

WINCHESTER/CLARK COUNTY
ADMINISTRATIVE HEARING BOARD MINUTES

February 28, 2022

The meeting of Winchester/Clark County Administrative Hearing Board was held Monday, February 28, 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

Larry Long, Board Member

William Dykeman, City Attorney via phone

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
City Attorney, Bill Dykeman

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

APPROVAL OF MINUTES (January 10, 2022, meeting) -approved unanimously.

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

Election of Officers- Motion to keep George Carruba as Chairman made by Mr. Pritchett, Seconded by Mr. Long, Motion passed unanimously.

Motion to keep Larry Long as Vice Chairman made by Mr. Pritchett, Seconded by Mr. McCarty, Motion passed unanimously.

Rebecca Power will remain as Secretary.

PUBLIC HEARINGS

8 Mutual Ave.- Jacob King- owner. Jacob and Tammy (his mother) King were sworn in. They have cleaned up quite a bit. They missed their payment to the City in February, many personal problems. Mr. Pritchett made a motion that the Kings make their final 3 payment (March, April, and May) and get the property total cleaned up by the April 18th meeting. If not, the \$100/day fine will be imposed retroactive to February 28, 2022. Mr. McCarty seconded the motion. Motion passed unanimously.

207 Mutual Ave- Ralph Caudill- owner. Mr. Caudill was sworn in. We have been dealing with this property for several years and Mr. Caudill owes almost \$7000 in liens, Mr. Long made a motion to give Mr. Caudill until the April 18th meeting to have the roof fixed or under contract to be fixed, have the junk cars removed from the backyard, and clean up all the trash, or the board would impose the \$200/day fine and discuss foreclosure. Mr. Pritchett seconded the motion. Motion passed unanimously.

40 Franklin Ave.- Aron Taylor – owner. No one came to represent this property. Mr. Taylor was suppose to fix the broken window. Mr. McCarty made the motion to fine Mr. Taylor \$500 and if the window is not fixed by the April 18th meeting a \$100/day fine will be imposed. Mr. Long seconded the motion. Motion passed unanimously.

315 E Hickman St. – Green- owner. No one came to represent this property. Ms. Cecil and Mr. Green called 2 demolition companies to get bids. Mr. Pritchett made a motion to table this property until the March 14th meeting, at that time the house needs to be demoed or a signed contract to demo. If not, the board will consider fines. Mr. McCarty seconded the motion. Motion passed unanimously.

115 W. Lexington Ave- Herb Booker- owner. Mr. Booker was not there to represent the property. Mr. Booker went to the Board of Adjustments and has a rental agreement with Ben Hayes for 40 years on two properties to use for parking. Mr. Pritchett made a motion to table this property until the April 18th meeting to give Mr. Booker time to go back to the Board of Adjustments meeting. Mr. McCarty seconded the motion. Motion passed unanimously.

138 Elm St.-Perkins's estate – owner. Mr. Alfego Ragan (Grandson) was sworn in. Mr. Ragan has been taking care of the property and paying the taxes. Mr. Ragan is demoing the house and about 90% done. Mr. Pritchett made a motion to give Mr. Ragan until the March 14th meeting to finish cleaning up the property. Mr. McCarty seconded the motion. Motion passed unanimously.

121 W. Lexington Ave.- Sergio Lopez- owner. No one came to represent this property. Ms. Cecil said the property has been fixed.

307. E Hickman St. -John Logan – owner. No one came to represent this property. Mr. Logan is supposed to demo the house but has not done anything yet. Mr. Pritchett made a motion to have the house

demoed or a contract for demolition or the Board will enforce the previous demolition order and place liens on the property. Mr. McCarty 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. Ms. Cecil called 3 glass companies and got estimates and approximate dates the work could be done. Ms. Cecil gave these to Mr. Barker. Mr. Barker chose a different company, and the window is still not replaced. The board decide to enforce the \$100/day fine already in place. No motion needed.

17 Elizabeth St.- Katrina Caudill- owner. Ms. Caudill was not there to represent the property. This property is being sold by the Master Commissioner, so the board will be done with this property.

36 Magnolia St. -Tammy Krolbart – owner. No one came to represent this property. This is a vacant property and the taxes have not been paid since 2007. This is a property Mr. Dykeman is planning to file a Chapter 99 foreclosure on. Mr. Long made a motion for foreclosure due to the property meeting the criteria. Mr. Pritchett seconded the motion. Motion passed unanimously.

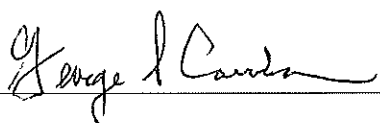
11 Spring St.-Vincent Taylor – owner. No one came to represent this property. Mr. McCarty made a motion to foreclose. Mr. Long seconded the motion. Motion passed unanimously.

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 14, 2022, 6:15pm

Chairman signature  _____