

MINUTES  
WALTON PLAN COMMISSION  
Monday July 10, 2023

Vice President Vincent Beeson called the meeting to order at 6:00 PM in the Walton Town Hall.

ROLL CALL:

Members present: Vincent Beeson, Mac Martin, Karen Lank, Melanie Kelly

Member absent: Brian Ayers, Chandler Eurit, Ron Eurit

Staff present: Jamey Harper, Ashley Rowe, Ralph Koppe and Arin Shaver

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of June 5, 2023 were presented. Mr. Martin motioned to approve as presented.

Christina Fischer seconded the motion and all were in favor.

PUBLIC HEARING: None

REPORTS: Mrs. Shaver stated the Board needs to amend the agenda, she has the Financial Report and Quarterly Report she would like to go over. Melanie Kelly made a motion to amend the agenda to add the Financial Report and Quarterly Report. Mr. Martin seconded the motion and all were in favor.

Financial Report & Quarterly Report

Mrs. Shaver went over the financial and quarterly report for the Board.

OLD BUSINESS: Unsafe

108 S High St - Madrigal

Mr. Koppe stated nothing has been done on this property since our last meeting. The owners haven't even mowed the grass yet. Mr. Koppe wanted to share that the staff recommendation for this property, fine them \$1,000, give them 30-days which would be the August 7<sup>th</sup> meeting, reinspect on August 2<sup>nd</sup>. If the property isn't showing any progress on cleaning it up by the next meeting we would like to assess an additional \$1,000 fine. Mr. Beeson asked if the owner lives in Florida? Mr. Koppe stated he believes he does live in Florida. Mr. Beeson asked if they have signed for the letter? Mrs. Shaver stated they did not sign for this last letter but they did sign for the first letter so they are aware of the situation. Since they did sign and receive the first letter they have been notified, then the state says you can send letters of notification if all else fails you can post it in the newspaper and that is a form of notification also. Since they did sign for the first one I would go ahead and assess the \$1,000.

Mr. Martin made the motion to fine them \$1,000, give them 30-days to clean up the property with a possible additional \$1,000 fine, which would be the August 7<sup>th</sup> meeting, reinspect on August 2<sup>nd</sup>. Melanie Kelly seconded the motion and all were in favor.

Mr. Beeson asked if the Planning Dept. will be sending out the letter about the fine? Mrs. Shaver stated yes, the first part of the process is sending them a letter telling them there will be \$1,000 fine assessed to the property and letting them know the date of the next meeting they need to attend and what they need to be doing. When we fine them there is actually a lien process we have to go through, which is we have to notify them with a 15-day letter and a 30-day letter before we can assess it to the property. Typically, before we assess it to the property we bring it back to the Board because at that time 45 days later we may have movement and sometimes the Board will waive the assessment if they see movement. Mrs. Shaver stated she just wanted to let the Board know the process so they are aware. Mr. Martin asked will the town move on the grass mowing or just wait? Mr. Beeson stated we could have the mowing crew check it out, typically if we have a property

mowed we just put the fee on their water & sewage bill. Mr. Beeson asked Ms. Kelly if she knew if they had a water & sewage bill since no one lives there? Ms. Kelly stated she doesn't know for sure if they do. Mrs. Shaver stated that when we assess fines on properties it actually goes on their property taxes, so whoever pays for the property taxes is who will pay the fine.


NEW BUSINESS: None


FLOOR WAS OPEN TO THE PUBLIC: Lisa Mannering, 100 High Street. Mrs. Mannering is the neighbor of the property, she is wanting to know if Mr. Madrigal doesn't clean up his property what's the ultimate thing that will happen? Mrs. Shaver stated that the Board will decide what they want to do, they can either clean up the property and leave the trailer or they can have the trailer removed. Mrs. Mannering stated that there are animals living in the trailer, holes in the floor. Mrs. Shaver stated we can also let the Health Dept. know about the rodents living in the trailer. Mrs. Mannering stated that they have caught multiple rodents, whether they are from that property she is not sure. Mrs. Mannering stated she just wanted to understand the process. Mrs. Shaver stated that it is a process, not a quick process but we are trying to get this property cleaned up. Mrs. Shaver stated that even if we never get a response from Mr. Madrigal we can put it in the local paper and after we do that letting them know that we are planning on doing x, y and z and giving them one other meeting, they can come to that's considered serving them with it. So, if you don't get ahold of them you can still move forward. Mrs. Mannering asked if that is a possibility that they will just board up the windows and leave it? Mrs. Shaver stated that it will be up to this Board on what they want to do. Mr. Beeson stated that will never happen.

PUBLIC IN ATTENDANCE: See sign in sheet

ADJOURNMENT:

There was no further business to be brought before the Board. The meeting was adjourned at 6:15 PM, on July 10, 2023.

  
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WPC Officer

  
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WPC Officer

  
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Ashley Rowe, Recording Secretary