

August 14, 2023

WINCHESTER SPECIAL CITY COUNCIL MEETING

The Winchester City Council held special meeting August 14, 2023 at City Hall.

Mayor McIntire called the meeting to order at 10 a.m. with the following council in attendance: Jeff Pittman, Ron Bell, Lawrence Coultas, Terry Gregory, Melinda Hembrough, Bill Jacquot and City Clerk Teri Little.

Also, in attendance was John Paul Coonrod, City Attorney, Don Campbell.

Rex McIntire, Mayor, called for the special meeting to address the property at 131 Railroad Street.

John Paul Coonrod, City Attorney, stated that the city was now in possession of the deed to 131 railroad street. The residence is a real mess.

There have been several steps taken to get to this position. There has been \$7000.00 plus in liens filed against the property. There have been numerous nuisance calls with the latest was for a person defecating in the front yard. The owner, Guy Lewis, was served with a misdemeanor of improper disposal of human waste. Public defender Mr. Bonjean represented Mr. Lewis and agreed that instead of prosecution for the charge he would sign over the deed to the city. States Attorney Rick Crews accepted terms. Last week a quit claim deed to the city was filed at the courthouse.

A tax buyer had paid the prior taxes on the property, however, will not have rights to property till mid-October. If the city wants to go ahead and pay up back taxes would be \$3335.00.

MOTION: Bill Jacquot moved and Terry Gregory seconded to approve to pay real estate taxes on 131 Railroad St not to exceed \$3400.00 Roll call resulted in all yeas. Motion carried.

Once pay taxes have to make decision on what to do with property. Can sell as surplus property by add in paper and sealed bid or have it appraised and sell that way.

Estimation to have home demolished and removed would be anywhere from 10,000 to 12,000. Have to make the choice to demolish and then ask for bids or bids for how it stands with exceptions.

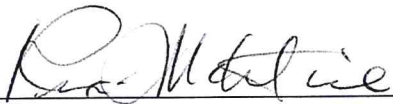
1. If bidding to buy and demolish has to be completed by 12/31/2023
2. If bidding to restore. Must be restored to habitual conditions by 07/01/2024.

The city has the right to refuse any bids they do not feel meet expectations.

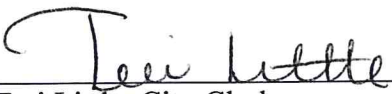
It was decided to place add in paper for sealed bids to be turned in by end of day September 1st at city hall. The bids will be opened on September 6, 2023 at 6:30 pm prior to regular city council meeting to allow bidders to make additional bids.

The add will include the 2 options and minimum bid of \$4000.00. There will be a bid packet available at city hall for all inquiring persons.

MOTION: Bill Jacquot moved and Terry Gregory second to adjourn at 11.10 a.m. Roll call resulted in all yeas. Motion carried.



Rex McIntire, Mayor



Teri Little, City Clerk