

Public Notices

PUBLIC NOTICE:
Notice is hereby given the **Final Settlement** for the estate of: Arthur Harsin, by the Executrix, will be on the 6 day of February, 2024, at the hour of 8:30 a.m. in the Gallatin District Court. Any objections to said settlement must be files before that date.

Tammy Trimble
Gallatin Circuit Court Clerk
3-1c

PUBLIC NOTICE:
CITY OF WARSAW
ORDINANCE NO. 2023-08
AN ORDINANCE OF THE CITY OF WARSAW, IN GALLATIN COUNTY KENTUCKY, ESTABLISHING REGULATIONS FOR THE OPERATION OF SHORT TERM RENTALS WITHIN THE CITY.

WHEREAS, the Warsaw City Council has proposed an ordinance governing the use of residential dwelling homes for short term vacation rentals; and

WHEREAS, the Warsaw City Council has determined that regulating short term rentals is necessary to preserve the character of the neighborhoods in the City and will protect the safety and welfare of the community.

NOW, THEREFORE, be it ordained by the City of Warsaw in Gallatin County, Kentucky, as follows:

SECTION I
THE FOLLOWING NEW SECTIONS ARE HEREBY CREATED UNDER OF THE CITY OF WARSAW CODE OF ORDINANCES.

[NEW CHAPTER] : SHORT TERM RENTAL PROPERTIES

§1. DEFINITIONS
For the purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CITY. The City of Warsaw, Kentucky.

CITY CLERK. The City of Warsaw City Clerk or his or her designee.

DWELLING UNIT. a detached single-family dwelling, attached single-family dwelling, or single unit within a multiple-family dwelling, a single dwelling in a mobile, modular or manufactured home.

HOST. any person who is the owner of record of residential real property who offers a dwelling unit, or portion thereof, for short term rental.

HOSTING PLATFORM. a website, mobile application, or other online platform that generally allows an owner or tenant to advertise a dwelling unit and provide a means for potential transient guests to arrange short term rental and payment.

OWNER-OCCUPIED PROPERTY (HOSTED) NON OCCUPIED HOMES (NON HOSTED). a parcel of real property and accompanying dwelling unit in which the title is held by one or more persons may rent their dwelling for the purposes of short term rental while they either occupy the property or just own, renting with the owner on property shall be known as (HOSTED) and renting without the owner present (NON HOSTED).

SHORT TERM RENTAL. a dwelling unit that is rented, leased, or otherwise assigned for a tenancy of thirty (30) or fewer consecutive days, this term does not include hotels, motels, extended stay lodging facilities, or bed and breakfast

inns.

TRANSIENT GUEST. a person or persons who enters into a contractual arrangement with a host whereby the person or persons pays rent to the host, or to a person designated by the host to receive rent, including through a hosting platform, in exchange for occupancy of a short term rental for a period of less than thirty (30) consecutive days.

§2. GENERAL PROVISIONS
(A) Effective, no person shall rent, offer for rent, list on any hosting platform, or receive rental income from any short term rental unless the host has first registered the short term rental in accordance with this chapter.

(B) This chapter shall apply to all short term rentals as defined herein, including those short term rentals operated prior to the effective date. This shall include single-family residential dwellings and dwelling units in otherwise owner-occupied dwellings, including, but not limited to, single family residences, condominiums, townhouses, and multi-family dwellings.

(C) The provisions herein shall not apply to licensed hotels or motels, bed and breakfast establishments, jails, convents, monasteries, or nursing homes.

(D) Short term rentals shall be permitted at owner occupied homes (hosted) and non occupied homes (non hosted).

§3. SHORT TERM RENTAL REGISTRATION REQUIRED

(A) All owners of real property that intend to utilize their property as a short term rental shall obtain a permit from the City Clerk. The owner shall complete a registration form which shall, at a minimum, include the following:

(1) The name, address, telephone number, email address, or any other pertinent contact information necessary to provide access to the host.

(2) The name and contact information of a person residing within twenty-five (25) miles of the short term rental that shall be responsible for addressing any safety or maintenance concerns; and

(3) The physical address of the short term rental, and unit number, if applicable.

(B) Registrations shall be renewed annually on or before February 1.

(C) In order to compensate the city for its costs in administering the short term rental registration program, all rental properties shall be subject to an annual registration fee of fifty dollars (\$50.00), which shall be paid to by the host to the City with the host's registration form.

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39-tfc

New registrations obtained after July 1 of each year shall be prorated to \$25.00 for the remainder of the year.

(D) Registration under this chapter is nontransferable. A new owner of a short term rental property shall file a new registration prior to offering the property for short term rental.

§4. RESPONSIBLE PARTY
The host shall be responsible for the short term rental's compliance with the City's Code of Ordinances, the City's Zoning Ordinance, all adopted building and fire codes, and all other laws and regulations.

§5. GENERAL REQUIREMENTS
The following general requirements shall apply to all short term rentals within the City:

(A) Proof of a current insurance covering fire, hazards, and general liability shall be presented annually to the City Clerk with the annual registration. Liability insurance shall have limits of not less than \$1,000,000. This insurance coverage shall be continuous during periods of short term rental.

(B) Owners of real property who register their property for short term rental shall notify all adjoining property owners of the registration.

(C) All short term rental occupants shall abide by all applicable noise, nuisance, and waste restrictions of the City.

(D) The short term rental unit shall have approved smoke alarms meeting Underwriters Laboratory (UL) standards in the following locations:

(1) All sleeping rooms.

(2) Every room in the path of the means of egress from a sleeping area to the main exit.

(3) Each story, including basements.

(E) No food shall be prepared or served by the owner or responsible party to the transient guests.

(F) Contact information for the host shall be conspicuously posted within the short term rental unit. This shall include names and phone numbers that can be reached twenty-four (24) hours per day, seven (7) days per week for the entire duration of the rental period.

(G) A maximum of 4 (Four) homes per City street may be used and/or registered for short term rentals.

(H) A maximum of 10 (Ten) homes per established subdivisions can be used as short term rental properties.

§6. MAXIMUM OCCUPANCY
(A) The maximum number of occupants permitted within a short term rental at any time shall be determined by the number of beds and sleeper sofas, with a limit of two (2) persons per bed/sleeper sofa. For example, the maximum occupancy for a short term rental unit with four (4) bedrooms (with 4 beds) and two (2) sleeper sofas would be twelve (12).

(B) No host shall simultaneously rent to more than one party under separate contracts.

(C) The maximum occupancy permitted by this section shall be conspicuously posted within the short term rental unit.

§7. MAXIMUM RENTAL DAYS
No host shall rent his, her, or its short term rental for more than two hundred forty (240) days per calendar year. The allocation of days shall be at the discretion of the host, provided that no short term rental shall be for a period of less than twenty-four (24) hours.

§8. PAYMENT OF FEES REQUIRED
(A) All hosts shall register with the City prior to listing his, her, or its property for short term rental.

(B) The host shall be responsible for payment of all transient room taxes and occupational license taxes if applicable at the city, county, state or federal level.

§9. COMPLAINTS
The following regulations shall apply to the administration of complaints related to the short term rental property:

(A) Upon the filing of three or more complaints within the same calendar year regarding the short term rental unit, the City shall notify the registrant of such complaints.

(B) If the City determines that violations of this section or any other ordinance or law relating to the short term rental have occurred, the right of operate the short term rental may be revoked by the City Clerk. Before any revocation action is taken, the City Clerk shall give the real property owner seven (7) days' written notice of the alleged violations and an opportunity to respond.

(C) The real property owner may appeal the revocation of the short term rental registration to the Mayor. The Mayor shall reduce his or her decision to writing.

§10. PENALTY
Any violation of a provision contained in this Chapter of this Code of Ordinances is hereby classified as a civil offense, pursuant to KRS §§65.8801 through 65.8840 and §§39.01 through 39.11 of this Code.

(A) Any person who violates any provision of this chapter shall be subject to a civil fine per day for each day the property is in violation of the Ordinance according to §39.08 of this Code. Each day of violation constitutes a separate offense without issuance of a separate citation.

The City shall possess a lien on property for all civil fines, penalties, charges, past-due amounts, fees, attorney fees, and all other reasonable costs associated with enforcing this chapter, and the placing of a lien on a parcel of real property pursuant to this Code. The lien shall be superior to and have priority over all other liens filed subsequently, except state, county, school board and city taxes.

(C) Failure to register property and pay the registration fee in accordance with this Chapter, or revocation, suspension, or denial of said registration license, may constitute grounds for denial of or revocation of future registrations with the city for short term rentals.

(D) The remedies and penalties provided herein are not to be deemed exclusive. They shall be in addition to and do not supersede or preempt other remedies such as condemnation, written violation orders and warnings, citations, nuisance code violation remedies, etc. Further, the remedies herein do not supersede or affect the legal rights and remedies provided under the law to the tenants vis-a-vis the landlord in any short term rental dwelling or unit therein.

SECTION II
Any ordinances or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. All ordinances or parts thereof not in conflict herewith shall remain in full force and effect.

SECTION III
This ordinance shall take effect and be in full force when passed, published, and recorded according to law. Publication may be in summary form.

SECTION IV
If any sentence, clause, section or part of this ordinance or the application thereof to any particular situation is, for any reason, found to be unconstitutional, illegal or invalid, the invalidity of any provision of this Ordinance shall not affect the validity of any other provisions hereof, and such other provisions shall remain in full force and effect as long as they remain valid in the absence of that provision determined to be invalid.

The foregoing Ordinance was read, passed and adopted by the Council of the City of Warsaw, Kentucky, meeting in regular sessions on the 11th day of December, 2023, and on the 8th day of January, 2024, with 4 Yes votes, -0- No votes, and -0- Abstentions, and was thereafter approved by the Mayor and ordered published in Summary according to law.

Approved: /s/Charles "CE" French
Charles "CE" French, Mayor
Attest: /s/Carolyn Caldwell
Clerk Carolyn Caldwell
Published: 1/17/2024
3-1c

PUBLIC NOTICE:
The Gallatin County Board of Education hereby invites offers to purchase surplus property, which is owned by the Board of Education and will be sold through a sealed bid process. Written sealed bids shall clearly be marked "sealed surplus property bid" and will be accepted at the Gallatin County Board of Education Office located @ 75 Boardwalk Warsaw, KY 41095 until 1:00 PM on February 5th, 2024. Bids will be considered at the regular Board meeting on February 06, 2024 at 5:00 PM. Any and all bids are subject to approval of the Gallatin County Board of Education. The Board reserves the right to reject any and all offers. If the highest proposed purchase price submitted is the same in more than one offer, then the Board will invite those bidders to submit a second "best and final" proposal within (4) business days. The properties purchased shall be sold in "as is" condition. The successful purchaser agrees that they will be acquiring the property as an "as is" condition with all faults and existing conditions on the property. Prospective buyers may schedule a viewing of the items by calling David Arvin to schedule an appointment at 859-567-1820. The Bid will be for approximately 85 Pallets.

2-2c
Please take notice that Asbury, LP, shall conduct a public auction sale on Friday, January 26, 2024, at 10:00 a.m., at the park office at Asbury Point, located at 401 Asbury Pointe Dr, Warsaw, KY 41095, to satisfy liens pursuant to KRS 376.480 for unpaid rent, reasonable storage, cleanup costs, and utilities. The property to be sold is a used 1999 Oakwood mobile home, Serial# H0NC07712274AB, presently located at 256 Beechwood Circle, Warsaw, KY. Sale will be to the highest bidder, as-is, where-is, and cash or certified funds due at the auction. If the home is to remain on the premises, pre-approval by Asbury, LP is required before the date of the auction, otherwise the home must be moved within 30 days of the auction.

1-3c
PUBLIC NOTICE:
Notice of Public Auction
Flagship Communities will expose at public auction sale to the highest bidder, on the 19th of January 2024 at 10am. Location of sale 123 Sycamore Cr. Warsaw KY 41097. Mobile home only. 1993 Clayton SR# CLA033520TN cash only, seller reserves the right to bid at said sale. Must be pre-approved for residency.

1-3c
PUBLIC NOTICE:
NOTICE OF MASTER COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT
CASE NO.: 14-CI-00055
BINGHAM GREENEBAUM DOLL LLP
(VERSUS)
MEREDITH L. LAWRENCE, ET AL
By virtue of a judgment and order of sale of the Gallatin Circuit Court rendered NOVEMBER 14, 2023 the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE (or the Gallatin Courthouse lawn, weather permitting) in Warsaw, Kentucky, to the highest bidder, at public auction on THURSDAY, JANUARY 18, 2024 at the hour of 1:30 P.M. or thereabouts, the following described property to-wit: ADDRESS: 75 HIGHWAY 465 EAST, SPARTA, KENTUCKY 41086
PVA PROPERTY IDENTIFICATION NUMBER: 015-26.02
AMOUNT OF JUDGMENT: \$472,504.86
The complete legal description is particularly set out in the Judgment and Order of Sale entered in this case.
THE FOLLOWING DESCRIBED

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