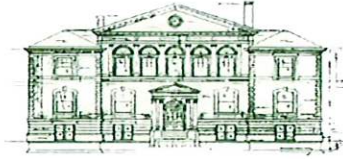


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ANTHONY LAPOINTE, CHAIR
BEN BRUNI, CO-CHAIR
JOSE GONZALEZ
JEFF HOLMAN
KENAN MUJKANOVIC

COUNSEL: DAVID BRODERICK

SUSAN OLIVER LEWIS
RACHEL CRAWFORD

CITY OF BOWLING GREEN
F O U N D E D 1 7 9 8
CODE ENFORCEMENT AND NUISANCE BOARD
MINUTES
CITY HALL COMMISSION CHAMBER
APRIL 28, 2026 4:30 PM CST/5:30 PM EST

CALL TO ORDER – Hearing called to order by Chairman Anthony LaPointe at 4:27 PM

ROLL CALL – Roll was called

MEMBERS PRESENT - Anthony LaPointe, Ben Bruni, Jose Gonzalez, Jeff Holman, Kenan Mujkanovic

MEMBERS ABSENT – none.

STAFF PRESENT – McKenna Tabor, Pam Boose, Katja Ford, Dara Price, Chad Doughty, Rachel Danner

CENB LEGAL – David Broderick

SWEAR IN STAFF – Staff were sworn in

APPROVAL OF MINUTES – There was no discussion/revisions to the March 24, 2026 minutes.

Gonzalez made a motion to approve the March 24, 2026 minutes as written.

LaPointe seconded the motion.

The motion passed with a five to zero vote.

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

No – None

March 24, 2026, minutes were approved as written.

HEARING AGENDA

➤ **APPEALS**

Agenda Item 2026-17 Animal Protection

Case #2026-1498, Citation #2026-2640

Location: 649 Park Street

Owner: Brad J. Harrell Rental LLC

Respondent: Jenny Elizabeth Rutt

Officer: Katja Ford

Citation Fine: \$106.04

Officer Ford presented the case, but the respondent did not appear for the hearing.

The citation and fine of \$106.04 stand as written.

Agenda Item 2026-18 Public Works

Case #2026-1352, Citation #2026-2397.1

Location: 1571 Cabell Drive

Owner: Robert C & Vicki W Chaudoin

Respondent: Bob Dillard

Officer: Dara Price

Citation Fine \$1,500.00

The case is a result of a routine inspection conducted on 04/02/26. The following violations were observed on the property:

- Improper construction entrance
- The roadway had mud that needed to be cleared due to motorist safety hazards.
- Best Management Practices (methods used to prevent or reduce the discharge of pollutants, especially sediment, from construction sites), need to be installed for silt runoff prevention. Examples of this would be rock checks, silt fence, straw waddles, sandbags, etc.
- Grading is needed for ponding water on neighboring lots that were utilized during construction. (Chapter 21-4.01 of the COBG BMP Manual states they are to be returned to original state before construction takes place)
- No permit was submitted for the two neighboring sites to be used during construction (Chapter 21-3.03 in the COBG BMP Manual)

There were three failed inspections on 1/7/26, 2/19/26 and 3/6/2026. A Notice of Violation (NOV) was issued on 3/6/2026, with a new inspection date of 3/19/2026. The respondent, Mr. Dillard contacted staff via email on 3/9/2026, stating BMP's would be installed in a day or two. On 3/10/2026, staff responded to the email sent by Dillard advising to work on items needed for compliance that were not weather dependent such as obtaining a permit for using another property for construction access and storage. Dillard was notified the required permits were to be obtained before the next inspection date of 3/19/2026. Dillard left a voicemail for staff on 3/17/2026, asking to discuss the NOV that was issued on 3/6/2026. Staff contacted Dillard on 3/17/2026, to discuss the violations. Dillard stated he was willing to meet on site to discuss what was needed for compliance, and staff agreed. During the phone conversation, Dillard agreed to the requirements, and to stay in contact with staff to provide updates toward compliance. Dillard stated the vacant lots would be stabilized within two weeks and a construction entrance would be installed to prevent mud being tracked out into the road. At the end of the phone conversation Dillard decided it was not necessary to meet on site. Staff sent an email to the respondent on 3/25/2026, asking for updates regarding the work site. There was no response. On 4/2/2026, the property was inspected and remained in violation. A citation was issued. An email detailing the violations, including photos and the copy of the citation, was sent by email to Dillard. A new inspection date was scheduled for 4/16/2026. Dillard contacted staff via text message and left a voicemail to discuss the citation. Staff contacted Dillard and agreed to meet with him the next day at 1:00 PM to discuss the expectations for compliance. Citation Officer Price and Assistant City Engineer met Dillard on site to discuss the efforts toward compliance.

Mr. Dillard was sworn in.

Mr. Dillard started out by showing pictures from his phone to the Board Members. The photos depicted the lot he was working on and the lot next to it where they were all dirt. Dillard stated the lots were already in that condition when he started work on his project, and there was no grass. Dillard stated the lot to the left and to the right of the property were dirt when he started work as well as the lots across the street. Dillard asked Price and Doughty about those lots. Staff replied those lots will need to be addressed as well. Dillard stated there is one lot that has been in the same condition for three or four years.

Dillard said to his knowledge nothing has ever been said or done about the other lots until now and it seems to him that he is being targeted.

Dillard admitted to using the other lots, but not until he started building the pool. Dillard said he got permission from the developer to use the lot to reach the pool, but he did not cause all the dirt in question. Dillard finished out the permit for the house so the owners could move in and then pulled a permit to build a pool house. This was in the January/February time frame while the weather was bad with snow and ice. Dillard said he waited until the weather cleared up and the ground dried out. Dillard stated he contacted Price on the 16th asking if they needed to meet since there was no work happening while the ground was muddy. Dillard said he told Price and Doughty to call or text him if there is a problem, since he does not look at emails while working on the property. Dillard disputed the dates that staff claimed to have called him. There is some dirt in the street but there is no proof it came from his project. It may have come from two or three other locations. Dillard did install the construction entrance as requested but it was after the citation. He did have straw mats down, but the wind was so bad it just blew it all away. Dillard stated he spoke with Price on March 17th and thought everything had been worked out, but in ten to eleven days he got the citation. Dillard is asking for the fine to be removed based on his testimony. Dillard reiterated he did use the lot, but none of the dirt was left by his crew. Holman asked Dillard how many lots there are in that subdivision and Dillard said he was unsure and guessed maybe thirty. Holman asked Price if other properties had been cited, and if they were cited this year and Price replied, a Notice of Violation was sent to another property the same day as Dillard's, and two properties were cited last year. Dillard asked Price how long she had been looking through the subdivision and Price replied since she began working for the City two years ago. Holman asked Dillard if he ever received phone calls from either Price or Doughty, and Dillard replied no, and said he initiated all the phone calls. LaPointe asked Price what needed to be done now, and Price listed several items that have been completed:

- the property has been stabilized to our standards.
- the construction entrance installed was approved by Doughty if mud was kept out of the roadway.
- straw waddles have been placed next to the entrance.

LaPointe asked Dillard how much longer will the property sit like this and Dillard replied a month, no longer than six weeks. LaPointe asked Price if there is anything else needed done right now, since he saw mud in the road. LaPointe addressed Dillard saying regardless of if the truck is his or not, he is responsible and just because he wasn't cited while building other houses doesn't mean there were no violations. Doughty stated the main thing is what is covered on the permit. What prompted the inspections was the lack of work at the site. If he is not working for 14 days, the city requires temporary coverage. If it's going to be 21 days, the city wants it seeded, grassed, a final stabilization on it. Staff asked Dillard to stabilize the areas he was not working on back on April 7th. After the citation there is temporary stabilization, but there are two sides of the lot where dirt is exposed, and the city wants to be sure that it is stabilized before everyone leaves the site. LaPointe asked Doughty if the property is not that way now, and Doughty said from the photos taken today there is straw.

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

Mujkanovic seconded the motion.

The motion passed with a five to zero vote.

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

The citation #2026-397.1 is upheld, the fine of \$1,500.00 is waived.

➤ OLD BUSINESS

Agenda Item 2026-19 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 Tabor presented the case. The case is the result of a complaint-based inspection on 9/18/2025. The case was before the Board March 24, 2026, and the respondent was afforded 30 days to bring the property to compliance. Previous photos of the condition of the property were displayed as a refresher for the Board Members. As of 4/27/2026 the property remains in violation. A permit was issued 4/23/2026. Although the missing protective treatment on the unlawful structure remains, the condition of the property is improved. The respondent needs to continue working with the appropriate agencies to fulfill the permit requirements. For the property to be in compliance, the structure needs some sort of protective treatment applied.

The respondent, Mr. Coulter was sworn in.

Coulter stated the property has been cleaned up. He has three gallons of paint that can be applied as protective treatment. Coulter said if he could paint the structure if afforded more time. LaPointe asked Tabor if Coulter paints the structure would that be all our division requires, and Tabor stated Coulter would need to work with the Building Division to ensure permit requirements are met. LaPointe asked Coulter if he thought he could get the property into compliance in 30 days and Coulter replied “yes, if it doesn’t rain”. Gonzalez asked Tabor what protective covering would be sufficient, does it need to be house wrap, sheathing or siding. Tabor stated it just needs to be painted because the wood as it is, is not weatherproof. Holman asked Tabor what the permit is for, and Tabor stated the structure is being used as a chicken coop, so due to the use and size the Building Division requires a permit.

LaPointe made a motion to table the case for 30 days until the next hearing.

Bruni seconded the motion.

The motion passed with a five to zero vote.

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

No – None

The case has been tabled for 30 days until the next hearing on May 26, 2026

➤ NEW BUSINESS

Agenda Item 2026-20 Code Compliance

Case #2025-7185

Location: 2135 Russellville Road

Owner: Samarpan LLC

Officer: McKenna Tabor

Request for Authorization to Issue a Per-Day Fine Citation

The case was presented by Officer Tabor. The case is the result of a proactive inspection from July 2025.

A Notice of Violation (NOV) was sent to the property owner for overgrown grass and weeds. Citations were issued on 8/25/2025, 9/5/2025 and 9/16/2025. A work order to mow the property was submitted with the first citation to have a city contractor mow the property, but it was discovered there was a large amount of construction debris in the overgrown grass and the attempt to mow the property was unsuccessful. The contractor discovered bicycles, rocks and other debris that would damage the equipment. The violations listed on the September 16th citation were:

- Vacant structures & land
- Duty of maintenance of private property
- Accumulation of construction, demolition & landscaping debris
- Attractive nuisance
- Grading & drainage
- Accumulation of rubbish & garbage

In November 2025, a per-day fine citation was approved by this Board, and the 60-day time period for that citation has elapsed. There has been no contact from the owner, or anyone associated with the property. There is a lot of overgrown grass over there and this property backs up to the Spring Hill subdivision directly behind some of the homes there. The case has been open for 280 days. LaPointe asked how long before the city sends someone to mow, and Tabor stated a contractor was sent but was unable to mow due to the debris found on the property. Contractors are not willing to mow the property due to the risk of damage to their equipment.

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

Mujkanovic seconded the motion.

The motion passed with a five to zero vote.

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

A Per-Day Fine Citation was approved.

Agenda Item 2026-21 Code Compliance

Case #2025-11296

Location: 2724 Scottsville Road

Owner: M & R 1 LLC

Officer: Sanja Dudaric

Request for Authorization to Issue a Per-Day Fine Citation

This agenda item was removed from the agenda at the last moment due to the property being in compliance per Officer Dudaric.

➤ COMMENTS / ANNOUNCEMENTS

Broderick announced the need for closed session after the hearing.
Pursuant to KRS 61.810.1.c – for discussions of proposed or pending litigation against or on behalf of the public agency.

LaPointe made a motion to go into closed session.

Holman seconded the motion.

The motion passed with a five to zero vote.

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

No – None

LaPointe made a motion to leave closed session and return to the regular hearing.

Bruni seconded the motion.

The motion passed with a five to zero vote.

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

No – None

The next hearing will be Tuesday, May 26, 2026.

➤ ADJOURNMENT -- A motion was made to adjourn the hearing at 5:19 PM.

LaPointe made a motion to adjourn the hearing.

Holman seconded the motion.

The motion passed with a five to zero vote.


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

No – None

The hearing was adjourned.

ADOPTED: May 26, 2026 _____

APPROVED:  _____
Code Enforcement and Nuisance Board Co-Chairperson

ATTEST:  _____
Code Enforcement and Nuisance Board Clerk