

CITY OF BOWLING GREEN
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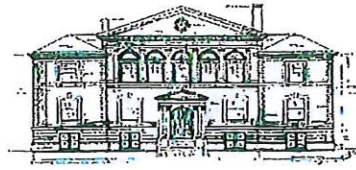
CODE ENFORCEMENT AND NUISANCE BOARD
MINUTES (ADOPTED)
January 28, 2025 at 4:30 PM

- ❖ CALL TO ORDER @ 4:32 PM
- ❖ CENB MEMBER SWORN IN – Mayor Todd Alcott swore in Alternate CENB Member, Ben Bruni.
- ❖ ROLL CALL / ATTENDANCE
- ❖ **BOARD MEMBERS PRESENT:** Ben Bruni, Ryan Dearbone, Gene Harmon, Jeff Holman, Anthony LaPointe
- ❖ **BOARD MEMBERS ABSENT:** Jose Gonzalez, Kenan Mujkanovic
- ❖ **STAFF PRESENT:** Code Officials: Brad Schargorodski, Pam Boose, Sanja Dudaric, McKenna Tabor
- ❖ **OTHER:** Code Enforcement & Nuisance Board Attorney David Broderick, Rachel Danner
- ❖ APPROVAL OF MINUTES – November 18, 2024

*Harmon made a motion to approve the minutes as written.
Holman seconded the motion. The motion passed with a five to zero vote.*

*ROLL CALL: Yes – Bruni, Dearbone, Harmon, Holman, LaPointe
No – none*

- ❖ STAFF SWORN IN
- ❖ **APPEALS** – No Appeals.



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❖ OLD BUSINESS

Agenda Item 2025-1 Public Works

Case #2024-8609, Citation #2024-14741.4

Location: 474 Glen Lily Rd.

Owner: Red Diamond Properties LLC

Respondent: Nhan Nguyen

Officer: Journee Nickson

Citation Fine: \$2,000.00

Staff requested the case be tabled to the February hearing so an interpreter may be present.

LaPointe made a motion to table the case to the hearing for February 25, 2025. Harmon seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes -Bruni, Dearbone, Harmon, Holman, LaPointe
No - none***

❖ NEW BUSINESS

Agenda Item 2025-2 Code Compliance

Case #2024-0565

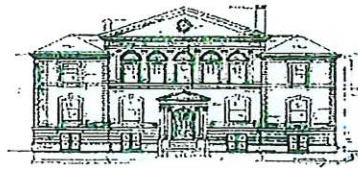
Location: 1125 Wilson St.

Owner: Aceland Holdings LLC

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

This is a request to issue a second per-day fine citation for this property. The case has been active for 365 days, and the property remains in violation. The case is the result of a proactive inspection conducted on 1/30/2024, by Officer McKenna Tabor. The violations cited were as follows; broken/missing windows, accumulation of construction/demolition/landscaping debris, glazing for broken/boarded windows, damaged/missing protective treatment/siding, and scattered garbage. Citations were issued on 3/27/2024, 4/9/2024, 4/22/2024, and the first per-day fine citation was issued on 7/10/2024. All citations were sent via first class & certified mail to the PVA listed property owner. On January 8, 2025, the property owner, Russell Hankins contacted Code Compliance staff to discuss what was needed to bring the property to compliance. Mr. Hankins was also advised the property was subject to a second, per-day fine citation. The sixty day period for the first per-day fine citation has now elapsed and the property remains in violation.



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Dearbone made a motion to approve a per-day fine citation in the amount of \$100.00 to run for sixty days or until the property is brought into compliance. LaPointe seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe
No – none***

Agenda Item 2025-3 Code Compliance

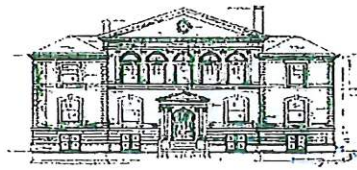
Case #2024-0312
Location: 1129 Wilson St.
Owner: Aceland Holdings LLC
Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

This is a request to issue a second per-day fine citation for this property. The case has been active for 373 days, and the property remains in violation. The case is the result of a proactive inspection conducted on 1/22/2024 by Officer McKenna Tabor. The violations cited were as follows; accumulation of construction/demolition/landscaping debris for discarded scrap wood, pallets, and furniture, unsecured accessory structure, roof drains/gutters/downspouts in disrepair, dangerous structure on the premise, residence is vacant/abandoned without utilities since 8/17/2023, missing/boarded doors on primary structure, and exterior use/storage of furniture. A notice of violation was mailed on 1/22/2024 to the PVA listed owner, and citations were issued on 3/27/2024, 4/9/2024, and 4/22/2024, and the first per-day fine citation was issued on 7/10/2024. All citations were sent via first class & certified mail to the PVA listed property owner. On January 8, 2025, the property owner, Russell Hankins contacted Code Compliance staff to discuss the violations, his intent to remedy the violations, and what was needed to bring the property to compliance. Mr. Hankins was advised the property was subject to a second, per-day fine citation. The sixty day period for the first per-day fine citation has now elapsed and the property remains in violation.

LaPointe made a motion to approve a per-day fine citation for \$100.00 to run for sixty days or until the property is brought into compliance. Halmon seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe
No – none***



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Agenda Item 2025-4 Code Compliance

Case #2024-0391

Location: 1556 Collegeview Dr.

Owner: Aceland Holdings LLC

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

This is a request to issue a second per-day fine citation for this property. The case has been active for 371 days, and the property remains in violation. The case is the result of a proactive inspection conducted on 1/24/2024 by Officer McKenna Tabor. The violations cited were as follows; accessory structure not maintained and in poor condition, improperly parked vehicle, missing/damaged doors on accessory structure, damaged/missing protective treatment/siding on accessory structure, and damaged/missing roof and drainage on accessory structure. A notice of violation was mailed on 1/24/2024 to the PVA listed owner, and citations were issued on 3/27/2024, 4/9/2024, and 4/22/2024, and the first per-day fine citation was issued on 9/9/2024. All citations were sent via first class & certified mail to the PVA listed property owner. On January 8, 2025, the property owner, Russell Hankins contacted Code Compliance staff to discuss the violations, his intent to remedy the violations, and what was needed to bring the property to compliance. Mr. Hankins was advised the property was subject to a second, per-day fine citation. The sixty day period for the first per-day fine citation has now elapsed and the property remains in violation.

Harmon made a motion to approve a per-day fine citation for \$100.00 to run for sixty days or until the property is brought into compliance.

Holman seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe
No – none***

Agenda Item 2025-5 Code Compliance

Case #2024-0316

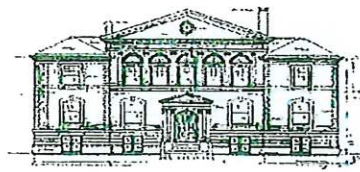
Location: 122 13th Ave. W

Owner: Aceland Holdings LLC

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

This is a request to issue a second per-day fine citation for this property. The case has been active for 373 days, and the property remains in violation. The case is the result of a proactive inspection conducted on 1/22/2024 by Officer McKenna Tabor. The violations cited were as follows; glazing due to broken/missing/boarded windows, damaged/missing protective treatment/siding, a fallen tree, broken/missing/boarded exterior doors, damaged roof, improper installation of electrical equipment, accumulation of construction/demolition/landscape debris, scattered garbage.



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A notice of violation was mailed on 2/21/2024 to the PVA listed owner, and citations were issued on 4/04/2024, 4/17/2024, and 5/15/2024, and the first per-day fine citation was issued on 9/10/2024. All citations were sent via first class & certified mail to the PVA listed property owner. On January 8, 2025, the property owner, Russell Hankins contacted Code Compliance staff to discuss the violations, his intent to remedy the violations, and what was needed to bring the property to compliance. Mr. Hankins was advised the property was subject to a second, per-day fine citation. The sixty day period for the first per-day fine citation has now elapsed and the property remains in violation.

Bruni made a motion to approve a per-day fine citation for \$100.00 to run for sixty days or until the property is brought into compliance.

LaPointe seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe
No – none***

Agenda Item 2025-6 Code Compliance

Case #2024-8067

Location: 416 6th Ave. E

Owner: George E. & Emma A. Whitney (Estate)

Officer: Sanja Dudaric

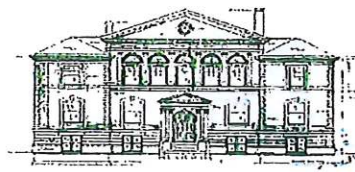
Request for Authorization to Issue a Per-Day Fine Citation

The case has been active for 137 days, and the property remains in violation. The case is the result of a citizen complaint on 9/13/2024. The violations cited were as follows; exterior use/storage of indoor furniture, unlicensed/inoperable vehicle, duty of maintenance of sidewalks and public ways, structure unfit for human occupancy, unsafe structure, duty of maintenance of private property, abandoned property, and vacant structure/land. A notice of violation was mailed on 9/13/2024 to the PVA listed owner. The property was inspected on 9/24/2024, 10/3/2024, 10/10/2024, and 10/17/2024. On 10/3/2024, a door tag was left on the property. On 10/10/2024, contact was made with Vickie Taylor, a possible prior contact for the property. Ms. Taylor advised she knows a person that had been living at the property and would try to make contact with her. Citations were issued on 10/17/2024, 10/29/2024, and 11/26/2024. All citations were sent via first class & certified mail to the PVA listed property owner. On 12/6/2024, the property was inspected and an individual named Greg was observed walking the property. He was asked if he lived there and his reply was no, he was homeless, but has been feeding a cat that was staying on the side porch of the property. During the inspection, an unsecured window was discovered. Odell Wilson, a possible relative of the property owner was contacted and made aware the property was unsecure, and that a window needed to be secured. Mr. Odell stated he would have someone secure the window, and that he plans to sell the property in approximately six months. On 12/9/2024 an individual, named Patrick contacted Code Compliance staff to say he would be securing the property.

CODE ENFORCEMENT AND NUISANCE BOARD

1001 COLLEGE STREET

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The property was inspected on 12/10/2024, and 12/31/2024. The window previously found open was secure. The property was inspected on 1/8/2025, and contact was made with Patrick to notify him the window was not secure, and a person was observed going inside the property through the window. On 1/9/2025 the property was inspected and found to be secure.

LaPointe made a motion to approve a per-day fine citation for \$100.00 to run for sixty days or until the property is brought into compliance.

Dearbone seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe
No – none***

Agenda Item 2025-7 Code Compliance

Case #2024-6502

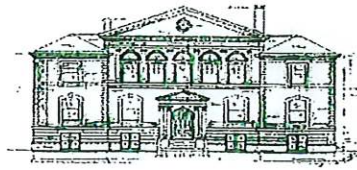
Location: 123 15th Ave. W

Owner: Darwin N. & Sylvia L. Murray

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

The case has been active for 182 days, and the property remains in violation. The case is the result of a citizen complaint on 7/30/2024. The violations cited were as follows: accumulation of junk/scrap, exterior storage/use of indoor furniture, accumulated scattered garbage, glazing due to broken/boarded/missing windows, duty of maintenance of private property, duty of maintenance - accumulated trash in public right of way, nauseous substance/odor due to accumulated trash, standing/stagnant water, attractive nuisance/criminal activity/homeless encampment, hoarding of materials, outdoor storage of tires, sanitation issues due to homeless encampment, improper disposal of garbage, structure unfit for human habitation, structure condemned for human habitation and to be used for storage purposes only. A notice of violation was issued to the PVA listed property owner on 7/30/2024. On 8/14/2024 phone contact was made with the property owner Ms. Sylvia Murray, to explain the recurring violations due to the appearance of a homeless encampment on the property. Ms. Murray was given suggestions of how to remedy the situation, and that a new inspection would be conducted in a week. Inspections were conducted on 8/21/2024, 8/22/2024, and 8/30/2024. The property remained in violation with a large gathering of suspected homeless persons on the premises. The property generates complaints from the Bowling Green Police Department (BGPLD) and surrounding neighbors. Contact with Ms. Murray to discuss the condition of the property was attempted, but unsuccessful. The property was inspected on 9/9/2024, with the BGPLD on standby, due to the large number of suspected homeless persons and suspected ongoing illicit activity. Face-to-face contact with Ms. Murray occurred during the inspection, and she was advised of the extensive code violations, and that any criminal activity conducted on the property can be considered a criminal nuisance violation as well. During the inspection a subject was pursued and arrested by BGPLD.



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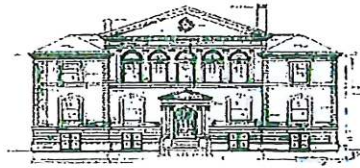
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Ms. Murray was provided resources and suggestions to assist her in bringing the property into compliance. A citation was issued on 9/9/2024. The property was inspected on 9/24/2024 and remained in violation. On 9/25/2024 Ms. Murray was advised someone was living in an accessory structure in the back of the property. The accessory structure was condemned as unfit for human habitation and condemnation placards were placed on the accessory structure. Ms. Murray did comply with a request to unplug all electrical cords that were found to be running from the main structure to multiple areas of the property. BGPD banned several individuals, and made one arrest. On 9/26/2024, Code Compliance staff purchased and installed a piece of Plexiglas onto a bedroom window to prevent entry of individuals and inclement weather. The property was inspected on 9/30/2024, and remained in violation. The property was inspected on 10/8/2024, and remained in violation. A citation was issued. It appeared there were persons living in the accessory structure again, so the accessory structure was condemned again. Occupants were given one hour to retrieve their personal property from the structure. Multiple arrests by BGPD were made during this inspection. On 10/21/2024, and 11/8/2024, the property was inspected, but remained in violation. On 11/22/2024 contact was made with a realtor, Mr. Quinton Cook. Mr. Cook advised of his intent to purchase the property. On 11/20/2024, Mr. Cook advised Code Compliance staff the payoff would take place by 11/22/2024 and he advised Ms. Murray that she and all other occupants will have to vacate the property once the sale was final. The property was inspected on 12/2/2024 and remained in violation. On 12/11/2024, the realtor, Mr. Cook advised Code staff Ms. Murray was no longer cooperating in the sale of the property. On 12/27/2024 BGPD requested assistance from Code Compliance after having found multiple persons living in, and around the accessory structure. The realtor Mr. Cook contacted Code staff later in the day to advise that Ms. Murray claimed she was ready to proceed with the sale of the property. The property was inspected on 12/30/2024, 1/9/2025, and 1/16/2025, but remained in violation. The realtor, Mr. Cook, informed Code Staff he had no communication with Ms. Murray since 12/27/2024, and was no longer interested in purchasing the property due to lack of cooperation.

LaPointe made a motion to approve a per-day fine citation for \$100.00 to run for sixty days or until the property is brought into compliance.

Holman seconded the motion. The motion passed with a five to zero vote.

***ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe
No – none***



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❖ **COMMENTS/ANNOUNCEMENTS –**

A motion was made by Harmon to nominate Ryan Dearbone as Chairperson for the Board.

The motion was seconded by LaPointe

ROLL CALL: Yes –Bruni, Harmon, Holman, LaPointe

No – none

Abstain – Dearbone

A motion was made by Harmon to nominate Jeff Holman as Co-Chairperson.

Holman respectfully declined the nomination.

A motion was made by Dearbone to nominate Anthony LaPointe as Co-Chairperson for the Board.

The motion was seconded by Holman

ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman

No – none

Abstain - LaPointe

Ben Bruni was congratulated and welcomed to the Board.

❖ **ADJOURNMENT**

LaPointe made a motion to adjourn the hearing at 5:23 PM.

Harmon seconded the motion. The motion passed with a five to zero vote.

ROLL CALL: Yes –Bruni, Dearbone, Harmon, Holman, LaPointe

No – None

The next scheduled hearing for the CENB will be Monday, February 25, 2025 at 4:30 PM in the City Hall Commission Chamber located on the second floor of City Hall.

ADOPTED:

February 25, 2025

APPROVED:

[Signature]

Code Enforcement and Nuisance Board Chairperson

ATTEST:

[Signature]

Code Enforcement and Nuisance Board Clerk