

WINCHESTER/CLARK COUNTY
ADMINISTRATIVE HEARING BOARD MINUTES

October 17, 2022

The meeting of Winchester/Clark County Administrative Hearing Board was held Monday, October 17, 2022, at 6:15p.m. in the Commission Chambers, City Hall, 32 Wall Street, Winchester, KY. Those present were:

Don McCarty, Board Member

George Carruba, Chairman

Dana Arnold, Board Member

Larry Long, 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, George Carruba, Dana Arnold, Larry Long, and City Attorney, Bill Dykeman (by phone).

COMMENTS FROM THE GENERAL PUBLIC CONCERNING ITEMS NOT ON THE AGENDA

APPROVAL OF MINUTES (September 20, 2022, meeting) -approved unanimously after minor spelling correction.

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

PUBLIC HEARINGS

8 Mutual Ave- Jacob King -owner. Jacob and Donovan King were sworn in. This property has been a mess for years. Mr. King had cleaned the property up and paid off the fines at the beginning of the year. The King's mess the property up again and were given a \$100 citation. They brought pictures where they cleaned up and promised to have it completely cleaned by November 1st. The board gave them a warning that if they let it get it bad again the fines will go up, possibly a daily fine. No motion necessary.

124 Fifth St – Obediah Israel Estate- Daniel Israel sworn in to represent the property. There are 9 children that are heirs to this property. They are supposed to contact Planning and Zoning to see if they can put a private greenhouse on the property. Ms. Arnold made a motion to give the family until the November 14th meeting agree on what they are doing with the property. Mr. Long seconded the motion. Motion passed unanimously.

24 Elm St- Missy Adams- owner. The house is torn down and Ms. Adams is waiting on WMU to come get the full dumpster and bring a new dumpster. Ms. Adams hopes to have it all cleaned up by Thanksgiving. No motion needed.

24 Seaboard- Christian Citty- owner. Mr. Citty sworn in. Mr. Citty has a sagging roof on his garage. Mr. Citty doesn't use his garage and admitted it looked horrible. His plans are to tear out that part of the roof and make a carport. Mr. McCarty made a motion to give Mr. Citty until the December 19th meeting to have the roof fixed. Ms. Arnold seconded the motion. Motion passed unanimously.

46-50 South Main-Sergio Lopez- owner. Sergio & Roy Lopez were present to represent the property and sworn in. Betty Jane Glascock (8 Court Street) was also present to discuss the property. These buildings were condemned July 21st. The old Citizens Bank building needs a lot of work. Sergio has gotten all of the trash out of 50 South Main and has six windows ordered to replace the windows that are broken or missing out of both buildings. He has started painting the sashes and pressure washing the front of the building. We stopped him from painting the bricks of the building, and he is scheduling a time to go before the Historic Preservation Committee to see whether they will approve him painting it. Ms. Glasscock talked about the gutters not being connected causing water to run down the face of the buildings and rotting out the wood around the doors. Also, in the wintertime, it causes the sidewalks to be a solid sheet of ice. She has had water run down their walls. Sergio said he had paid to have the gutters fixed, but everyone else agreed that they do not even connect. Sergio said he wanted to do whatever was necessary to make things right and "it will not happen again". Whatever it takes to bring the building up to code, he will get it done. Ms. Power asked him about the old Palmer Tire building, and he still plans to move Don Senor there in a couple of years. She warned him that he needs to keep it clean and trim the bushes. By the November 14th meeting, the board said all exterior items (sashes, windows, gutters, painting on or off per the determination of HPC) needs to be done, as well as some plans for what will be done to the inside of the building. No motion necessary.

105 E Broadway- First Baptist Church- owners. No one here to represent this property. Mr. McCarty made a motion to table this until the November 14th meeting. Ms. Cecil is to get in contact with them and tell them someone needs to be present at that meeting. Ms. Arnold seconded the motion. Motion passed unanimously.

609 N Main St.- Don Pace – owner. Mr. Pace was not present for the meeting. This property burned several months ago. Daniel Stamps is facilitating the sale of this property. Mr. Daniel, Mr. Pace and Mr. Tipton are all on the same page about this property being sold. The property is under contract to be sold. The plan for the property is to demo the house and put-up storage buildings. Mr. McCarty made a motion the by November 14th the property must be sold or demoed. Mr. Long seconded the motion. Motion passed unanimously.

36 Franklin Ave- Ricky York- owner. No one here to represent this property. – Melissa Ward wants to buy this property and has already paid all the city and county taxes; however, she is having a lot of difficulty getting a clear title. There is also a Ronald Welch involved in the title. Mr. McCarty said he is friends with Mr. Welch, and he will reach out to him to find out if he has any interest in the property. Mr. Long made a motion to have Ms. Cecil to post a condemnation notice and give the owner 90 days to do something or will start foreclosure process. Ms. Arnold seconded the motion. Motion passed unanimously.

142 College St.- Amber Trimer – owner. No one here to represent this property. Ms. Trimer was to pull all the vines off the house and have the facia board fixed by this meeting. Mr. McCarty made a motion to impose a \$500 fine, and if everything is not fixed by the November 14th meeting a \$100/day fine will be imposed. Mr. Long seconded the motion. Motion passed unanimously. Motion passed unanimously.

UPDATE- Stuff's Property- Ms. Power gave a brief update on the tour that she and Rob Jefferies took of Stuff's. This property is scheduled to be on the November 14, 2022, agenda.

BOARD COMMENTS- None

STAFF COMMENTS- None

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

Next regular meeting- Monday, November 14, 2022, 6:15pm

Chairman signature George J. Carrasco