

COMMUNITY

Fleming County Native - Anthony Roberts - Selected as City of Atlanta's Deputy Commissioner of Human Resources



Anthony Roberts - Deputy Commissioner of Human Resources, City of Atlanta

Anthony Roberts, a native of Fleming County, graduate of Fleming County High School and Morehead State University, was recently selected as the Deputy Commissioner of Human Resources for the City of Atlanta. In this

critical role, Mr. Roberts assumes responsibility for overseeing and managing HR Operations, Talent Acquisition, Performance Management, and Classification/Compensation for the City of Atlanta's workforce, which encompasses

over 8,000 employees across 26 departments. A graduate of Fleming County High School in 1989, he hails from Hillsboro, KY, as the son of Claude and Barbara Roberts. He continued his educational journey at Morehead State University, earning a Bachelor of Business in Marketing/Management in 1993. Additionally, he pursued graduate stud-

ies in Human Resources Management and Adult/Higher Education - Career Counseling. He also holds Professional Certification from Public Service Human Resources (IPMA) Mr. Roberts brings a wealth of experience and expertise to his new position. Before taking on this pivotal role, Mr. Roberts served as the Assistant Director of Human Resources for

the City of Fort Lauderdale. With his extensive background in the HR field and education, he is well-prepared to help lead the Human Resources department for the City of Atlanta. Mr. Roberts has resided in Fort Lauderdale, Florida, since 2010 and is married to Greg Whitaker, his partner of 21 years.

Horvath Towers, LLC is proposing to construct a 270 ft self-supporting lattice telecommunications tower facility located at Mount Sterling Rd, approx. 1710 ft southwest of the intersection with Tilton Rd, Flemingsburg, Fleming County, KY 41041. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 6123007108 - ENB EBI Consulting, 6876 Susquehanna Trail South, York, PA 17403, or at (407)792-9506.

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INVITATION TO BID

The Fleming County Extension District is soliciting sealed bids for janitorial services of the Cooperative Extension Service facilities for 2024-2025. The contractor will supply all equipment and materials necessary to perform the job. The scope of the work includes but not limited to: cleaning all areas of the facilities, sweeping, mopping, vacuuming, dusting, window cleaning, sanitizing surfaces, waxing floors, general maintenance, and monitoring supplies. Written bids must contain at least two (2) references, proof of insurance, and the signed Official Bid Form and Job Description. All bids must be received in the offices of the Fleming County Cooperative Extension Service until 4:30 p.m., Friday, November 3, 2023.

Bids will be opened on Monday, November 6, 2023 at 5:15 p.m. at the Fleming County Extension Office. The Fleming County Extension District Board will award the contract based on the lowest and/or best bid received and the District Board reserves the right to reject any and all bids SHOULD IT DEEM IT TO BE IN THE BEST INTEREST OF THE Fleming County Cooperative Extension District Board.

To obtain an Official Bid Form and Job Description, please call the Extension Office at (606) 845-4641. The premises can be viewed at 1384 Elizaville Road, Flemingsburg, KY. Bids received after the scheduled closing time for the reception of bids will be returned unopened to the bidder.

The Fleming County Extension District Board will let bidders know when a decision has been made.

The Martin-Gatton College of Agriculture, Food and Environment is an Equal Opportunity Organization with respect to education and employment and authorization to provide research, education information and other services only to individuals and institutions that function without regard to economic or social status and will not discriminate on the basis of race, color, ethnic origin, national origin, creed, religion, political belief, sex, sexual orientation, gender identity, gender expression, pregnancy, marital status, genetic information, age, veteran status, physical or mental disability or reprisal or retaliation for prior civil rights activity.

Reasonable accommodation of disability may be available with prior notice. Program information may be made available in languages other than English

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summary of the issued final order, and shall post the notification required by subsection (d) of this Section containing an updated link to the code enforcement database on the city Web site. The City will make the complete record of final orders available upon request without charge.

(g) The city shall maintain the records created under this Section for ten (10) years following their issuance.

SECTION 16. Liens.

(a) A lienholder of record who has registered pursuant to Section 15(b) of this ordinance may, within forty-five (45) days from the date of issuance of notification under Section 15(d) of this ordinance:

- 1. Correct the violation, if it has not already been abated; or
2. Pay all civil fines assessed for the violation, and all charges and fees incurred by the city in connection with enforcement of the ordinance, including abatement costs

(b) Nothing in this Section shall prohibit the city from taking immediate action if (c) necessary under Section 17 of this ordinance.

(d)
(e) The lien provided by Section 14 of this ordinance shall not take precedence over previously recorded liens if:

- 1. The city failed to comply with the requirements of Section 15 of this ordinance for notification of the final order; or
2. A prior lienholder complied with subsection (a) of this Section.

(f) A lien that does not take precedence over previously recorded liens under subsection (c) of this Section shall, if the lien remains partially unsatisfied, take precedence over all other subsequent liens except liens for state, county, school board and city taxes.

(g) The city may record a lien before the forty-five (45) day period established in subsection (a) of this Section expires. If the lien is fully satisfied prior to the expiration of the forty-five (45) day period, the city shall release the lien in the county clerk's office where the lien is recorded within fifteen (15) days of satisfaction.

(h) Failure of the city to comply with Sections 15 and 16 of this ordinance, or failure of a lien to take precedence over previously filed liens-as provided in subsection (c) of this Section, shall not limit or restrict any other remedies the city has against the property of the violator.

SECTION 17. Immediate action.

Nothing in this ordinance shall prohibit the city from taking immediate action to remedy a violation of its ordinances when there is reason to believe that the violation presents a serious threat to the public health, safety, and welfare, or if in the absence of immediate action, the effects of the violation will be irreparable or irreversible.

SECTION 18. Effective Date.

This Ordinance shall be effective upon two (2) readings thereof, passage by roll call vote adopting same, mayoral approval, and publication in full.

FIRST READING of this Ordinance was had on the 11<sup>th</sup> day of September, 2023.

Katie Adamson, City Clerk

SECOND READING of this Ordinance was had on the 9<sup>th</sup> day of October, 2023, and upon roll-call vote was adopted by the City Council of the City of Flemingsburg, Kentucky.

Terry McKee For
Meredith Story For
Danny Carpenter For
Alan Davis For
Angie Graham For
Marty Voiers For

Katie Adamson, City Clerk

MAYORAL APPROVAL

The foregoing Ordinance No. 10-23-] is hereby accepted and approved by me, and same is directed to be published in full this 9<sup>th</sup> day of October, 2023.

Ricky Hurst, Mayor
Katie Adamson, City Clerk

PREPARED BY:
Darrell K. Ruark
City Attorney
Suit, Price, Price & Ruark, PLLC
207 Court Square
Flemingsburg, KY 41041
Phone: 606-849-2338

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ORDINANCE NO. 10-23-1
CITY OF FLEMINGSBURG, KENTUCKY
RESIDENTIAL RENTAL UNIT PERMIT

AN ORDINANCE RELATING TO RESIDENTIAL RENTAL UNIT STANDARDS AND PERMITS WITHIN THE CITY OF FLEMINGSBURG, KENTUCKY AND IMPOSING PENALTIES FOR VIOLATIONS PURSUANT TO KRS 83A.065.

WHEREAS, the Flemingsburg city council seeks to improve its housing code enforcement - program to provide for a rental unit permit and periodic inspection of rental housing; and

WHEREAS, the Flemingsburg city council seeks to maintain the availability of quality rental housing; and

WHEREAS, substandard and deteriorated rental housing has a detrimental effect upon the stability of neighborhoods, is environmentally undesirable and therefore detrimental to city residents and to neighboring communities; and

WHEREAS, improving rental housing requires a permit process and periodic inspection of rental housing to ensure that such premises conform to applicable laws; and

WHEREAS, in order to provide for such needed permit process and periodic inspection of rental housing, this ordinance establishes a licensing and residential health and safety rental inspection program to protect occupants from substandard housing, to maintain neighborhood stability, and to provide for an environmentally desirable community for all residents;

BE IT ORDAINED by the city council of the City of Flemingsburg, Kentucky as follows: Ordinance No. 10-23-1 is hereby enacted and shall read in full as follows:

- Sections:
I. Purpose and Scope
II. Definitions
III. Permit Required
IV. Ongoing Requirements of Permittees
V. Retroactive Application
VI. Effect of Noncompliance
VII. Enforcement
VIII. Penalties
IX. Severability
X. Effective Date

L. PURPOSE AND SCOPE

(A) The purpose of this ordinance is to establish a rental unit permit program in order to promote health and safety standards for rental properties, to protect tenants from substandard housing, and to maintain neighborhood stability. These standards relate to the condition, maintenance, and occupancy of rental units and are intended to ensure that rental housing is safe, sanitary, and suitable in accordance with all applicable laws.

(B) This ordinance shall apply to all rental units within the city.

II. DEFINITIONS

(A) "City" means City of Flemingsburg, Kentucky.
(B) "Occupant" means any lessee of a rental unit.

(C) "Rental unit permit" means a permit issued by the city pursuant to this ordinance.

(D) "Rental unit" means:

- (i) any residential space available for or being leased, or;
(ii) any non-owner-occupied residential space whose owners do not live on the premises.

(E) "City's designee" means the City of Flemingsburg Code Enforcement Officer or other employee designated by the Mayor

(F) "Short-term rental" means a residential space available for or being leased for a period of less than 180 days.

III. PERMIT REQUIRED

(A) Every owner of a rental unit in the city shall apply for and obtain a rental unit permit before leasing a rental unit to an occupant. The rental unit permit shall be in addition to the occupational license tax requirements of the city.

(B) Owners of short-term rentals are not required to obtain a rental unit permit for their residential rental space. Short-term rentals are considered a commercial business and must meet all applicable building, health, fire, and related safety codes.

(i) In addition to all other requirements utility bills for short-term rentals shall remain the sole responsibility of the owner of the property and shall not be transferred to an occupant as defined in this ordinance.

(i) Owners of short-term rentals are solely responsible for compliance with the International Property Maintenance Code, the International Residential Code, Kentucky Building Code and/or other regulations adopted by the City.

(C) Application shall be made on a form furnished by the city and shall at a minimum set forth the following information:

- (i) The physical address of the rental unit;
(ii) The name, address, and telephone number of the owner of the rental unit; and

(iii) The name, address, and telephone number of the owner's agent, if any, employed to manage or maintain the rental unit.

(D) After receipt of a complete application, the city's designee shall:

(i) Issue a rental unit permit for residential spaces that are currently leased or occupied by a non-owner on October 15, 2023, or;

(i) Complete a Rental Unit Permit Checklist approved by the city council on unoccupied residential spaces prior to the rental unit being leased to an occupant.

(E) Every owner of a rental unit in the city shall notify the city within fourteen (14) calendar days of any changes in address or any other changes that render the information supplied to the city in the rental unit permit application inaccurate.

(F) There shall be no fee charged for a rental unit permit, but there shall be a fee of \$500.00 to reinstate any revoked rental unit permit.

(G) A rental unit permit shall be temporarily suspended if water service to a rental unit has been shut off or disconnected for more than thirty (30) calendar days. This temporary suspension shall be lifted, without an additional fee being imposed, once water service has been restored.

(H) A rental unit permit shall expire every three (3) years after issuance or upon a change in occupant, whichever is sooner. A valid rental unit permit shall be required at all times that a rental unit is leased to an occupant.

(I) City utility services shall not be turned on prior to issuance of a rental unit permit. No occupant shall occupy a rental unit for which no rental unit permit has been issued.

(J) A rental unit permit is nontransferable.

(K) A separate rental unit permit shall be required for each rental unit.

(L) No rental unit permit shall be issued regarding a rental unit for which there are delinquent city property taxes or assessments, unpaid city utility bills, unpaid city fines, or unpaid city liens.

(M) Beginning December 16, 2023, A Rental Unit Permit Checklist shall be completed by the city's designees:

(i) prior to the issuance of a rental unit permit, or

(ii) prior to revoked rental unit permit being reissued, or

(iii) prior to a temporarily suspended rental unit permit being reinstated.

IV. ONGOING REQUIREMENTS OF PERMITTEES

Every permittee shall at all times ensure compliance with the following minimum requirements:

(A) No structure may exceed the maximum permitted number of rental units.

(B) No rental unit may be overcrowded or illegally occupied in violation of any local, state, or federal fire, zoning, property maintenance, building code, or other law.

(C) Every permittee shall maintain a current register of tenants with a lawful right to occupy any rental unit.

(D) All utility bills, assessments, and taxes shall be timely paid on every rental unit.

(E) The city's designee shall be permitted to inspect every rental unit that is the subject of a complaint regarding an alleged violation of any local, state, or federal fire, zoning, property maintenance, building code, or other law.

V. RETROACTIVE APPLICATION; LANDLORD-TENANT RELATIONS

(A) Applicability. All residential rental and non-owner occupied properties shall conform to the requirements of this ordinance irrespective of when such building or premises was constructed, altered or repaired. Every owner of a rental unit shall apply for a rental unit permit within 60 days of the passage of this ordinance.

(B) Landlord-tenant relations. Nothing in this ordinance or its enforcement shall be construed in any way to affect landlord-tenant relations nor shall relieve the tenant of any implied contractual obligations with the landlord.

VI. EFFECT OF NONCOMPLIANCE

(A) If the city's designee determines that any requirement of this ordinance has been violated, the city's designee who qualifies as a code enforcement officer pursuant to KRS 65.8805(4) shall issue a citation to the owner of the rental unit. Said citation may be served by any of the following methods:

(i) personal service to the alleged violator;

(ii) leaving a copy of the citation with any person eighteen (18) years of age or older who is on the premises, if the alleged violator is not on the premises at the time the citation is issued;

(iii) mailing a copy of the citation by regular first-class mail to the last known recorded mailing address of the alleged violator; or

(iv) if, in the exercise of reasonable diligence, the issuance of a citation using the methods set out in paragraphs (a) to (c) of this subsection is not possible, then the citation is properly served by posting a copy of the citation in a conspicuous place on the premises.

(B) Whenever a citation is issued, the city's designee shall also cause a notice to the tenant(s) to be prominently posted on the rental unit indicating that the tenant(s) may be required to vacate the rental unit if compliance is not established. No person other than the city's designee may remove the notice posted on the rental unit.

(C) When a rental unit is condemned, any rental unit permit issued regarding the condemned rental unit is automatically revoked.

VII. ENFORCEMENT

The provisions of this ordinance may be enforced by the code enforcement board.

VIII. PENALTIES

(A) Pursuant to KRS 83A.065(2), a violation of any provision of this ordinance is expressly made a violation subject to a criminal fine. Any person violating any provision of this Chapter shall be guilty of a violation and shall be fined not less than twenty-five dollars (\$25.00) nor more than two hundred fifty dollars (\$250.00) for each offense. A separate offense shall be deemed committed on each day during which or on which a violation occurs or continues.

(B) Pursuant to KRS Chapter 65, a violation of any provision of this ordinance is expressly made a civil offense subject to a civil fine. Any person violating any provision of this Chapter shall be guilty of a violation and shall be fined not less than twenty-five dollars (\$25.00) nor more than two hundred fifty dollars (\$250.00) for each offense. A separate offense shall be deemed committed on each day during which or on which a violation occurs or continues.

(C) The city shall be entitled to pursue a criminal fine, civil fine, or both, and the pursuit of one shall not be a prerequisite for pursuing the other.

(D) The city shall be entitled to recover all costs and reasonable attorney's fees incurred by the city in enforcing any provision of this ordinance.

IX. SEVERABILITY

Each section and each provision of each section of this ordinance are severable, and if any provision, section, paragraph, sentence, or part thereof, or the application thereof to any person, licensee, class, or group is held by a court of law to be unconstitutional or invalid for any reason, such holding shall not affect or impair the remainder of this ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of the rest.

X. EFFECTIVE DATE

This Ordinance shall be effective upon two (2) readings thereof, passage by roll call vote adopting same, mayoral approval, and publication in full.

FIRST READING of this Ordinance was had on the 11th day of September, 2023.

Katie Adamson, City Clerk

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Meredith Story For
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MAYORAL APPROVAL

The foregoing Ordinance No. 10-23-1 is hereby accepted and approved by me, and same is directed to be published in full this 9th day of October, 2023.

Ricky Hurst, Mayor

Attest:

Katie Adamson, City Clerk

PREPARED BY:

Darrell K. Ruark
City Attorney
Suit, Price, Price & Ruark, PLLC
207 Court Square
Flemingsburg, KY 41041
Phone: 606-849-2338

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