

CITY OF BOWLING GREEN
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CODE ENFORCEMENT AND NUISANCE BOARD
MINUTES (ADOPTED)
February 25, 2025 at 4:30 PM

- ❖ CALL TO ORDER @ 4:33 PM
- ❖ ROLL CALL / ATTENDANCE
- ❖ **BOARD MEMBERS PRESENT:** Ryan Dearbone, Jose Gonzalez, Gene Harmon, Anthony LaPointe, Kenan Mujkanovic
- ❖ **BOARD MEMBERS ABSENT:** Jeff Holman
- ❖ **STAFF PRESENT:** Brad Schargorodski, Pam Boose, Heather Lashley, McKenna Tabor, Journee Nickson
- ❖ **OTHER:** David Broderick, Rachel Danner
- ❖ APPROVAL OF MINUTES – January 28, 2025

LaPointe made a motion to approve the minutes as written.

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

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, LaPointe, Mujkanovic
No – none***

- ❖ STAFF SWORN IN
- ❖ **APPEALS**

Agenda Item 2025-8 Code Compliance

Case #2025-0055, Citation #2025-0135.3

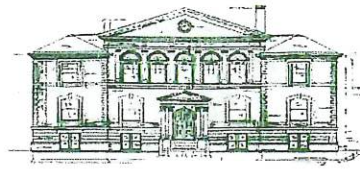
Location: 604 Covington St.

Owner: Daryl & Nellie Hedges

Respondent: Jonathan Hedges

Officer: Heather Lashley

Citation Fine: \$105.54



CITY OF BOWLING GREEN

F O U N D E D 1 7 9 8

Officer Lashley presented the case to the Code Board. Officer Lashley stated the case is the result of a proactive inspection, and has been active for 54 days. During an inspection on 1/3/2025, the following violations were observed on the property; junk/scrap metal, accumulation of construction materials, scattered garbage, outdoor storage/accumulation of tires, and accumulation of rubbish. A notice of violation was sent to the PVA listed owner on 1/3/2025. On 1/16/2025, the property was inspected and remained in violation. On the same date, the property owners grandson was present and stated the violations would be removed by the next inspection date of 1/23/2025. On 1/23/2025, the property was inspected and remained in violation. A citation was issued on 1/24/2025, and sent to the PVA listed property owner and the violation of duty of maintenance of private property was added to the citation. This is the tenth Code Compliance case at this property since 2021, five being citizen complaints. Staff requests the citation and fine be upheld as written.

Jonathan Hedges, respondent, was sworn in and stated recent bad weather has slowed progress toward compliance. Mr. Hedges stated most items belong to his nephew, and the nephew has been to the property to clean up and organize the items. Mr. Hedges stated he did not agree the property looks that bad, and said the property is a corner lot, and has high visibility, so people are going to complain because that's what people do. Board Member Gene Harmon stated he walks by the property on a regular basis, and in his opinion the property does look bad, and Mr. Harmon feels he has already made up his mind about the case. Mr. Harmon stated he would abstain from voting on this case.

LaPointe made a motion to uphold the citation and fine of \$105.54.

Dearbone seconded the motion. The motion passed with a four votes.

ROLL CALL: Yes -Dearbone, Gonzalez, LaPointe, Mujkanovic

No - None

Abstain - Harmon

Agenda Item 2025-9 Code Compliance

Case #2024-7148, Citation #2024-12368.17

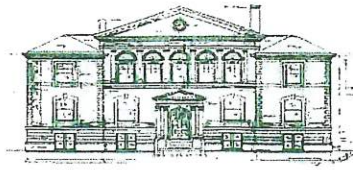
Location: 1167 Kentucky St.

Owner & Respondent: Carlette Bradley

Officer: Sanja Dudaric

Citation Fine: \$605.54

Officer Schargorodski presented the case as Officer Sanja Dudaric was unavailable. The case is a complaint driven case, and has been active for 192 days. On 8/16/24, the property was inspected, and a violation of an overflowing construction dumpster was observed. A notice of violation was sent the same date to the PVA listed owner. On 8/20/2024, staff was notified the property was broken into. The property was inspected on 8/21/2024, and remained in violation.



CITY OF BOWLING GREEN

F O U N D E D 1 7 9 8

On 8/21/2024, the following was observed; a side door, and basement entry were unsecured, electrical and construction renovations being performed required permits and no permits were found on file. A citation and stop work order were issued, posted on the property, and mailed first class and certified mail to the PVA listed owner. On 8/21/2024, Luis, a maintenance person called staff to advise he was working at the property, and would obtain the necessary permits. The following violations were observed; improper disposal, accumulation of construction/demolition debris, vacant building unsecure, permit required, stop work order issued, roof and drainage, and electrical system hazards. The property was inspected multiple times during the following months, and remained in violation each time without significant improvement. Communication occurred multiple times with Luis (maintenance man) and owners Makari and Carlette Bradley. During each conversation, the owners claimed to be trying to secure the permits and/or getting a contractor to complete the work on the property. On 12/10/2024, Mr. Bradley called and had a contractor conferenced in on the call to review the requirements that would bring the property to compliance, and how to obtain the required permits. The permit process was explained to both, and emails were sent containing the permit process information. Contact was made with the contractor on 12/26/2024, and he advised staff he was waiting for the owners to give him measurements so he could proceed to secure a permit, but he had yet to receive the information. The property was inspected on 1/9/2025, and remained in violation. A citation was issued, and mailed to the PVA listed owner. The property was inspected on 1/23/2025, and remained in violation. A citation was issued listing the following violations; permit required, stop work order on file, roof and drainage, and electrical system hazard. The citation was mailed to the PVA listed owner. Mrs. Carlette Bradley was unable to attend in person and sworn in via video, and stated the property was purchased as an investment. The plan for the property was to house students. Mrs. Bradley said she called to see if a permit was needed to remove drywall, and was told a permit was not required. The plan was to make the interior of the property livable, and she was unaware of the electrical issues at the time of purchasing the property. Mrs. Bradley stated they are under contract to sell the property with a closing date of March 15, 2025.

LaPointe made a motion to uphold the citation and fine of \$605.54.

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

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, LaPointe, Mujkanovic
No – None***

Agenda Item 2025-10 Code Compliance

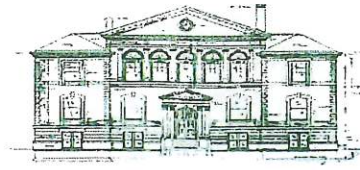
Case #2024-7182, Citation #2024-12379.19

Location: 1173 Kentucky St.

Owner & Respondent: Carlette Bradley

Officer: Sanja Dudaric

Citation Fine: \$1,005.54



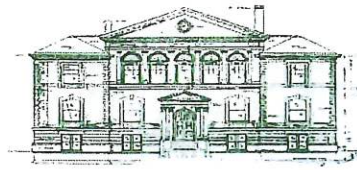
CITY OF BOWLING GREEN

F O U N D E D 1 7 9 8

Officer Schargorodski presented the case as Officer Sanja Dudaric was unavailable. The case is a complaint driven case, and has been active for 193 days. On 8/14/24, the property was inspected and a violation of an overflowing construction dumpster was observed. A notice of violation was sent the same date to the PVA listed owner. On 8/27/2024, Luis (maintenance man) called to say the owner was working to get the dumpster removed from the property. The property was inspected multiple times during the following months, and remained in violation. Communication occurred multiple times with Luis (maintenance man) and owners Makari and Carlette Bradley. Each time they claimed to be trying to secure the permits and/or getting a contractor to work on the property. On 10/9/2024, Luis was notified of homeless persons loitering at the property. He advised he would ensure the property was secure and cleaned up. Contact was made with the property owner on 10/15/2024. Mrs. Bradley advised they were still trying to find a contractor, and will ensure the property stays secured. On 11/13/2024, the Bowling Green Police and Fire Departments notified staff of multiple homeless individuals on the property and police made several arrests. Mr. Bradley was on site, and confirmed they would address the condition of the property immediately. The plan was to clean up the property, begin painting and repairing floors that weekend so it may be rented out quickly. Mr. Bradley stated they would purchase a trail camera to monitor the property, and they are in the process of hiring a property management company to oversee the property. On 12/12/2024, the property was inspected and remained in violation. During the inspection, a homeless person was observed entering the property through boarded up window. Contact was made with the property owner, and they assured someone would be sent out to secure the property. On 12/13/2024, staff met with a person named Oscar who claimed to be onsite to clean up and secure the property. The police were called to clear the house, and it was secured again. On Saturday, 12/14/2024, the police were dispatched to the property for multiple individuals inside the property. Several arrests were made, and the police requested Code Compliance staff respond due to the situation. Staff also received a call from the fire department who were on scene investigating a fire across the alley for a burned shed. They believed it possible an individual who was arrested at the property may be involved in the shed fire. Police officers reported unsanitary and uninhabitable conditions inside the property. After an inspection of the interior, it was determined the house was unsafe and had numerous imminent safety concerns, and needed to be condemned. A City electrical inspector was called to the property, and after his inspection, he called BGMU to disconnect the utilities and remove the meter. Mr. Bradley was informed of the situation and he came to the property and installed trail cameras at that time. Police officers informed staff they would no longer enter the building due to the conditions unless it was a life threatening situation. Mr. Bradley was made aware of that notification. A citation was issued, and hand delivered to the property owner. A second citation was issued for ongoing criminal activity as a nuisance. The following violations were added to the citation; accumulation of construction/demolition debris, duty of maintenance of private property, attractive nuisance for vagrants, sanitation, unfit for human habitation, inadequate light/ventilation/sanitation facilities, vacant building/not secured, disconnected utilities/prohibited occupancy, interior rooms not maintained, stairs/walkway surfaces, handrails and guards, broken/boarded windows,

CODE ENFORCEMENT AND NUISANCE BOARD

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CITY OF BOWLING GREEN

F O U N D E D 1 7 9 8

vacant property not maintained, boarding standard general, single/multiple smoke alarm stations, plumbing – general requirements, electrical system hazards, missing/damaged electrical receptacles, and damaged/improper electrical wiring. The property was inspected on 12/26/2024, and remained in violation. A shopping cart fire was observed in the back yard, as well as the property was unsecured. Staff called the fire department to extinguish the fire. The owner was called and stated they would have Oscar secure the door and they would come back on Monday to clean up. The property was inspected on 1/9/2025, and remained in violation, and a citation was issued. The property was inspected on 1/23/2025, and remained in violation, and another citation was issued.

Mrs. Bradley was unable to attend in person but attended the hearing via video. She stated she lives out of state, and is not familiar with the area where the property is located. She was not informed there would be such a problem with the homeless population at this property. The property was purchased as an investment. Mrs. Bradley stated she has struggled to find a contractor to work on this property, and no longer has funds available to invest in the property. The property is too much for her to handle on her own, so the plan is to sell the property.

LaPointe made a motion to uphold the citation and fine of \$1,005.54.

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

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, LaPointe, Mujkanovic
No – None***

❖ OLD BUSINESS

Agenda Item 2025-11 Public Works Appeal

Case #2024-8609, Citation #2024-14741.4

Location: 474 Glen Lily Rd.

Owner: Red Diamond Properties LLC

Respondent: Nhan Nguyen

Officer: Journee Nickson

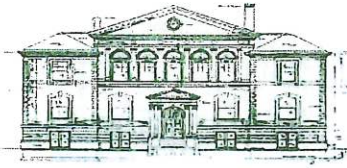
Citation Fine: \$2,000.00

Officer Nickson presented the case. This case is the result of a proactive inspection and has been active for 155 days. The case was brought before the Board in November 2024, but was tabled until February 25th in order to have an in person interpreter available for the respondent. The remaining items from November that were needed for compliance were; plumbing inspection, basin seed and straw, rip rap for the headwall outlet, seed and straw and fix a downspout on the front of the building. On 11/19/2024, staff met with the plumber to discuss a sewage leak, and gray water discharge. The plumber confirmed the caps were missing from cleanouts. The plumber fixed the caps, and assured there were no other leaks. The plumber inspected the washer pipes and they had been tied into the drain pans, but he corrected the problem and the pipes are now installed correctly. The property was inspected on 12/13/2024, and the following was observed; Building 1 – seed and straw only, Building 2 – add some top soil, finish the grade, seed and straw, Building 3

CODE ENFORCEMENT AND NUISANCE BOARD

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CITY OF BOWLING GREEN
F O U N D E D 1 7 9 8

– add top soil, finish grade around each porch, seed and straw, Basin – finish grade at top edge of basin, seed and straw, and add rip rap around the outlet pipe.

Officer Nickson stated the property is in compliance and showed current photos during the hearing to confirm.

A Vietnamese interpreter was present, sworn in and interpreted everything that was said to the respondent.

The respondent stated through the interpreter, she did not wish to address the Board.

Dearbone made a motion to uphold the citation, but waive the fine.

Gonzalez seconded the motion. The motion passed with a four to one vote.

***ROLL CALL: Yes –Dearbone, Gonzales, Harmon, Mujkanovic
No – LaPointe***

❖ **NEW BUSINESS**

Agenda Item 2025-12 Code Compliance

Case #2024-3859

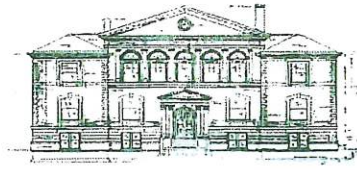
Location: 306 Butler Way

Owner: Orville & Lillie Wells c/o Glenda Bailey

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

This case is the result of a proactive inspection on 5/1/2024. The case has been active for 300 days and remains in violation. The property was inspected on 5/1/2024 and the following violations were observed; hazardous structure/premise, no utilities since 5/28/2020, dilapidated fencing, damaged roof. A notice of violation was sent on 5/1/2024, to the PVA listed owner. On 5/6/2024, it was observed the property was not secure. The Police Department was called in to clear the residence to ensure no one was inside. A City contractor was called in to secure the property. A citation was issued on 5/6/2024 and the following violations were included; vacant structure/land – due to lack of utilities and unsecured structure, broken/boarded/missing windows, damaged/missing exterior doors, unsecured opening to the basement, missing/damaged siding, peeling/chipping paint, foundation walls cracked/not maintained, deteriorated/damaged exterior walls, unsafe conditions – damaged/rotting interior walls and floors, interiors surfaces unsanitary/not maintained, accumulation of construction/demolition debris, fallen trees/branches, scattered garbage. On 5/17/2024, contact was made with Doris, who claimed the property belonged to her grandparents, who are now deceased and she is over the estate. Ms. Doris stated she has no desire to assume responsibility of the property. The City Law Department informed staff the property was in foreclosure, so a decision was made to monitor the property until sold at Master Commissioner sale. The property was inspected on 5/20/2024, 6/10/2024, 6/24/2024, 7/29/2024, 8/12/2024, 8/26/2024, and 9/16/2024, and remained in violation. The City Law Department advised staff on 9/16/2024, the property was still in foreclosure. On 10/14/2024, the property was



COUNSEL: DAVID BRODERICK

BEN BRUNI
KENAN MUJKANOVIC

CITY OF BOWLING GREEN
F O U N D E D 1 7 9 8

inspected and remained in violation. Staff was informed heir notification was ongoing, and waiting to file for summary judgement. On 11/13/2024 the property was inspected and remained in violation. On 12/4/2024, staff was advised the heir notification and estate process was continuing.

On 12/6/2024, personal property items not previously seen at the property were observed to be on the front porch. Contact was made with a neighbor who stated they believed someone to be staying on the property during the night. The neighbor observed what appeared to be homeless persons trying to set up camp on the property. The neighbor was encouraged to call the police if they saw persons on the property, since the property had been condemned and was unsafe for habitation. On 12/10/2024, a male subject was observed sleeping on the porch. Police were requested on site and a male was arrested and removed from the property. The property was still secure at this time. On 1/10/2025 a citation was issued due to the continuing decline of the property, and uptick in activity. On 1/21/2025, the property was inspected and remained in violation. A citation was issued, and sent to the PVA listed owner. On 2/3/2025, and 2/14/2025, the property was inspected, and remained in violation. Staff is requesting authorization to issue a per-day fine citation.

LaPointe 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.

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

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, LaPointe, Mujkanovic
No – none***

❖ ADJOURNMENT

LaPointe made a motion to adjourn the hearing at 5:30 PM.

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

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, LaPointe, Mujkanovic
No – None***

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

ADOPTED: March 25, 2025

APPROVED: *[Signature]*
Code Enforcement and Nuisance Board Chairperson

ATTEST: *Pamela Boose*
Code Enforcement and Nuisance Board Clerk