

WINCHESTER/CLARK COUNTY
ADMINISTRATIVE HEARING BOARD MINUTES

August 17, 2020

The meeting of Winchester/Clark County Administrative Hearing Board was held Monday, August 17, 2020 at 6:15p.m. in the Commission Chambers, City Hall, 32 Wall Street, Winchester, KY. Those present were:

Robert Pritchett, Board Member

George Carruba, Board Chairman

Don McCarty, Board Member

Larry Long, Board Member

William Dykeman, City Attorney, Via speaker phone

Shanda Cecil, Planning and Zoning/Code Enforcement

Rebecca Power, Code Enforcement

Don Pace, Petitioner

Mr. Caudill, Petitioner

CALL MEETING TO ORDER

Announced the present Board Members:

Robert Pritchett, George Carruba, Larry Long, and Don McCarty

Megan Hendricks was not present.

APPROVAL OF MINUTES (July 20, 2020 meeting) approved unanimously.

Ms. Cecil & Ms. Power- were sworn in.

PUBLIC HEARINGS

207 Mutual Ave- Mr. Caudill was sworn in. First violation June 2018, He has made some progress. Said times are hard, can't hire anyone because of COVID. There are no shingles on the roof. Needs to have the roof finished, siding fixed, trash picked up, and camper/people gone.

Mr. Pritchett made a motion that at the next meeting (09/14/20) Ralph Caudill (owner) needs to attend, progress report, the roof be done, trash picked up, and camper/people gone. Then the board will discuss the siding. At the next meeting will discuss fines if not fixed.

Mr. McCarty second the motion. Motion passed unanimously.

503 N Main

509 N Main

511 N Main – Don Pace was sworn in. Has owned the properties since May. Lots of work to be done. Plans to fix them and rent them. Previous liens have been paid. Difficult to get materials from Lowes. Contractors are backed up with work. Assures the board his plans are to fix them and rent them or he doesn't make money. Mr. Pace said he must work on structural issues before aesthetics. Board is concerned with the basics, roof, siding, windows. Usually takes Mr. Pace six months to turn around a property.

Mr. Pritchett made a motion for Mr. Pace to come back in 60 days (10-19-20) with a progress report and to be complete in 6 months.

Mr. Long second the motion. Motion passed unanimously.

156 Magnolia – Don Pace still sworn in. Is in real bad shape and has had squatters. Mr. Pace said he has gotten quotes to tear it down and quotes on renovating, both were extremely high. Mr. Pace is willing to give the property to the City.

Table this matter until the next meeting to find out if the City is interested.

Ms. Power spoke to Mr. Pace about his “junk” vehicle in his driveway. He must move the vehicle to the back yard. Mr. Pace said he would work on moving the vehicle.

105 E Broadway – Ms. Cecil said this was a mistake. This property was not supposed to be on the agenda until next meeting.

352 Boone Ave – Ms. Cecil was working with the property maintenance company and they fixed one window. Ms. Cecil called the company back and the woman she talked with thought the other 2 windows had been fixed, but the woman had been taken off this properties case Ms. Cecil told her if the windows weren't fixed by August AHB meeting she was going to recommend a

\$100/day fine. Mr. Robert Blanton told the board that the property had sold, it was in Friday's paper. The company is in Pennsylvania. Mr. Dykeman said to send a violation letter certified mail to repair or reply by the October 19, 2020 meeting or fines will start.

Mr. Long made a motion to send the violation certified mail to be repaired or to reply by the October 19, 2020 meeting or fines will occur.

Mr. Pritchett second the motion. Motion passed unanimously.

130 W Lexington Ave – Mr. James Ratliff did not appear but sent an email. They have applied for a home improvement loan and waiting to hear the status on the loan.

Mr. Pritchett made a motion for Mr. Ratliff to come to the October 19, 2020 meeting to give us a progress report, still work on the outside violations, at that time the board will discuss fines.

Mr. McCarty second the motion. Motion passed unanimously.

128 Holly Ave – Mr. Samuel Brown did not come to the meeting.

Mr. McCarty made a motion that a \$200.00/day fine be imposed until fixed, fines paid, or sold.

Mr. Long second the motion. Motion passed unanimously.

NEW BUSINESS- None

OLD BUSINESS- None

BOARD COMMENTS- None

STAFF COMMENTS- None

MOTION TO ADJOURN- Motion made by Mr. Long, Mr. Pritchett second. Motion passed unanimously.

Next regular meeting- Monday, September 14, 2020 6:15pm

Chairman signature_____