

WINCHESTER/CLARK COUNTY
ADMINISTRATIVE HEARING BOARD MINUTES

May 16, 2022

The meeting of Winchester/Clark County Administrative Hearing Board was held Monday, May 16, 2022, at 6:15p.m. in the Commission Chambers, City Hall, 32 Wall Street, Winchester, KY. Those present were:

Don McCarty, Board Member

Robert Pritchett, Board Member

George Carruba, Chairman

Dana Arnold, Board Member

Larry Long, Board Member

William Dykeman, City Attorney

Shanda Cecil, Planning and Zoning/Code Enforcement

Rebecca Power, Code Enforcement

Dianna Layne, Admin. City Manager

CALL MEETING TO ORDER

Announced the present Board Members:

Don McCarty, Robert Pritchett, George Carruba, Dana Arnold, Larry Long, and City Attorney, Bill Dykeman

COMMENTS FROM THE GENERAL PUBLIC CONCERNING ITEMS NOT ON THE AGENDA

APPROVAL OF MINUTES (April 18, 2022, meeting) -approved unanimously.

Ms. Cecil, Ms. Layne and Ms. Power- were sworn in.

PUBLIC HEARINGS

14 Cook Ave- Tabitha Drame- to represent the owner (Richard Rice Estate) Ms. Drame was sworn in. Roof and Facia boards need to be fixed. She had part of the roof fixed by contractor never came back. Owes \$200 in fines and \$223 in back taxes. Mr. Pritchett made a motion that Ms. Drame has until the June 20th meeting to have repairs done or someone hired to do the repairs, or a \$500 fine will be imposed. Mr. Long seconded the motion. Motion passed unanimously. Ms. Drame was also referred to Community Services to seek help.

307 E. Hickman-John Logan, owner. Mr. Logan was sworn in. Mr. Logan has demolished the house. Mr. Logan has mowing bill of \$130 for not mowing his yard when notified. Mr. Pritchett made a motion that Mr. Logan have the debris cleaned up and bill paid by June 20th meeting then the property will be compliant. Mr. McCarty seconded the motion. Motion passed unanimously.

207 Mutual Ave- Ralph Caudill- owner. Mr. Caudill brought legal representation, Caleb Pittman, Appal Red Legal Aid. Mr. Caudill and Mr. Pittman was sworn in. Mr. Pittman was made aware that this property has been an issue for 4 years and that Mr. Caudill owes \$6800 in liens. Mr. Pittman had just been made aware of this case. Mr. Pritchett made a motion to give Mr. Caudill until the June 20th meeting to have something in writing for the repairs and a payment plan in place for the fines. Mr. McCarty seconded the motion. Motion passed unanimously.

125 French Ave.- Allesandro English- owner. No one here to represent the property. Mr. Long made a motion the Mr. English be fine \$500 and \$100/day until the repairs are done. Mr. Pritchett seconded the motion. Motion passed unanimously.

46 S Main St. – Sergio Lopez-owner. No one here to represent this property. Needs to fix the windows and gutter. Mr. Long made a motion to issue Mr. Lopez a \$100/day fine until all repairs are done. Mr. McCarty seconded the motion. Motion passed unanimously.

105 E Broadway, Broadway Baptist Church- No one here to represent this property. They called and asked us to table this because their structural engineer could not be here. Mr. McCarty made a motion to table until June 20th meeting. Ms. Arnold seconded the motion. Motion passed unanimously.

131 Alabama- No one here to represent this property. Mr. McCarty made a motion to impose a \$250 Citation and if the repairs were not done by the June 20th meeting start a \$100/day fine. Ms. Arnold seconded the motion. Motion passed unanimously.

40 Franklin Ave.- Aron Taylor sold this property to Melissa Ward- No one here to represent this property. This property is complete and off the AHB books.

40 & 60 Fourth Street, John Greene Estate & 23 Almond Court, Robert Dobbins Estate – COW has taken care of these properties for many years. The liens against them are in excess of the value of the properties. Mr. Pritchett made a motion of a Final Order that everything is factual and true about these properties and advised Bill to file an eminent domain lawsuit to take these properties for the City of Winchester. Mr. McCarty seconded the motion. Motion passed unanimously.

136 College St- Don Parsons- Owner. No one here to represent this property. Mr. McCarty made a motion to table this property until the June 20th meeting. Mr. Long seconded the motion. Motion passed unanimously.

UPDATE

AHB Training – About the new ordinance, May 19th at 3:00pm

BOARD COMMENTS- None

STAFF COMMENTS- None

MOTION TO ADJOURN- Motion made by Ms. Arnold, Mr. Long seconded. Motion passed unanimously.

Next regular meeting- Monday, June 20, 2022, 6:15pm

Chairman signature George S. Carruba