



**CODE ENFORCEMENT BOARD  
MINUTES: WEDNESDAY, OCTOBER 4<sup>th</sup>, 2017**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, October 4<sup>th</sup>, 2017 in the Council Chambers of the Florence Government Center with Code Enforcement Board Chairman Jim Johnson presiding.

**CALL TO ORDER & ROLL CALL**

Chairman Johnson called the meeting to order and requested a roll call. Present were the following five (5) Board members: Jim Johnson, Rick Rowland, Lance Howard, Bill Sharp and Dave Spille.

Also present were Code Enforcement Board Attorney Hugh Skees, Code Enforcement Officer Dale Jesensky, Code Enforcement Officer Mike Macaluso, Public Services Superintendent Jeremy Kleier, Police Officer Nathan Rettig, City Clerk Erin Courts, William Gregory (123 Raintree Road – Josh Wyatt), Barbara Frost (Case No. 2017-328-PM & Case No. 2017-329-PM), John Hrenya – J&L Furniture (Case No. 2017-280-OC) and Jason Bradhold (Case No. 2017-327-PM).

**APPROVAL OF MINUTES:**

**September 6<sup>th</sup>, 2017 Board Meeting**

Chairman Johnson called for a motion to approve the minutes of the September 6<sup>th</sup>, 2017 meeting of the Code Enforcement Board. Code Board Member Howard so moved with second from Code Board Member Sharp.

**OATH:**

Chairman Johnson administered the oath to Code Enforcement Officer Dale Jesensky, Code Enforcement Officer Mike Macaluso, Public Services Superintendent Jeremy Kleier and Police Officer Nathan Rettig.

**CONTESTED CASES:**

**Case No. 2017-280-OC**

**City of Florence vs. J&L Furniture**

Present and sworn-in: John Hrenya (Owner)

Citation No. AA-2015-22

Officer: Mike Macaluso

Ordinance No. O-27-07

Section: 16

7851 Tanners Lane, Florence, KY 41042

1. Failure to obtain an Occupational License

Violation: Not in compliance

Fine: \$2,000.00: Unpaid

**Ruling:** J&L Furniture was not in compliance for their Occupational License. Letters had been sent since 2012 with no responses regarding OC renewals and W-2 forms. Citation was issued on 6/24/15 and was paid on 7/10/15 but still was not in compliance. On 7/27/15, he paid 2015

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renewal, 9/4/15, he paid 2011 renewal, on 2/15/16, he paid 4<sup>th</sup> quarter payroll, on 6/6/16 a letter was sent for the 2012, 2013 and 2016 renewals with no response from Mr. Hrenya, he paid the citation but was still not in compliance so the citation has maxed out at \$2000.00. Since then he has come in to complete compliance with his Occupational license and renewals. Mr. Hrenya thought that when he paid the \$50 fine, it was all taken care of.

**Motion to dismiss \$2000.00 fine:**  
**Motion: Board member Rowland**  
**Second: Board member Howard**

**Approved by unanimous vote**

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**Case No. 2017-327-PM** **City of Florence vs. Jason Bradhold**  
Present and sworn-in: Jason Bradhold

Citation No. DJ-2017-094  
Officer: Dale Jesensky

Ordinance No. O-11-03  
Section: 303

2170 Antoinette Way, Florence, KY 41042  
1. Roof in disrepair

Violation: Unremedied  
Fine: \$50: Unpaid

Ruling: Mr. Bradhold was cited on July 14, 2017. The roof in disrepair was from the March storm. Mr. Bradhold had been working with a contractor from Patriot Roofing and it fell through, he currently has a new tarp on the roof and has contacted a new contractor that is supposed to begin working on the roof the second week in October (weather permitting). He has 30 days to complete the roof.

**Motion to continue until November meeting:**  
**Motion: Board member Spille**  
**Second: Board member Rowland**

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**Case No. 2017-328-PM & 2017-329-PM** **City of Florence vs. Daniel Frost**  
Present and sworn-in: Barbara Frost (sister)

Citation No. MM-2017-120  
Officer: Mike Macaluso

Ordinance No. O-11-03  
Section: 302.4.2 & Section 305  
and

Citation No. MM-2017-121  
Officer: Mike Macaluso

Ordinance No. O-11-03  
Section: 302 & Section 303.7

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6667 Highridge Avenue, Florence, KY 41042

- 1. Trash & debris throughout the property
- 2. Overgrown landscaping
- 3. High weeds & grass throughout the property
- 4. Roof in disrepair

Violation: Not Remedied

Fine: \$4,739.00: Unpaid

Ruling: Both citations were issued on the same day. One is on the 9<sup>th</sup> offense and the other is on the 5<sup>th</sup> offense. On 9/26/17 a call came to Erin to contest the citation from Debbie Woodhouse who is Barbara's sister that currently lives in Texas. Mike went to the property before this meeting and saw that the grass has been mowed, the majority of the landscaping had been cleaned up as well as the trash and debris and the roof is still in disrepair but there is a pallet of shingles in the driveway so the roof is ready to be fixed. There is a dumpster in the driveway. Barbara Frost lives at 203 Kentaboo Avenue and the property belonged to her brother. The house was listed for sale and the people who wanted to buy the house couldn't get the loan. Barbara did receive letters regarding the citations and fines. Barbara wanted to ask the Board to reduce the fines. They are trying to sell the house and the man who is buying the house is going to repair the roof. The closing is due to take place on October 4<sup>th</sup>. At the closing they are going to take any money that is owed and the bank is going to hold it in escrow.

**Motion to continue until November meeting:**

**Motion: Board member Spille**

**Second: Board member Howard**

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**123 Raintree Road – Josh Wyatt**

Present and Sworn in: William Gregory

UPDATE: The \$442.00 in filing fees has been paid. The property has not been inspected recently. Mr. Wyatt has removed his last load of belongings from the property. Mr. Gregory is then going to work on the inside and outside of the property and the house should be on the market by November 1.

**Move to continue to November meeting.**

**Motion: Spille**

**Second: Rowland**

**PARKING CASES:**

Police Officer Nathan Rettig asked the Board to uphold the three (3) parking cases.

Chairman Johnson noted the following people were not present regarding the three (3) parking violation brought against them:

**Parking Cases:** Upheld by Officer Rettig.

Case No. 2017-281-PG - City of Florence vs Amber Perkins

Citation #1530

Case No. 2017-282-PG - City of Florence vs Hadrami Cheikha

Citation #5716

Case No. 2017-283-PG - City of Florence vs Andrew Richardson

Citation #0988

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**Motion: Board Member Sharp**

**Second: Board Member Howard**

Ruling: Uphold motion carries

**Board: Approved by unanimous vote**

**ANIMAL CONTROL CASES:**

None

**OCCUPATIONAL LICENSE CASES:**

Case No. 2017-284-OC - City of Florence vs Berling Construction Co.	Citation #MM-2017-70
Case No. 2017-285-OC - City of Florence vs Richard K. Mullins DMD	Citation #MM-2017-71
Case No. 2017-286-OC - City of Florence vs BBMJD Properties LLC	Citation #MM-2017-72
Case No. 2017-288-OC - City of Florence vs IMMIX Salon	Citation #MM-2017-74
Case No. 2017-289-OC - City of Florence vs C.A.R.S.	Citation #MM-2017-81
Case No. 2017-290-OC - City of Florence vs Claxton Properties LLC	Citation #MM-2017-83
Case No. 2017-292-OC - City of Florence vs Berling Construction Co.	Citation #MM-2017-88
Case No. 2017-293-OC - City of Florence vs Kaiser Daycare Inc.	Citation #MM-2017-89
Case No. 2017-294-OC - City of Florence vs C.A.R.S.	Citation #MM-2017-105
Case No. 2017-295-OC - City of Florence vs McTown Property LLC	Citation #MM-2017-106
Case No. 2017-296-OC - City of Florence vs Nucur Grating	Citation #MM-2017-108
Case No. 2017-300-OC - City of Florence vs Kaiser Daycare Inc.	Citation #MM-2017-113
Case No. 2017-302-OC - City of Florence vs Braxton Holdings	Citation #MM-2017-125
Case No. 2017-303-OC - City of Florence vs Nucur Grating	Citation #MM-2017-126
Case No. 2017-304-OC - City of Florence vs Claxton Properties	Citation #MM-2017-127
Case No. 2017-305-OC - City of Florence vs C.A.R.S	Citation #MM-2017-128
Case No. 2017-306-OC - City of Florence vs McTown Property LLC	Citation #MM-2017-129
Case No. 2017-307-OC - City of Florence vs Kaiser Daycare Inc	Citation #MM-2017-130
Case No. 2017-308-OC - City of Florence vs Energy Insurance Agency	Citation #MM-2017-131
Case No. 2017-309-OC - City of Florence vs Cintex Wireless	Citation #MM-2017-132

**PAID OCCUPATIONAL LICENSE CASES:**

Case No. 2017-287-OC - City of Florence vs J&L Furniture Inc.	Citation #MM-2017-73
Case No. 2017-291-OC - City of Florence vs Southern Specialty	Citation #MM-2017-84
Case No. 2017-299-OC - City of Florence vs Courtney Brandt	Citation #MM-2017-111
Case No. 2017-298-OC - City of Florence vs Forum Nail Studio	Citation #MM-2017-110
Case No. 2017-240-OC - City of Florence vs Correa Family LLC	Citation #MM-2017-32
Case No. 2017-241-OC - City of Florence vs Hype Hair Studio	Citation #MM-2017-33
Case No. 2017-244-OC - City of Florence vs Correa Family LLC	Citation #MM-2017-42

**FIRE PREVENTION CASES:**

None

**RESOLVED CASES/PAID:**

Case No. 2017-349-ZG - City of Florence vs Brendan Bamford	Citation #DJ-2017-099
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**CONTINUED CASES:**

Case No. 2016-537-PM - City of Florence vs Intergroup Pine Lake	Citation #DJ-2016-147-162
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**UPDATE:** they are still working on the complex. Making progress but it is going slow.

**Motion to continue to November:**  
**Motion: Board member Spille**  
**Second: Board member Rowland**

**Approved by unanimous vote**

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Case No. 2017-052-ZG – City of Florence vs KY CVS Pharmacy Citation #DJ-2017-004

**UPDATE:** Dale talked to the VP in Rhode Island who assured him that everything was done. He got a call from the VP the next day telling Dale that it wasn't all done. The slope still needs done. The corner looks good and correct. He still has contractors on it which he emailed to Dale.

**Motion to continue to November:**  
**Motion: Board member Sharp**  
**Second: Board member Howard**

**Approved by unanimous vote**

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Case No. 2017-280-ZG - City of Florence vs Akshar Pramukh LLC Citation #JK-2017-27

**UPDATE:** This was a possible sanitary sewer lateral in disrepair. Jeremy has been unable to get any kind of evidence on either side if it is or is not a sewer lateral. Jeremy has been working with the owner and there is no longer any leakage. Jeremy recommends that it be dropped. Jeremy will keep an eye on it.

**Motion to continue:**  
**Motion: Board member Spille**  
**Second: Board member Rowland**

**Approved by unanimous vote**

**REQUEST FOR SUBPOENAS:**  
None

**ATTORNEY'S REPORT:**

- Florence Inn case is over. The property has sold to Heritage Bank and the City has received the money.
- The Hengehold Chicken case is ongoing and there is a motion pending to set a trial date.

**OTHER:**

Update on BBMGJ Properties: Jeremy met with their Attorney to go over everything that needs to be done. Jeremy is waiting on a response from them.

Chairman Johnson reminded the Board that the next meeting will take place on Wednesday, October 4<sup>th</sup>, 2017.

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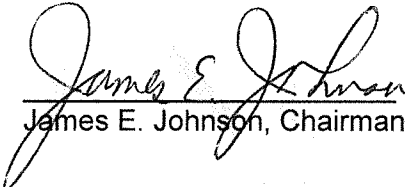
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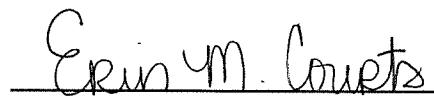
**ADJOURNMENT:**

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Rowland so moved, with second from Board Member Sharp, and **unanimous approval of the Board**, the time being 10:30 a.m.

APPROVED:

  
James E. Johnson, Chairman

ATTEST:

  
Erin M. Courts, Secretary