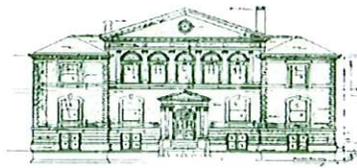


Pamela Boose
CENB CLERK
PHONE: 270.393.3102
EMAIL: Pamela.Boose@bgky.org



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

COUNSEL: DAVID BRODERICK

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

CODE ENFORCEMENT AND NUISANCE BOARD
SPECIAL CALL MINUTES (*ADOPTED*)
CITY HALL COMMISSION CHAMBER
FEBRUARY 10, 2026, 2025 4:30 PM

CALL TO ORDER – Co-Chairman Bruni called the hearing to order at 4:29 PM

ROLL CALL – The roll was called for Board Members.

SWEARING IN – Susan Oliver Lewis was sworn as an alternate member for the Board by Mayor Alcott.

MEMBERS PRESENT – Ben Bruni, Jose Gonzalez, Jeff Holman, Kenan Mujkanovic, Susan Oliver Lewis

MEMBERS ABSENT – Anthony LaPointe

APPROVAL OF MINUTES – The November 17, 2025, minutes were approved as written.

Gonzalez made a motion to approve the November 17, 2025, minutes as written.

Holman seconded the motion.

The motion passed with a four votes.

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

No – None

Abstain – Oliver Lewis

STAFF WAS SWORN IN

- APPEALS – None.
- OLD BUSINESS – None.
- NEW BUSINESS

Agenda Item 2026-1 Code Compliance

Case #2025-6405

Location: 845 Magnolia Street

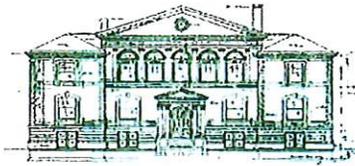
Owner: Teia White & Jonathon Randolph

Officer: Heather Lashley

Authorization Request to Issue a Per-Day Fine Citation

Officer Lashley presented the case.

The case is based on a complaint on 7/1/2025. An inspection of the property was conducted on 7/2/2025 and the following violations were observed:



COUNSEL: DAVID BRODERICK

CITY OF BOWLING GREEN
FOUNDED 1798
CODE ENFORCEMENT AND NUISANCE BOARD
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APPROVAL OF MINUTES – The November 17, 2025, minutes were approved as written.

Gonzalez made a motion to approve the November 17, 2025, minutes as written.

Holman seconded the motion.

The motion passed with a four votes.

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

No – None

Abstain – Oliver Lewis

STAFF WAS SWORN IN

➤ APPEALS – None.

➤ OLD BUSINESS – None.

➤ NEW BUSINESS

Agenda Item 2026-1 Code Compliance

Case #2025-6405

Location: 845 Magnolia Street

Owner: Teia White & Jonathon Randolph

Officer: Heather Lashley

Authorization Request to Issue a Per-Day Fine Citation

Officer Lashley presented the case.

The case is based on a complaint on 7/1/2025. An inspection of the property was conducted on 7/2/2025 and the following violations were observed:

- Unlicensed/inoperable motor vehicle
- Duty of maintenance of private property
- Junk
- Accumulation of construction, demolition, or landscape debris
- Scattered garbage
- Tires
- Accumulation of rubbish or garbage

A notice of violation was sent on 7/2/2025 to the PVA listed property owner and address. An inspection of the property was conducted on 7/15/2025, and the property remained in violation. During the inspection on 7/15/2025, the property owners came outside. The owners asked the officer why the property was being inspected. The officer advised there are violations on the property that need to be removed/resolved. The owners stated they would call the Division Manager about the situation. An inspection of the property was conducted on 7/23/2025, and the property remained in violation. An inspection of the property was conducted on 8/7/2025, and the property remained in violation. Noted effort toward compliance was observed in the back of the property however, inoperable vehicles and construction debris remained. Inspections of the property were conducted on 8/14/2025, 8/21/2025, 9/2/2025, 9/17/2025, 10/2/2025, 10/10/2025, and 10/17/2025, but the property remained in violation. An inspection of the property was conducted on 10/23/2025, and the property remained in violation, and a citation was issued. The citation was posted on the property, mailed to the PVA listed owner and address and listed the following violations:

- Unlicensed/inoperable motor vehicle
- Duty of maintenance of private property
- Junk; scrap metal
- Accumulation of construction, demolition, or landscape debris

An inspection of the property was conducted on 11/5/2025, and the property remained in violation, and a citation was issued. The citation was posted on the property, mailed to the PVA listed owner and address and listed the following violations:

- Unlicensed/inoperable motor vehicle
- Duty of maintenance of private property
- Accumulation of construction, demolition, or landscape debris

An inspection of the property was conducted on 11/18/2025, and the property remained in violation, and a citation was issued. The citation was posted on the property, and mailed to the PVA listed owner and address. As of 2/10/2026, the case has been active for 224 days. This property has had 11 code cases and 13 citations in the last five years. Two rounds of per-day fine citations were previously approved by the Board in 2023 and 2024. There is an outstanding balance of code fees for the property in the amount of \$16,812.00. There was no discussion or questions from the Board Members.

Mujkanovic made a motion to approve a per-day fine Citation, for \$100.00 per day to run 60 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 – Bruni, Gonzalez, Holman, Mujkanovic, Oliver Lewis
No – None***

Agenda Item 2026-2 Code Compliance

Case #2025-9438

Location: 1956 Stonehenge Avenue

Owner: Taibo's Home LLC/Tai T Nguyen

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

Officer Tabor presented the case.

The case is the result of a proactive inspection of the property on 9/11/2025, and the following violations were observed:

- Exterior Use/Storage of Indoor Furniture
- Damaged Fence
- Damaged Roof/Fascia/Gutters
- Scattered garbage

On 9/11/2025, a Notice of Violation was sent to the PVA listed owner and address. An inspection of the property was conducted on 10/1/2025, and the property remained in violation. It was noted the gutter/facia had been repaired. Contact with the owner was attempted without success. An inspection of the property was conducted on 10/9/2025, and the property remained in violation. Contact with the owner was attempted without success. An inspection of the property was conducted on 10/15/2025, and the property remained in violation. Due to prior history of lack of cooperation from the property owner, a citation was issued, posted on the property, and mailed to the PVA listed owner and address. The violations listed on the citation were as follows:

- Exterior use/Storage of Indoor Furniture
- Damaged Fence
- Damaged Roof/Fascia/Gutters
- Scattered garbage
- Unlicensed/Inoperable Vehicle
- Tires
- Accumulation of Rubbish/Garbage

An inspection of the property was conducted on 10/29/2025, and the property remained in violation. A citation was issued, posted on the property, and mailed to the PVA listed owner and address. An inspection of the property was conducted on 11/11/2025, and the property remained in violation. A citation was issued, posted on the property, and mailed to the PVA listed owner and address. As of 2/10/2026, the case has been active for 153 days, the property remains in violation with no contact from anyone affiliated with the property. There was no discussion or questions from the Board Members.

Oliver Lewis made a motion to approve a per-day fine Citation, for \$100.00 per day to run 60 days or until the property is brought to compliance.

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

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

Agenda Item 2026-3 Code Compliance

Case #2025-9767

Location: 1960 Stonehenge Avenue

Owner: Taibo's Home LLC/Tai T Nguyen

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

Officer Tabor presented the case.

The case is the result of a proactive inspection of the property on 9/22/2025, and the following violations were observed:

- Exterior Use/Storage of indoor furniture
- Damaged Fence
- Accumulation of garbage/trash
- Scattered garbage

On 9/22/2025, a Notice of Violation was sent to the PVA listed owner and address. An inspection of the property was conducted on 10/9/2025, and the property remained in violation. Contact with the property owner was attempted without success. An inspection of the property was conducted on 10/14/2025, and the property remained in violation. Contact with the property owner was attempted without success. An inspection of the property was conducted on 10/15/2025, and the property remained in violation. Due to prior history of lack of cooperation from the property owner, a citation was issued, posted on the property, and mailed to the PVA listed owner and address. The violations listed on the citation were as follows:

- Exterior Use/Storage of Indoor Furniture
- Damaged Fence
- Accumulation of garbage/rubbish
- Scattered garbage
- Lack of Duty of Maintenance of Private Property
- Sanitation

An inspection of the property was conducted on 10/29/2025, and the property remained in violation. A citation was issued, posted on the property, and mailed to the PVA listed owner and address. An inspection of the property was conducted on 11/11/2025, and the property remained in violation. A citation was issued, posted on the property, and mailed to the PVA listed owner and address. On 11/24/2025, staff spoke with a person that identified themselves as the property manager for the owner. That person asked what items were out of compliance on the property. The officer advised all violations were listed on all issued citations. On 12/01/25, staff conducted a follow up inspection and sent photos of the property and advised the property manager of the existing violations. As of 2/10/2026, the case has been active for 142 days, the property remains in violation with no contact from anyone affiliated with the property. There was no discussion or questions from the Board Members.

Mujkanovic made a motion to approve a per-day fine Citation, for \$100.00 per day to run 60 days or until the property is brought to compliance.

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

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

Agenda Item 2026-4 Code Compliance

Case #2025-9768

Location: 1964 Stonehenge Avenue

Owner: Van Anh Taylor

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

Officer Tabor presented the case.

The case is the result of a proactive inspection of the property on 9/22/2025, and the following violations were observed:

- Unlicensed/Inoperable Vehicle
- Junk/Scrap Metal
- Exterior Use/Storage of Indoor Furniture
- Scattered Garbage
- Accumulation of garbage/rubbish

On 9/22/2025, a Notice of Violation was sent to the PVA listed owner and address. An inspection of the property was conducted on 10/9/2025, and the property remained in violation. During the inspection, staff was approached by a tenant stating they suspected sewage issues on the property. The Public Works Department was contacted and it was believed the sewage incident at the property was related to a similar incident at a nearby property. A phone number was listed on a "FOR RENT" sign in front of the property and the tenant verified it was an accurate number for the owner. Photos of the violations were sent to the phone number listed on the rental sign. An inspection of the property was conducted on 10/15/2025, and the property remained in violation. The owner was on site at the time of the inspection. Staff advised the owner contact was attempted multiple times by multiple methods. The owner admitted seeing the notices but "did not want to respond". Staff explained the violations and tenant complaints, and advised of ways to bring the property to compliance. The owner was advised an inspection would be made on 10/17/2026, and if there was no progress toward compliance, a citation would be issued. An inspection of the property was conducted on 10/17/2026, and the property remained in violation. A citation was issued, posted on the property, and mailed to the PVA listed owner and address. The following violations were listed on the citation:

- Unlicensed/Inoperable Vehicle
- Junk/Scrap Metal
- Exterior Use/Storage of Indoor Furniture
- Scattered Garbage
- Accumulation of garbage/rubbish
- Dilapidated decks/porches
- Electrical System Hazards
- Lack of Duty of Maintenance of Private Property
- Accumulation of Construction, Demolition, or Landscaping Debris
- Tires

An inspection of the property was conducted on 10/29/2026, and the property remained in violation. A citation was issued, posted on the property, and mailed to the PVA listed owner and address. An inspection of the property was conducted on 11/11/2026, and the property remained in violation.

A citation was issued, posted on the property, and mailed to the PVA listed owner and address. An inspection of the property was conducted on 12/17/2026, and the property remained in violation. Staff made contact with tenants in multiple units and staff was given entry to investigate complaints. Non-working smoke alarms and plumbing issues were observed. Contact was made with the owner and all violations were explained. The owner contacted a plumber to correct the plumbing violations and staff installed/replaced smoke alarms in several units. Throughout the month of December, the property has had multiple complaints and citations from multiple agencies regarding sewage related issues. As of 2/10/2026, the case has been active for 142 days, the property remains in violation. There was no discussion or questions from the Board Members.

Bruni made a motion to approve a per-day fine Citation, for \$100.00 per day to run 60 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 – Brun, Gonzalez, Holman, Mujkanovic, Oliver Lewis
No – None***

Agenda Item 2026-5 Zoning Compliance

Presented by: City Attorney Hillary Hightower

Request to dismiss citations and fines

Case #2025-10744, 2126 Sycamore Drive
Case #2025-10745, 348 Leslie Drive
Case #2025-10747, 330 Cedar Ridge Road
Case #2025-10749, 1607 Benson Avenue
Case #2025-10751, 436 Claremoor Avenue
Case #2025-10752, 1107 Homestead Court

City Attorney Hillary Hightower presented the request to the Board.

These cases have gone on for some time and pertain to the right to housing for those recovering from an addiction. Several years ago the Federal Government classified addiction as a disability. If someone is recovering from an addiction, they have the right to housing accommodation. There are numerous sober living homes and they may be located within any neighborhood. They are self-regulated, having a manager and some here in Bowling Green are called Oxford Houses. Zoning had several complaints about some of the Oxford houses, regarding the number of persons living there and the number of cars parked there. Planning and Zoning was dealing with the questioned over-occupancy complaints. After speaking with the attorney for the Oxford House, it was explained they often file lawsuits against local governments that try to regulate them. Several issues were worked through and one was resolved. The most concerning issue was how many persons were residing in the home. Officer Heady starting issuing citations since there was not a complete resolution in place, and the Oxford House filed a fair housing complaint. Ultimately Ben Peterson, Hampton Moore and the Oxford House attorney came to a settlement that involved dismissing the citations and fines. There were no questions or discussion from the Board.

Mujkanovic made a motion to approve the dismissal of citations and fines for the properties listed.

Bruni seconded the motion.

The motion passed with a five to zero vote.

***ROLL CALL: Yes – Brun, Gonzalez, Holman, Mujkanovic, Oliver Lewis
No – None***

➤ COMMENTS / ANNOUNCEMENTS –

Welcome Susan Oliver Lewis as alternate member for the board.

The next hearing will be February 24, 2026 @ 4:30 PM

➤ ADJOURNMENT - Motion to adjourn.

Mujkanovic made a motion to adjourn the hearing at 4:59 PM.
Oliver Lewis seconded the motion.

ROLL CALL: Yes –Bruni, Gonzalez, Holman, Mujkanovic, Oliver Lewis
No – None

ADOPTED: _____ February 24, 2026 _____

APPROVED: BRB
Code Enforcement and Nuisance Board Co-Chairperson

ATTEST: Pamela Boone
Code Enforcement and Nuisance Board Clerk