

WINCHESTER/CLARK COUNTY
ADMINISTRATIVE HEARING BOARD MINUTES

January 10, 2022

The meeting of Winchester/Clark County Administrative Hearing Board was held Monday, January 10, 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

Andrew Fugitt, Board Member

George Carruba, Chairman

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, Larry Long and

Andrew Fugitt, City Attorney, Bill Dykeman

COMMENTS FROM THE GENERAL PUBLIC CONCERNING ITEMS NOT ON THE AGENDA

APPROVAL OF MINUTES (December 6, 2021, meeting) -approved unanimously.

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

NEW BUSINESS- 8 Mutual- Not on the agenda- Jacob King, Owner and his mother Tammy King were sworn in. Mr. King paid \$200 on his existing fines and signed a contract with Ms. Layne to pay off the balance. Mr. Long made a motion to give Mr. King until the February 28th meeting to get the property total clean or the board will impose a \$100/day fine. Mr. Pritchett seconded the motion. Motion passed unanimously.

PUBLIC HEARINGS

130 W. Lexington Ave.- James Day-New owner (former Ratliff property). Mr. Day was sworn in. Mr. Day closed on this property on December 22, 2021 and has given Mr. Ratliff until January 22, 2022, to get his possessions out of the home. Mr. Day said he was going to demo the home and build a 3 level 4plex. Mr. Pritchett made a motion to give Mr. Day until the March 14th meeting to have the home on the ground. If that is done the board will forgive a previous \$500 fine that was on the property. Mr. McCarty seconded the motion. Motion passed unanimously.

207 Mutual Ave- Ralph Caudill- owner. Mr. Caudill was not there to represent the property. Ms. Cecil said she inadvertently forgot to send Mr. Caudill notice of the meeting. Mr. Long made a motion to table this matter until the February 28th meeting. Mr. Fugitt seconded the motion. Motion passed unanimously.

115 W. Lexington Ave- Herb Booker- owner. Mr. Booker was not there to represent the property. Mr. Booker was on the agenda for the January Board of Adjustments meeting but that meeting was cancelled due to snow. Mr. Pritchett made a motion to table this property on the February 28th meeting, giving Mr. Booker time to attend the February Board of Adjustments meeting. Mr. McCarty seconded the motion. Motion passed unanimously.

121 W. Lexington Ave.- Sergio Lopez- owner. Mr. Lopez was not there to represent the property. Mr. Lopez told Ms. Cecil that he was trying to sell this property and did not want to put money into it (to fix the window) while he was trying to sell it. Mr. Lopez has a person interested and will find out at the end of the week if the person wants the property. Mr. Fugitt made a motion to fine Mr. Lopez \$250 and if the window is not fixed by February 28th the board will impose a \$100 per day fine. Mr. Pritchett seconded the motion. Motion passed unanimously.

60 N. Main- Brandon Barker- Owner. Mr. Barker was not there to represent the property. There is one window Mr. Barker needs to replace and says he can not get the glass for it. Mr. McCarty made a motion to send Mr. Barker a \$250 citation and he has until February 28th meeting to fix the window or a \$100 per day fine will be imposed. Mr. Fugitt seconded the motion. Motion passed unanimously.

104 Sycamore St.- George Stamper-owner. Mr. Stamper was not there to represent the property. Mr. Stamper has a demo permit and asked Ms. Cecil to write him a letter to take to Frankfort. If it is not considered critical to demo Frankfort will make him wait another 10 days. Mr. Pritchett made a motion to issue Mr. Stamper a citation to come to the February 28th meeting or a \$100 per day fine will be imposed. Mr. Fugitt seconded the motion. Motion passed unanimously.

17 Elizabeth St.- Katrina Caudill- owner. Ms. Caudill was not there to represent the property. Ms. Caudill had signed a contract with the city to pay her fines. She paid one payment and had cleaned up her property. Now the property is back trashy, she behind payments, and hasn't paid taxes since 2011. Mr.

Fugitt made a motion to start a \$100 per day fine until payments are caught up, taxes paid, and property cleaned up. Mr. Long seconded the motion. Motion passed unanimously.

BOARD COMMENTS- None

STAFF COMMENTS- Mr. Dykeman discussed the new AHB ordinance with the board and explained that we would have some time set apart to go over the new provisions. He is going to take 3 properties that qualify for the new process and bring them to the board February 28th. The AHB will hear the evidence and make a recommendation. The City Commission will decide to proceed with an imminent domain suit and buy the property. The property must be vacant.

Mr. Fugitt has moved to Carlisle. He is a county appointee to the board and will have to be replaced since he no longer lives in Clark County.

At the February 28th meeting the board needs to nominate a Chairman and a Vice Chairman.

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

Next regular meeting- Monday, February 28, 2022, 6:15pm

Chairman signature


