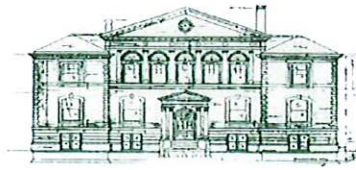


Pamela Boose
CENB CLERK
PHONE: 270.393.3102
EMAIL: Pamela.Boose@bgky.org



ANTHONY LAPOINTE, CHAIR
BEN BRUNI, CO-CHAIR
JOSE GONZALEZ
JEFF HOLMAN
KENAN MUJKANOVIC
SUSAN OLIVER LEWIS
RACHEL CRAWFORD

COUNSEL: DAVID BRODERICK

CITY OF BOWLING GREEN
F O U N D E D 1 7 9 8
CODE ENFORCEMENT AND NUISANCE BOARD
(ADOPTED) MINUTES
CITY HALL COMMISSION CHAMBER
May 26, 2026 @ 4:30 PM CST/5:30 PM EST

CALL TO ORDER – The hearing was called to order at 4:34 PM by Co-Chair, Ben Bruni

ROLL CALL – The roll was called for board members.

MEMBERS PRESENT - Ben Bruni, Jose Gonzalez, Jeff Holman, Kenan Mujkanovic, Rachel Crawford

MEMBERS ABSENT – Anthony LaPointe

STAFF PRESENT – Brad Schargorodski, Pam Boose, Will Meng, McKenna Tabor, Heather Lashley

CENB LEGAL COUNSEL – David Broderick

APPROVAL OF MINUTES – The minutes for April 28, 2026, were approved as written without revisions.

SWEAR IN STAFF – Staff was sworn in.

HEARING AGENDA

➤ **APPEALS**

Agenda Item 2026-22 Code Compliance

Case #2026-2149, Citation #2026-3693.2

Location: 217 Scott Way

Owner: Mary Cox Anthony

Respondent: Kevin A Cox, Sr.

Officer: Brad Schargorodski

Citation Fine: \$406.04 + Work Order Fee: \$65 = Total: \$471.04

Officer Schargorodski presented the case. The respondent appeared remotely via video conference. Schargorodski asked the respondent, Kevin A. Cox Sr. if he was able to hear everything ok and Mr. Cox said he could hear. Schargorodski explained the case would be presented to the Board and then Mr. Cox would have an opportunity to speak. Mr. Cox understood and muted his mic.

The case is the result of a proactive inspection of the property on 4/6/2026, by Officer Heather Lashley. It was observed that the property was in violation for overgrown grass and weeds. A courtesy letter was sent on 4/6/2026. The property was inspected on 4/14/26, remained in violation and a Notice of Violation (NOV) was sent the same day. The property was inspected on 4/21/26, remained in violation and the grass was found to be between two and three feet tall. A citation was issued on 4/21/26.

An address was found for a family member who lives in Texas and an additional copy of the citation was mailed to the Texas address. A work order for a city contractor to mow the grass was issued on 4/21/26.

The structure on this property was significantly damaged due to a fire in August of 2024, and the structure has been vacant and boarded up since that time. In addition to the work order for a city contractor to mow the grass, there have been other work orders issued to clean up the exterior of the property as well. Mr. Kevin A. Cox Sr. stated his name for the record and was sworn in. Mr. Cox stated he acquired the property due to the death of his aunt and has been trying to maintain the property from San Antonio, TX. Mr. Cox stated he thought he had an agreement with Milton Boards, a local handyman in Bowling Green, to assist in maintaining the property. Mr. Cox stated he did ask Mr. Boards to mow the property, and Mr. Boards replied he was unable to mow due to rain. Mr. Cox did not dispute the charges but did ask for leniency. Mr. Cox plans to either sell the property or have the structure demolished. According to Mr. Cox the title of the home is tied up due to some abstract language his aunt used in the title. Mr. Cox stated all he can do at this point is try and keep the property in compliance until it can be sold or demolished. Mr. Cox stated that each time he tries to sell the property there is an issue with the title. Mr. Cox stated it is not an issue of gaining funds, he has already invested \$20K and is just trying to do what is right in the eyes of the City.

Holman made a motion to uphold the citation and fines of \$471.04

Mujkanovic seconded the motion.

The motion passed with a five to zero vote

***ROLL CALL: Yes – Bruni, Gonzalez, Holman, Mujkanovic, Crawford
No – None***

***The citation #2026-3693.2 and fine of \$406.04 and
the work order fee of \$65.00 totaling \$471.04 are upheld.***

Mr. Cox asked about the fines to be sure he understood correctly. Bruni explained the fine is in two parts. One part is \$406.04 which is for the citation and \$65.00 is work order fee for having the City mow the property. Mr. Cox then asked if he was able to appeal the structural citations. Division Manager Schargorodski explained what Mr. Cox was referring to was a long-running case from 2024, when the property incurred a structure fire. The property at that point was considered vacant and abandoned as there was no owner or family member found at the time. All the citations for the structural issues are past the seven-day window and may not be appealed. However, now that Mr. Cox is a point of contact for the property, staff can work with him to try and avoid future citations. Bruni asked Mr. Cox if he understood, and Cox said it sounds as though the fines will have to be paid even though he was unaware of the structural citations. Bruni stated that is correct but what will not happen is staff will not pursue issuing citations now that there is a family member for the property to work with so long as progress toward compliance continues. Mr. Cox stated he understood and would stay in contact with staff to resolve the issues and close the Estate.

Agenda Item 2026-23 Code Compliance

Case #2026-2601, Citation #2026-4296.3

Location: 100 Whispering Hills Blvd

Owner: Elite Properties Investments LLC

Respondent: Al Tlais

Officer: Sanja Dudaric

Citation Fine: \$106.04

There was no respondent present for the case.

The citation #2026-4296.3 and fine of \$106.04 stand as written.

Agenda Item 2026-24 Code Compliance

Case #2026-2562, Citation #2026-4249.2

Location: 0 Oak Grove Way

Owner/Respondent: Amy Jones

Officer: Will Meng

Citation Fine: \$106.04 + Work Order Fee \$65 = \$171.04

There was no respondent present for the case.

The citation #2026-4249.2 and fine of \$106.04, and the work order fee of \$65.00, totaling \$171.04 stand as written.

Agenda Item 2026-25 Code Compliance

Case #2026-2564, Citation #2026-4259.4

Location: 1739 Catherine Drive

Owner/Respondent: Vandy Jo Moore

Officer: Sanja Dudaric

Citation Fine: \$106.04

The case was presented by Brad Schargorodski for Sanja Dudaric. The case is the result of a proactive inspection of the property on 4/14/2026, by Officer Sanja Dudaric. It was observed that the property was in violation for overgrown grass and weeds. A courtesy letter was sent on 4/14/2026. The property was inspected on 4/21/26, remained in violation and a Notice of Violation (NOV) was sent the same day with a new inspection date of 4/27/26. The property was inspected on 4/28/26 and remained in violation. It was discovered on the PVA website that ownership of the property changed so a new NOV was sent to the new owner with a new inspection date of 5/4/26. The property was inspected on 5/6/26, and the property remained in violation. A citation was issued and a work order to have a city contractor to mow the property was also issued.

The respondent, Vandy Moore, was sworn in at the podium.

Ms. Moore proceeded to state she purchased the property in October 2025. The property had been mowed only twice since the purchase. Ms. Moore stated after she got the first notice, she called someone to mow the property. The property is a four-plex and it's the lot next to it in question. Ms. Moore stated it was just a mistake not realizing where the property line was. Ms. Moore was made aware that the property was hers to mow and had someone mow it the next day.

Gonzalez made a motion to uphold the citation and waive the fine of \$106.04

Mujkanovic seconded the motion.

The motion passed with a five to zero vote

ROLL CALL: Yes – Bruni, Gonzalez, Holman, Mujkanovic, Crawford

No – None

The citation #2026-4259.4 is upheld and the fine of \$106.04 is waived.

➤ OLD BUSINESS

Agenda Item 2026-26 Code Compliance

Case #2025-9506, Citation #2025-14121.12

Location: 1641 Media Drive

Owner: Glenda Faye McFall

Respondent: Melvin Coulter

Officer: McKenna Tabor

Citation Fine \$256.04

Officer Mckenna Tabor presented the case.

This is a compliant based case, and the initial inspection was conducted on 9/18/25. The following violations were observed: accumulation of construction, demolition and landscaping debris. A Notice of Violation (NOV) was sent on 9/18/25 with a new inspection date of 9/30/25. The property was inspected multiple times between October 2025 and February 2026, there were multiple complaints during that time and there were multiple conversations with the tenant regarding the condition of the property with little progress toward compliance. The property was inspected on 2/12/26 and remained in violation and a citation was issued. The violations listed on the citation were as follows:

- Permit required – for unlawful structure
- Duty of maintenance of private property
- Junk/scrap metal
- Accumulation of construction, demolition and landscaping debris

The case was before the Board for the March and April 2026 hearings. Photos were displayed from the April 2026 hearing, and the case has been active for 251 days. The property has been brought into compliance. There is a permit on file for the structure in the back and it has been painted. As of today, everything staff has requested is in compliance.

The respondent, Melvin Coulter was sworn in at the podium.

Mr. Coulter stated as Ms. Tabor said the property is in compliance, which was the goal.

Holman questioned the verbiage in the packet as it read “on May 26th the case has been open for 251 days and the property remains in violation”. Tabor explained the summary was written before going to the property. The case was tabled at the last hearing, and no further inspections were able to occur until the next hearing date. The property is in compliance as of 5/26/26. Mr. Coulter completed the required tasks and has brought the property into compliance. Holman asked about the different suggested motions and Schargorodski explained the packet the members receive is sent to them the Friday before the hearing. The respondent completed the requirements after they received the packet. Generally, staff recommends upholding the citation since the property was in violation at the time the citation was issued, keeping in mind that taxpayer money was spent on resources dealing with the property but also a reasonable recommendation is to uphold the citation and waive the fine and to encourage future compliance.

Mujkanovic made a motion to uphold the citation and waive the fine of \$256.04

Gonzalez seconded the motion.

The motion passed with a five to zero vote

ROLL CALL: Yes – Bruni, Gonzalez, Holman, Mujkanovic, Crawford

No – None

The citation #2026-4259.4 is upheld and the fine of \$256.04 is waived.

➤ NEW BUSINESS

Agenda Item 2026- 27 Code Compliance

Case #2026-594

Location: 821 Wenona Avenue

Owner: Jack Miller

Officer: Heather Lashley

Authorization Request to Issue a Per Day Fine Citation

The case is the result of a proactive inspection on 2/2/26. During the inspection the following violations were observed on the property:

- Junk/scrap metal
- Exterior use of indoor furniture
- Accumulation of rubbish/garbage

The property was inspected on 2/13/26, 2/20/26, 2/27/26, and remained in violation. The property was inspected on 3/2/26, remained in violation and a citation was issued. The following violations were added to the citation:

- Exterior use of indoor furniture
- Accumulation of rubbish/garbage
- Protective treatment
- Duty of maintenance of private property
- Improperly parked/stored trailer
- Scattered garbage

The property was inspected on 3/13/26 and remained in violation and a second citation was issued. The following violations were listed on the citation:

- Accumulation of rubbish/garbage
- Protective treatment
- Duty of maintenance of private property
- Junk/scrap metal
- Tires
- Accumulation of construction, demolition or landscaping debris

The property owner came outside to speak with staff as the second citation was being posted. Staff reviewed the violations with him. The property was inspected on 3/24/26 and 4/6/26 and remained in violation. The property was inspected on 4/10/26 and remained in violation. A third citation was issued. The case has been open for 114 days as of 5/26/26. There have been 11 code compliance cases, 8 citations/work orders within the last five years.

Holman made a motion to approve a per-day fine citation in the amount of \$100 per day to run 60 days or until the property is brought into compliance.

Mujkanovic seconded the motion

The motion passed with a five to zero vote.

ROLL CALL: Yes – Bruni, Gonzalez, Holman, Mujkanovic, Crawford

No – None

Authorization to issue a per-day fine citation was approved

➤ **COMMENTS / ANNOUNCEMENT**

The next hearing will be Tuesday, June 23rd, 2026.

➤ **ADJOURNMENT – Mujkanovic made a motion to adjourn the hearing.**

Holman seconded the motion.

The motion passed with a five to zero vote

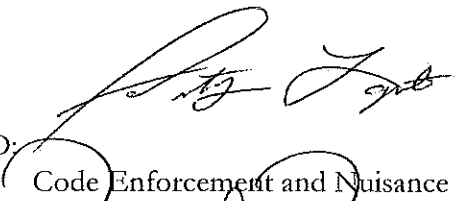
ROLL CALL: Yes – Bruni, Gonzalez, Holman, Mujkanovic, Crawford

No – None

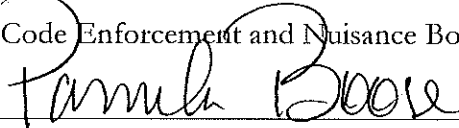
The hearing was adjourned at 5:07 PM

ADOPTED: June 23, 2026

APPROVED:


Code Enforcement and Nuisance Board Chairperson

ATTEST:


Code Enforcement and Nuisance Board Clerk