencer County,

L. V. DEIDRE A. DESPAIN AKA DEIDRE ANN DESPAIN
KENTUCKY HOUSING CORPORATION, ET AL., Civil
Swan Way, Taylorsville, Kentucky, Spencer County (for more
refer to Deed Book 232, Page 173, in the Spencer County Clerk's
08).

SOCY V. KRISTINA M. JOHNSON, ET AL., Civil
Taylorsville, Kentucky, Spencer County (for more
refer to Deed Book 260, Page 99, in the Spencer County Clerk's
2.33.34). Sale includes manufactured home.

MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
OLDERS COWAL, INC., ALTERNATIVE LOAN TRUST 2005-
TRAUCH CERTIFICATES SERIES 2005-0608 V. ILLIANA