

WINCHESTER/CLARK COUNTY  
ADMINISTRATIVE HEARING BOARD MINUTES

February 6, 2023

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

Don McCarty, Board Member

Dana Arnold, Board Member

Larry Long, Board Member

Robert Pritchett, Board Member

William Dykeman, City Attorney

Shanda Cecil, Code Enforcement

Rebecca Power, Code Enforcement

Dianna Layne, Admin. City Manager

**CALL MEETING TO ORDER**

**Announced the present Board Members:**

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

**COMMENTS FROM THE GENERAL PUBLIC CONCERNING ITEMS NOT ON THE  
AGENDA**

**APPROVAL OF MINUTES** (December 19, 2022) -approved unanimously.

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

## **PUBLIC HEARINGS**

**115 E Lexington Ave.** – Herb Booker -owner. Mr. Booker was sworn in. Mr. Booker was given an invoice for \$480 for mowing his property last summer. He disputed the charges and discussed those with Ms. Power. He said that the BOA had approved 19 residential units and 5 retail spaces, with one parking spot for each unit. With those numbers approved, Brian Ward is reworking the design plans and expects to have something to Mr. Booker by March (this was confirmed by Bill Dykeman who said that he spoke with Brian about this property just last week). Mr. Hayes has agreed to sell Mr. Booker his lots that he had previously leased to him for parking, so they are working on closing that deal. Mr. Pritchett made a motion to table this property until the April 17<sup>th</sup> meeting for an update. Ms. Arnold seconded the motion. Motion passed unanimously.

**609 N Main** – Don Pace- owner. Mr. Pace sworn in. Mr. Pace said he had the house scheduled for demolition in January, but the cold spell in December caused him to have 35 busted pipes in his various properties and it wiped out his money he had set aside for this demolition. However, he did say that he planned to have it down within the next 2 weeks. Mr. Pritchett made a motion to give Mr. Pace until the April 17<sup>th</sup> meeting to get the house demolished or a \$100 per day fine will begin. Ms. Arnold seconded the motion. Motion passed unanimously.

**46-50 S Main-** Sergio Lopez -owner. No one was present to represent this property. Mr. Lopez told Ms. Cecil that he was not going to completely replace the windows but was going to keep the frames and just replace the glass. However, he also told her that the windows had been ordered and just have not come in. She asked him about the roof, and he said the roof was fine. The pipes burst in the building in December. Sergio was notified of this meeting, but he did not respond and did not show up. Ms. Arnold made a motion to reinstate the \$100/day fine until the problems are fixed. Mr. McCarty seconded the motion. Motion passed unanimously.

**36 Franklin Ave-** Ricky York-owner. No one there to represent this property. Melissa Ward has decided not to buy this property because of the difficulty in obtaining a clear title. Mr. Dykeman said that the title to this property is a mess. There are numerous liens against the property. Mr. McCarty made a motion to table this until the March 6<sup>th</sup> meeting to let the Property Revitalization Committee discuss the issue. Mr. Pritchett seconded the motion. Motion passed unanimously.

**24 Hughes Ave.-** John Dulin-owner. No one there to represent this property. The City has demolished the house on this property and a \$12,000+ lien is against the property. Mr. Dulin can not be located. Mr. Pritchett made a motion to foreclose on this property. Mr. McCarty seconded the motion. Motion passed unanimously.

**6169 West Lexington Road, Stuffs Properties** – Jerry Joiner, owner. This matter postponed because Stuff's lawyer was unavailable.

At the March meeting, officers will be elected.

**BOARD COMMENTS-** None

**STAFF COMMENTS-** None

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

**Next regular meeting-** Monday, March 6, 2023, 6:15pm

Chairman signature George J. Carr