

PUTNAM COUNTY DILAPIDATED & ABANDONED ENFORCEMENT AGENCY

DAEA

**THURSDAY, SEPTEMBER 7TH, 2023
REGULAR MEETING MINUTES**

The Putnam County Dilapidated and Abandoned Enforcement Agency met on Thursday, SEPTEMBER 7TH, 2023, at 10:00 a.m. at the Putnam County Courthouse, Second Floor, Room 221 (formerly room 202).

1. Meeting was called to order at 10:00 A.M. by John Smoot, President.
2. Roll call was taken by Judy Graley and a quorum was present.

Members Present: President Mr. John Smoot, Vice President David Coll, Brett Hodgdon and Nick King

Members absent: Sheriff Bobby Eggleton and Charity Fellure

Staff Present: County Attorney Larry Frye and Judy Graley

Others in Attendance:

3. **MINUTES:** The Board reviewed the meeting minutes of AUGUST 3RD, 2023.
The motion was made by Vice President David Coll and seconded by President John Smoot to approve the AUGUST 3RD, 2023 minutes as presented. The motion carried unanimously.

4. **CITIZEN CONCERNS:** None

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5. **UNFINISHED BUSINESS:** REVIEW OF FORMAL COMPLAINTS TO RECOMMEND TO COUNTY COMMISSION FOR ACTION:

1. **DAEA CASE 2022-16:** 12657 Charleston Road, Red House
Staff gave a brief update regarding the County Commission decision on 08-29-23 and Brett Hodgdon made a motion to revisit this case in 90 days to see the progress. Nick King seconded the motion. The motion carried unanimously.

2. **DAEA CASE 2022-54:** 2049 Riders Creek, Hurricane
Staff gave a brief update regarding the property. The property owner has cleaned up the property and removed the manufactured home. Vice President David Coll made a motion to dismiss DAEA Case 2022-54 and Nick King seconded the motion. The motion carried unanimously.

3. **DAEA CASE 2022-67:** Birdie Court, Poca
 - i. 25 Birdie Court:
 - ii. 14 Birdie Court:
 - iii. 36 Birdie Court:

iv. 42 Birdie Court:

Staff gave a brief update on 25 Birdie Court and the property owner has not made any progress. Vice President David Coll made a motion to send a letter to the property owner advising him that the overgrown vegetation must be removed. Nick King seconded the motion. The motion carried unanimously.

4. **DAEA CASE 2023-04: 1201 Hedrick Road, Scott Depot, WV**
Vice President David Coll made a motion to dismiss DAEA Case 2023-04. Nick King seconded the motion. The motion carried unanimously.
5. **DAEA CASE 2023-08: 3655 Buff Creek, Hurricane**
Staff gave an update on the 8-29-23 County Commission meeting. The County Commission gave Mr. Courtright 60 days to get the property cleaned up. Staff will revisit the site in 60 days.
6. **DAEA CASE 2023-19: 80 Cow Creek Road, Hurricane, WV**
Staff gave an update from the 8-29-23 County Commission meeting. The County Commission signed an Order to serve the property owner the complaint.

6. **NEW BUSINESS:**

1. **DAEA CASE 2023-20: 173 Thompson Road, Culloden**
 - a. The complaint was received on 6-7-2023. Staff forwarded to Solid Waste and their office inspected and stated that they have no jurisdiction.
 - b. A site inspection was conducted on 7-27-23 and a certified letter to the property was mailed on 7-28-23. No green card has been received.
Nick King made a motion to table until next meeting to see if we get the green card back. Brett Hodgdon seconded the motion. The motion carried unanimously.
2. **DAEA CASE 2023-21: 24 Marina Drive, Hurricane**
 - a. The complaint was received 7-17-23 and inspected on 7-27-23.
 - b. Certified letter was mail 7-28-23 and returned because the owner moved and unable to forward.
 - c. Spoke to WVSAO and was advised that this property sold at auction and legally the current owner listed is whom all correspondence needs to be mailed to. The Deed transfer could take up to 18 months to transfer to the new owner.
DAEA Board can't discuss this case because the property was sold at a tax sale and the WVSAO won't release the purchasers name because they don't legally own the property. Staff will continue to stay in touch with WVSAO to get updates.
3. **DAEA CASE 2023-22: 221 Cherry Street, Hurricane**
 - a. The complaint was received 6-22-23 and forwarded to Solid Waste for an inspection. They have no jurisdiction in this matter.
 - b. A site inspection was conducted on 7-26-23 and a certified letter was mailed 7-28-23.
 - c. The property owner contacted me and stated that this is a rental property and that the renters moved out and left a lot of their belongings on the property. He is going

- to get it cleaned up and the porch repaired.
- d. Staff made an inspection on August 29, 2023, please see photos
 - e. The property owner is making significant progress in cleaning up the property.
- Vice President David Coll made a motion to dismiss DAEA Case 2023-22. Nick King seconded the motion. The motion carried unanimously.**

4. DAEA CASE 2023-23: 2361 Peach Ridge Road, Hurricane

- a. The complaint was received 7-19-23 and on 7-21-23 the property owner's daughter Rami Tucker came into the office and applied for a development permit to put a new manufactured home on the property. We discussed the complaint, and she told staff that she they are working on cleaning up the property and that the existing manufactured home will be removed.
- b. A site inspection was conducted on 8-17-23 and a certified letter was mailed 8-24-2023.
- c. 8-21-23 the property owner contacted me and stated that he purchased the property in May 2023 and is working on getting it cleaned up. He said he should have it cleaned up in a month. He is going to keep the manufactured home and take the tarps off the porch, clean up the overgrown vegetation and tear down the cellar.

The green card has not been returned. However, the property owner spoke to staff and advised that the overgrown vegetation had been removed along with the tarps on the manufactured home. Mr. Tucker is working on tearing down the cellar. Staff will report at the next DAEA meeting.

5. DAEA CASE 2023-24: 425 Circle Drive, Nitro

- a. The complaint was received 7-26-23.
- b. A site inspection was conducted on 8-14-23 and a certified letter was mailed 8-15-23.
- c. The certified letter was returned. States moved left no address to forward. The property owner is deceased so the letter was mailed to the occupant of the property and was not signed for.
- d. The Putnam County Health Department has also visited this property, please see attached email.

The certified letter was returned and stated that moved left no address to forward. Nick King made a motion to have the owner process served. Brett Hodgson seconded the motion. The motion carried unanimously.

6. DAEA CASE 2023-26: 279 Rocky Step Road, Winfield

- a. A verbal complaint was received on 7-31-23 and the written complaint was received 8/14/23.
- b. A site inspection was conducted on 7-31-23 and a certified letter was mailed 8-14-23.
- c. The green card was not returned. The owner of this property is also the owner of another DAEA case that refused to clean up the property.

The green card has not been returned. Staff will address this case at the next DAEA meeting.

7. DAEA CASE 2023-27: 2351 Cherry Street, Hurricane

- a. The complaint was received 8-3-23.
- b. A site inspection was conducted on 8-17-23 and a certified letter was mailed August 24, 2023.
- c. August 28, 2023, the certified mail was returned unable to forward. I called WVSAO and was told that this property was sold at auction and is still legally owned by Mr. Bird until a Deed transfer which could take up to 18 months.

This property was sold at a tax sale and the WVSAO won't release information regarding the purchaser. Staff will continue to stay in touch with the WVSAO for updated information. Nick King made a motion to table until next DAEA meeting to check status. Brett Hodgdon seconded the motion. The motion carried unanimously.

8. DAEA CASE 2023-29: 92 Poplar Drive, Scott Depot

- a. The complaint was received 8-14-23.
- b. A site inspection was conducted on 8-23-23 and a certified letter was mailed August 24, 2023.

The green card has not been returned to staff. Staff will give an update at the next DAEA meeting.

9. OLD BUSINESS: None

10. STAFF REPORT:

- a. **The following properties are to be added to the agenda for the upcoming meeting per complaints forwarded to the DAEA board via Commissioner Skidmore.**

- i. **4 Davis Drive**
- ii. **5 Davis Drive**
- iii. **103 Cross Lanes Drive**

11. ADJOURNMENT:

Vice President David Coll made a motioned to adjourn at 10:25 am. Nick King seconded the motion. The motion carried unanimously.

Minutes respectfully submitted for approval:

Date: 10/5/23

Board President: ABSENT

Board Vice President: [Signature]