

**Town of Washington Park
Municipal Building
Special Meeting – Nuisance Abatement Hearing Re: 320 Isabella Avenue
October 6, 2025 6:30 p.m.**

Present: Thomas Richter, Mayor; Jeff Peacock, Mayor pro tem; Lee Bowen, Commissioner; Wade Dale, Commissioner,

Also present: Town Clerk, April Alligood; neighbor Bill Rianhard

Absent: Belinda Cowell, Commissioner; Vail Rumley, Commissioner; homeowner, McGregor Bell.

Mayor Richter called the meeting to order. Mayor pro tem Peacock made a motion to move into hearing to discuss nuisance abatement for 320 Isabella Avenue. Seconded by Commissioner Bowen. Passed by all.

Clerk Alligood stated this was a hearing on the issue of whether the condition of the property is dangerous or prejudicial to the public health or safety and if abatement was warranted. A formal findings of fact and order would be prepared and filed after the hearing. She further explained that anyone testifying at the hearing would have to be sworn before they would be allowed to offer any evidence. Mayor pro tem Peacock and Clerk Alligood were sworn in.

Mayor pro tem Peacock stated that the condition of the yard, especially the back yard, was overgrown and in violation of the current noxious growth ordinance.

Mayor pro tem Peacock took pictures of the yard as of September 16, 2025. The pictures showed excessive overgrowth of grass and underbrush in excess of 12 inches. The pictures were provided to the Board prior to the hearing and were introduced into evidence and received by the Board. Mayor pro tem Peacock indicated the yard was in the same, or worse condition as of today.

Clerk Alligood confirmed she received a copy of the September 23, 2025, correspondence from Attorney Sasnett noticing the hearing for October 6.

Clerk Alligood confirmed that the Notice of Violation and Notice of Hearing letter dated September 23, 2025, was mailed certified mail, return receipt requested, and was served on Mr. Bell on September 29, in compliance with Town of Washington Park Ordinance §93.003. A copy of the letter was introduced into evidence and received by the Board.

This concluded the evidentiary portion of the hearing.

The Board felt the property, specifically the height of the grass, is dangerous and prejudicial to the public health or safety of residents as well as being a fire hazard and a harboring place for rats, mice, snakes, and other vermin. The Board discussed abatement and implementing a \$25/day fine. The Board felt Mr. Bell would not remedy the situation on his own within a given timeframe and thought it best to move forward with abatement. It was recommended to have a 3rd party professional landscaper complete the job. Clerk Alligood noted she had reached out to the contractor the City of

Washington uses for abatement to assist the Town if needed. Any cost incurred will become a lien against the property if not paid by the homeowner.

Commissioner Dale made a motion that conditions exist that the property at 320 Isabella Avenue is dangerous or prejudicial to the public health or safety and an order for abatement was warranted. The Board also wants to include additional fees (i.e. attorney, management or inspection of property fees), if applicable, to the cost of abatement. Seconded by Commissioner Bowen. Passed by all.

Clerk Alligood will consult with Attorney Sasnett to prepare a findings of fact and order for the Mayor's signature to be sent certified mail to Mr. Bell.

Commissioner Bowen made a motion to come out of hearing and return to the regular meeting agenda. Seconded by Mayor pro tem Peacock. Passed by all

April S. Alligood, Clerk
Town of Washington Park