

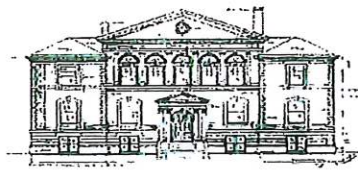
CITY OF BOWLING GREEN
FOUNDED 1798

CODE ENFORCEMENT AND NUISANCE BOARD
MINUTES (ADOPTED)
March 25, 2025 at 4:30 PM

- ❖ CALL TO ORDER @ 4:28 PM
- ❖ ROLL CALL / ATTENDANCE
- ❖ **BOARD MEMBERS PRESENT:** Ryan Dearbone, Jose Gonzalez, Gene Harmon, Jeff Holman, Anthony LaPointe
- ❖ **BOARD MEMBERS ABSENT:** none.
- ❖ **STAFF PRESENT:** Brad Schargorodski, Pam Boose, Sanja Dudaric, James Heady, Rachel Hurt, Rachel Danner
- ❖ **OTHER:** David Broderick
- ❖ APPROVAL OF MINUTES – February 25, 2025

LaPointe made a motion to approve the minutes as written.
Gonzalez seconded the motion. The motion passed with a five to zero vote.

ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, Holman, LaPointe,
No – none
- ❖ STAFF SWORN IN
- ❖ APPEALS – none.



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❖ OLD BUSINESS – none.

❖ NEW BUSINESS

Agenda Item 2025-13 Code Compliance

Case #2024-7148

Location: 1167 Kentucky St.

Owner: Carlette Bradley

Officer: Sanja Dudaric

Request for Authorization to Issue a Per-Day Fine Citation

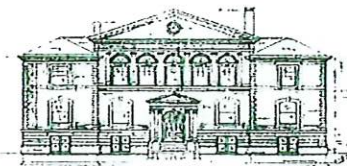
Officer Sanja Dudaric presented the case. The case is a complaint driven case received on 8/14/2024. The property was inspected on 8/16/2024, and a violation of an overflowing construction dumpster was observed. A notice of violation was sent to the PVA listed owner. On 8/20/2024, staff was notified someone had broken into the building on the property. On 8/21/2024, the property was inspected and remained in violation. A side entry door was unsecure as well as access to the basement. It was observed the electrical and construction renovation work being performed required permits, and no permits were found on file. A citation and stop work order were issued, and posted on the property. The citation was 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. A work order was submitted on 8/21/2025, to have a city contractor secure property. On 9/2/2024, 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. The property remained in violation each time without significant improvement. There was communication with the property owners and they 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 with 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. On 12/26/2024, contact was made with the contractor. He advised staff he was waiting for the owners to give him measurements so he could proceed to secure a permit, but he did not have the information. Citations were issued for the property on 8/21/2024, 1/9/2025 and 1/23/2025. Violations listed on the citations were; permit required, stop work order on file, roof and drainage, and electrical system hazard. The third citation issued on 1/23/2025, was appealed and brought before the Board during the February 25, 2025 hearing. The Board voted unanimously to uphold the citation and fine. All possible attempts to work with the property owner have been exhausted. The property remains in violation, vacant and unmaintained. The case has been active for 222 days. Staff is requesting authorization to issue a Per-Day Fine Citation.

CODE ENFORCEMENT AND NUISANCE BOARD

1001 COLLEGE STREET

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LaPointe made a motion to approve a Per-Day Fine Citation in the amount of \$100 to run for a period of sixty days or until the property is brought to compliance. Holman seconded the motion. The motion passed with a five to zero vote.

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

Agenda Item 2025-14 Code Compliance

Case #2024-7182

Location: 1173 Kentucky St.

Owner: Carlette Bradley

Officer: Sanja Dudaric

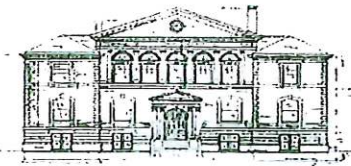
Request for Authorization to Issue a Per-Day Fine Citation

Officer Sanja Dudaric presented the case. The case is a complaint driven case received on 8/14/2024. On 8/16/24, the property was inspected and a violation of an overflowing construction dumpster was observed. A notice of violation was sent 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. Contact was made with Luis (maintenance man) and owners Makari and Carlette Bradley. They claimed to be trying to secure the permits and/or getting a contractor to work on the property. On 10/9/2024, staff notified Luis of homeless persons at the property. Luis advised he would ensure the property was secure and cleaned up. On 10/15/2024 contact was made with the property owner. 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. BG Police made several arrests. Mr. Bradley was on site, and confirmed they would address the condition of the property immediately. The plan was to start that very weekend so the property could be rented 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 to secure the property. On 12/13/2024, staff met with a person on site named Oscar who claimed to be cleaning up and securing 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 BGFD who were on scene investigating a fire across the alley from the property for a burned shed. BGFD suspected an individual who was arrested at the property may be involved in the shed fire.

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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 came to the property to install trail cameras at that time. Police officers informed staff they would no longer enter the building due to the hazardous 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. 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, 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. On 12/26/2025 the property was inspected and remained in violation. A shopping cart was observed to be on fire in the back yard, and 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. Citations were issued on 12/14/2024, 1/9/2025 and 1/23/2025. The third citation was appealed and brought before the Board during the February 25, 2025 hearing. The Board voted unanimously to uphold the citation and fine. All possible attempts to work with the property owner have been exhausted. The property remains in violation, vacant and unmaintained. The case has been active for 222 days. Staff is requesting authorization to issue a Per-Day Fine Citation.

Dearbone made a motion to approve a Per-Day Fine Citation in the amount of \$100 to run for a period of sixty days or until the property is brought to compliance.

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

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

Agenda Item 2025-15 Zoning Compliance

Case #2024-2076

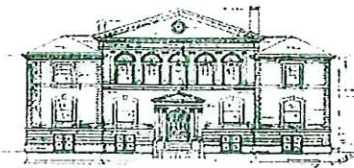
Location: 2521 Smallhouse Rd.

Owner: Angela Brian

Officer: James Heady

Request for Authorization to Issue a Per-Day Fine Citation

A case summary was prepared by James Heady, and provided to the CENB members. Officer Heady stated he went to the property on 3/25/2025, and the property remains in violation.



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A slide from a power point presentation was viewed during the hearing, also prepared by James Heady, detailing the timeline for the case. The first per-day fine citation was implemented in December, and no changes were made. The property was inspected on 3/17/2025, and vehicles were parked on the grass in the front yard, and the unapproved gravel remains. The case has been open for 596 days and Officer Heady is requesting approval for second per-day fine citation.

LaPointe made a motion to approve a Per-Day Fine Citation in the amount of \$100 to run for a period of sixty days or until the property is brought to compliance. Harmon seconded the motion. The motion passed with a five to zero vote.

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

Agenda Item 2025-16 Zoning Compliance

Case #2024-2077

Location: 0 Smallhouse Rd.

Owner: Angela Brian

Officer: James Heady

Request for Authorization to Issue a Per-Day Fine Citation

A case summary was prepared by James Heady, and provided to the CENB members. Officer Heady stated this case mirrors the previous case at 2521 Smallhouse Rd. Officer Heady went to the property on 3/25/2025 and the property remains out of compliance. As of 3/25/2025, the case has remained open for 596 days.

LaPointe made a motion to approve a Per-Day Fine Citation in the amount of \$100 to run for a period of sixty days or until the property is brought to compliance. Gonzalez seconded the motion. The motion passed with a five to zero vote.

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

Agenda Item 2025-17 Zoning Compliance

Case #2022-3709

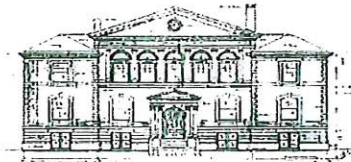
Location: 1432 Campbell Ln.

Owner: BSSCC Properties LLC

Officer: James Heady

Request for Authorization to Issue a Per-Day Fine Citation

A case summary was prepared by James Heady, and provided to the CENB members. According to Officer Heady this is the fourth per-day fine request for this property. Referring to the power point, Officer Heady stated the third per-day fine citation was



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issued in December. The property was inspected on 3/17/2025, and remained in violation. This case has been open for 1,140 days. Officer Heady is requesting approval for a fourth per-day fine citation. Chairman Dearbone posed the question toward Attorney David Broderick asking what is next for the property since this is the fourth per-day citation. Mr. Broderick stated at this point, the fines have stacked up and the City could take the position to enforce the liens and foreclose on the property. The question was asked regarding the total of what is owed currently to the City. Brad Schargorodski stated according to the City website, \$23,335.30 is owed on this property. Rachel Danner advised interest is included for that total.

LaPointe made a motion to approve a Per-Day Fine Citation in the amount of \$100 to run for a period of sixty days or until the property is brought to compliance. Dearbone seconded the motion. The motion passed with a five to zero vote.

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

❖ **ADJOURNMENT**

LaPointe made a motion to adjourn the hearing at 4:49 PM. Harmon seconded the motion. The motion passed with a five to zero vote.

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

The next scheduled hearing for the CENB will be Tuesday, April 22, 2025 at 4:30 PM in the City Hall Commission Chamber located on the second floor of City Hall.

ADOPTED:

April 22, 2025

APPROVED:

[Signature]

Code Enforcement and Nuisance Board Chairperson

ATTEST:

Pamela Boose

Code Enforcement and Nuisance Board Clerk