



CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, JUNE 17, 2020

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, June 17, 2020 in the Council Chamber 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 three (3) Board members: Lance Howard, Rick Rowland, and Jim Johnson. Board Members Bill Sharp and David Spille were absent.

Also present: Hugh O. Skees, Attorney; Melissa Kramer, City Clerk; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Code Enforcement Administrator; Mike Macaluso, Code Enforcement Officer; Brian DeCarlo, Code Enforcement Officer; Randy Childress, Fire Marshall; Ki Ransdall, Police Officer. In the audience: Judy Hartbarger, contesting; John Stephens, contesting; Debra Garijo-Gillon, contesting; Melita Cook, contesting; Aretha Lawson, contesting; Tim Mullins, continued case; Donald Kelin, continued case; Joe Massa, continued case; Attorney, David Steele, continued case; Attorney, Greg McDowell, continued case; Robert Wells, continued case; Steven Foltz, foreclosure case.

REAPPOINTMENT OF BOARD MEMBER:

Board Member Jim Johnson was sworn in for a new term by City Attorney Hugh Skees.

ELECTION OF CODE ENFORCEMENT CHAIRMAN AND VICE CHAIRMAN:

City Attorney Hugh Skees opened the floor for nominations to fill the 2020-2021 office of Chairman of the Code Board. Motion was made by Mr. Howard to nominate Jim Johnson as Chairman followed by a second from Mr. Rowland. **Motion carried by unanimous vote.**

Mr. Johnson then opened the floor for nominations to fill the Vice Chairman position. Mr. Rowland nominated Bill Sharp followed by a second from Mr. Howard. **Motion carried by unanimous vote.**

APPROVAL OF MINUTES:

March 4, 2020

Chairman Johnson called for a motion to approve the minutes of the March 4, 2020 meeting of the Code Enforcement Board. Board Member Howard motioned to accept the minutes as read with a second from Board Member Rowland. **Motion carried by unanimous vote.**

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

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CONTESTED CASE:

Contested Case #2020-75-ZG
303 Merravay Drive
Contested by Judy Hartbarger

City of Florence vs. P. Grayson Properties, LLC
Citation #MM-2020-76

Officer Macaluso presented the case as follows: Received numerous anonymous complaints regarding the property located at 303 Merravay Drive for disabled vehicles in the driveway. On 1/21, inspected the property and observed two vehicles in disrepair, one unlicensed. Previously dealt with this property and have been asked to stay off the property. Observed the vehicles from the sidewalk and observed 2019 tags on the vehicle. Due to the chronic nuisance of this property, no letter was sent and went to immediate enforcement. On 1/22, issued 1st citation; 2/25 spoke with property owner, Paul Grayson, stated he had a tenant and he would work on getting the vehicles removed. Also discussed other violations and scheduled a meeting to meet on the property. Due to COVID-19, was unable to meet and have not been in contact since. On 2/28, the City Clerk received the Request for Hearing.

On 6/16/20, appears 2020 tags are on both vehicle from the sidewalk. Observed two vehicles in disrepair with flat tires, driver side tire of the van is caved in and therefore deemed as disrepair. Also observed high weeds and grass, landscaping overgrown, rock wall starting to cave in, and garage door in disrepair. Received a call from Mrs. Hartbarger and was informed all my photographs were wrong and she would present photographs with valid tags at Code Board. Mrs. Hartbarger believed Code Board was on 6/16 and asked if Officer Macaluso would speak on her behalf. Due to the nature of the property, Officer Macaluso believed she should attend code board to present her case.

Judy Hartbarger appeared on behalf of P. Grayson Properties, LLC. Mrs. Hartbarger stated she had a video of her son backing the van down the driveway and the civic also runs. The van belongs to her husband and he is currently incarcerated since January. On January 9, the van was parked on the street and was struck. She was required to move the van into the driveway. The van is her husband's work vehicle. Her husband is eligible for parole this month. Mrs. Hartbarger had photographs of the vehicles taken on February 23. Mrs. Hartbarger gave Officer Ransdall her phone with photographs to show the board members for review. Mrs. Hartbarger has requested Officer Macaluso stay off her property. She also stated when her garage door is closed all the way, the door locks and she cannot unlock from the outside.

In reviewing the photographs, Chairman Johnson stated it appears the tags are 2020.

Mrs. Hartbarger stated the other vehicle is not on a jack. The civic has a slow leak. Both tires were inflated this morning and both vehicles are operational. Board Member Rowland requested to view the photographs again. Mrs. Hartbarger stated that her husband should be released this month and will be able to repair the van. If he cannot repair the van, they will junk the van. As for the charges today, her vehicle were registered at the time of the citation. Mrs. Hartbarger stated the van has never been on a jack.

Board Member Rowland inquired as to why Mrs. Hartbarger requested Officer Macaluso stay off her property. Mrs. Hartbarger stated because her neighbor calls and complains even if she has a pop bottle in the yard. Mr. Rowland stated Officer Macaluso was trying to help and the citation could have been avoided had he had been able to come onto her property. Mrs. Hartbarger requested additional time to determine whether the van could be repaired. Mr. Howard motioned to continue the case 30 days to the August hearing. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-44-NU
203 Kentaboo
Contested by John Stephens

City of Florence vs. Barbara Frost
Multiple Citations

Officer DeCarlo presented the case as follows: On 1/13 observed brush and debris in the front driveway; 1/14 sent a letter; 1/23 no change; 1/27 issued 1st citation for trash and debris; 2/5 observed no change and issued 2nd citation; 2/19 mail was returned and observed the trash/debris removed. Inspected the property on 6/16 and property is in compliance.

John Stephens appeared on behalf of Barbara Frost. Property owned by mother-in-law and family moved in to help her following her husband's stroke. When the family member moved in, they destroyed the house, robbed

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her, and kept her detained. The water bill increased to \$2,000.00 and was not paid. Mrs. Frost's husband passed away and she was able to get help. After she fell, Mr. Stephens and his wife were able to evict the family members, clean the property, and take care of the yard. Mr. Stephens has since hired a landscaper to take care of the yard and trees have been cut down. Mr. Stephens requested the citations be dismissed. Mr. Howard motioned to dismiss the citations and liens with the exception of the city expense in the amount of \$59.00. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-49-PM
8456 Village Drive
Contested by Debra Garijo-Gillon

City of Florence vs. Richard Gillon
Citation #BD-2020-25

Officer DeCarlo presented the case as follows: On 12/17/19 observed right rear downspout in disrepair; 12/26 sent a letter; 2/3/2020 no change; 2/5 issued 1st citation; Received a voicemail from Mr. Gillon; On 2/6, spoke to Mr. Gillon and was informed not to step on the property again without a warrant not to tape anything to his house; 2/21, received a voicemail from Mrs. Gillon and returned call; 2/25 spoke to Mrs. Gillon and she mentioned personal issues inside the home and she requested additional time. She also spoke with Melissa to contest the citation at the April code Board. Inspected the property on 6/16 and no change.

Mrs. Gillon appeared and stated she misunderstood which downspout Officer DeCarlo was referencing. She repaired the downspout on the other side of the house. Mrs. Gillon has replaced the fascia board and also will be replacing the soffits. Mrs. Gillon has been undergoing personal issues and financial difficulties. Mrs. Gillon requested additional time due to all of the financial and personal hardships. Mr. Rowland motioned to continue to the August hearing. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-57-PM
9 Sandstone Court
Contested by William and Melita Cook

City of Florence vs. William Cook
Citation #BD-2020-33

Officer DeCarlo presented the case as follows: In December 2019 observed trim in disrepair; 1/3/2020 sent a letter to owner and tenant; 1/6 received a voicemail from owner and stated he sold the property on 12/21/19, his tenants had bought the property and he would let them know; 1/20 property remained unchanged and now trim was missing; 2/7, same; 2/11 issued 1st citation for trim in disrepair; 2/12, received a call from Mr. Cook and discussed the trim. Mr. Cook had an individual to repair; 2/18 received a call from Mrs. Cook notifying the trim was repaired; 2/20 received a call they would contest the citation; 3/3 observed trim repaired; 6/16 property is still in compliance.

Mrs. Cook appeared on behalf of her property. Mr. Rowland motioned to dismiss the citation. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-119-PM/ZG
1 Sanders Drive

City of Florence vs. Jerry & Aretha Lawson
Citation #MM-2020-165

Officer Macaluso presented the case as follows: Property was reassigned to him on 9/19/19. Observed trash and debris throughout the property, the rear downspout in disrepair, trailer was observed parked on the grass and side fence in disrepair, sent a letter; Received a voicemail from Mrs. Lawson on 9/30; Called her back and left a message; On 2/19/20, no contact with Mrs. Lawson and no change to the property, issued 1st citation; 2/25, received a voicemail from Mrs. Lawson; Spoke with Mrs. Lawson on 3/4 and informed most of the violations were repaired. Following day, received notice she would be contesting the citations. Observed the property 6/16 and all violations were repaired. Noticed fencing in the back and is currently being replaced. Property in compliance.

Mrs. Lawson appeared and stated she is currently replacing the fence in the back. She previously bought pavers and believed she could store her trailer on the pavers. She was informed she could not and moved the trailer to the driveway. Was notified she could not park her trailer on the driveway and moved the trailer to her back pad. The trailer is allowed to be parked on her back pad and she is in compliance. Mrs. Lawson stated she is trying to abide by the ordinances and keep her property in good shape. Mr. Rowland motioned to dismiss the citation. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

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Contested Case # 2020-59-ZG
16 Roger Lane
Contested by Judy O'Conner

City of Florence vs Kentuckiana Greenhouses Inc.
Citation #BD-2020-35

Judy O'Conner failed to appear. Officer DeCarlo requested citations be upheld. Mr. Howard moved to uphold the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-128-ZG
8396 Juniper Lane
Contested by Andy Rollins

City of Florence vs Margaret Rollins Revocable Trust
Citation #BD-2020-49

Andy Rollins failed to appear. Officer DeCarlo requested citations be upheld. Mr. Howard moved to uphold the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2019-411-OC
4895 Houston Road

City of Florence vs Stephanie Benedetti
Multiple Citations

Stephanie Benedetti failed to appear. Officer Macaluso requested citations be upheld. Mr. Howard moved to uphold the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2019-514-OC
7851 Tanners Lane
Contested by John Hrenya

City of Florence vs J&L Furniture
Multiple Citations

Officer Macaluso presented the case as follows: Spoke with the property owner prior to the hearing and requested to be continued until the next meeting. Mr. Hrenya let him know he was having an issue getting the required documents. Officer Macaluso requested continuance until the next hearing. Mr. Howard motioned to continue the next hearing on July 1, 2020. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

RECOMMENDATION DISCUSSION AND ACTION:

Foreclosure Case #001-2020
10 Valley Drive

City of Florence vs. Marilyn J. Foltz Estate

Officer Kleier presented the case as follows: Quite a history at this location with many repeated violations through the years. Rather large fines and liens. The fines increased to over \$100,000.00. Last recommendation for a Foreclosure Action was in 2017. Fines had increased to over \$100,000.00. At that time, Mr. Foltz entered into an Agreement with the city and began paying towards those fines. Mr. Foltz also corrected the violations within the time frame agreed upon. Since that time, the property has been cited multiple times. Fines are once again accumulating. Mr. Foltz has not been communicating, answering the door, and has been cited repeatedly. Received complaints from the neighborhood. One neighbor came to city council and complained about multiple properties on the street, 10 Valley Drive included. Continue to issue citations and unfortunately not seeing compliance. Property is not in good shape and a large amount of fines are once again accumulating. Due to all of these factors, the property is interfering with the peaceful enjoyment of the neighboring properties and causing health and safety issues. Therefore, recommending to code board to propose to city council to take judicial proceedings against this property.

Steve Foltz appeared on behalf of the property. He has resided in the property since 2015. He did take care of the original items as requested. He had a shed he planned to build to store all of the items, however, lost his job at Master Provisions. Currently, he has no income. He did take a trip because he was unable to have his money refunded. Through the process, after losing his job at Master Provision, he worked at McClain's. He was then injured after two months and unable to work. Saw Officer Macaluso and let him know he had a compression break in his spine and unable to work. Has been on workman's comp with no income. Mr. Foltz did what he could with all of the difficulties he was having. He received a citation in the winter to paint his overhang on the back door. He never noticed the condition of the overhang. However, he painted the overhang and continued to receive a citation every week after. Mr. Foltz has two cars he pays insurance on. Supposedly the cars are not operable. He did move one of the cars from the street because a tree limb fell off and knocked the window out.

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He has received two different citations for cars and believes the cars are in compliance. Stated his cars are registered and the tags say 20, not 18. The cars are not in violation.

Mr. Foltz believes his only violation is the gutters and downspouts. He is unable to repair those due to COVID-19 and inability to obtain the necessary supplies. The trim has been painted and he had a concrete driveway installed. He believes he is trying to repair the violations but some items are not done during the winter or painting in the spring rainy season. He believes the citations were issued and he has been a target. He pressure washed the house. He stated he was notified the fence was in disrepair and he attempted to contact Officer Macaluso. He painted the fence black. He is not trying to be defiant and anger his neighbors. He believes there is one neighbor that previously worked for the city of Florence and is a burden on every neighbor.

Mr. Foltz received the first citation for \$50.00 for the overhang and did not get a letter. He believes the statute states he has to get a letter first. He is dyslexic and unable to write letters. Therefore, he believes it should be changed in the statute because there are people that cannot write and elderly people have difficulties as well. He stated he was injured and continued to pay the fees and fines. He is trying to do what he is required to do. Stated Officer Macaluso has seen violations never seen previously by the other code officers. He did not know what a downspout block was. He called Jeremy to ask what a downspout block was. Mr. Foltz has placed water tanks to collect water and was cited for those. Mr. Foltz believes he has received citations and is being picked on.

Board Member Rowland inquired as to the property and previous occurrences. Officer Macaluso replied it is the same property with trucks and busses in the rear. There is a truck in the rear of the property, however the overgrowth is too much to obtain photographs. Board Member Rowland sympathized with Mr. Foltz, however, stated the violations are not only for a downspout.

Mr. Foltz stated he began repairing items and did until he was injured. He removed the shed. Barrels remain and he wants to remove but cannot at the current time. He has a family he tries to remain involved in and works 70 hours a week. He asked the code board which one of them can say the work 70 hours a week. Working 70 hours a week does not leave much time for anything else.

Again, Board Member Rowland sympathized with Mr. Foltz, however, the property has been dealt with for many years. Citations had been ignored for years. Board Member Howard inquired as to voting to pass to city council.

Attorney Skees informed City Council will take the recommendation from code board. Ultimately, City Council would make the final decision to move forward with foreclosure.

Mr. Foltz asked Officer Macaluso whether he had seen changes to the property. Officer Macaluso replied, "I deal with compliance and when I say compliance, I mean whole compliance." Officer Macaluso stated the property struggles to stay in compliance. This is not one offense, there is a significant amount of fines and tried to work with Mr. Foltz. While there has been some changes to the property, the property remains not in compliance.

Mr. Howard motioned to forward the case to city council. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (20) PAID (7)

Case #	2020-22-ZE	City of Florence vs	Frances Harnett	10 Roger Lane	Citation # 154
Case #	2020-23-ZE	City of Florence vs	Christopher Mitchell	8 Beverly Road	Citation # 156
Case #	2020-24-DL	City of Florence vs	Rebecca S. Newman	6751 Louise Ct	Citation # 178
Case #	2020-25-JK	City of Florence vs	513 W 21 Street	28 Lynn St	Citation # 325
Case #	2020-26-PC	City of Florence vs	Baidy Barry	Fair Court	Citation # 2551
Case #	2020-27-PC	City of Florence vs	Manadou Kane	Fair Court	Citation # 2552 PD
Case #	2020-28-PC	City of Florence vs	Maryn Morales	Fair Court	Citation # 2553
Case #	2020-29-PC	City of Florence vs	Sandy Morales	Fair Court	Citation # 2554
Case #	2020-30-PC	City of Florence vs	Sara Bourne	Pinehurst	Citation # 2556 PD
Case #	2020-31-PC	City of Florence vs	Jeff Troy	Pinehurst	Citation # 2558 PD
Case #	2020-32-PC	City of Florence vs	Dwight Williams	Clark Ct	Citation # 2560 PD
Case #	2020-33-JC	City of Florence vs	Gabriel E Owen	7120 Manderlay	Citation # 3051
Case #	2020-34-JW	City of Florence vs	Honore Mvaya Soki	7050 Shenandoah Dr	Citation # 3087

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Case #	2020-35-PC	City of Florence vs	Brittany Price	Walmart	Citation # 3118
Case #	2020-36-PC	City of Florence vs	Serita S Palmor	Walmart	Citation # 3119
Case #	2020-37-PC	City of Florence vs	James Valedes	8240 US 42 speedway	Citation # 3120
Case #	2020-38-PC	City of Florence vs	Quinton Johnson	Clark Street	Citation # 3122
Case #	2020-39-PC	City of Florence vs	Karen Steffen	Fair Court	Citation # 3123 PD
Case #	2020-40-PC	City of Florence vs	Cherif Kane	Fair Court	Citation # 3124 PD
Case #	2020-41-PC	City of Florence vs	Austin McMullen	Fair Court	Citation # 3125 PD

No one appeared to contest the stated parking violations. Mr. Howard motioned to uphold all parking violations. Mr. Rowland followed with a second. **Motion was carried by unanimous vote.**

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES (43) PAID (4)

Case #	2020-90-OC	City of Florence vs	Havana Massage	7736 US 42	Citation #	MM-2020-177
Case #	2020-91-OC	City of Florence vs	Greater Cincinnati Home Center	75 Cavalier Blvd	Citation #	MM-2020-178
Case #	2020-92-OC	City of Florence vs	Southern Cross	71 Cavalier Blvd	Citation #	MM-2020-179
Case #	2020-93-OC	City of Florence vs	Seved Disdaremic	71 Cavalier Blvd	Citation #	MM-2020-180
Case #	2020-94-OC	City of Florence vs	Clinical Behavior	71 Cavalier Blvd	Citation #	MM-2020-181
Case #	2020-95-OC	City of Florence vs	Integrity Concepts	71 Cavalier Blvd	Citation #	MM-2020-182
Case #	2020-96-OC	City of Florence vs	Toubl Contracting Inc.	71 Cavalier Blvd	Citation #	MM-2020-183
Case #	2020-97-OC	City of Florence vs	Hatfield's Software Solutions	71 Cavalier Blvd	Citation #	MM-2020-184
Case #	2020-98-OC	City of Florence vs	Cincinnati Door and Window	71 Cavalier Blvd	Citation #	MM-2020-185
Case #	2020-99-OC	City of Florence vs	Chris Kennedy	4885 Houston Rd	Citation #	MM-2020-197
Case #	2020-100-OC	City of Florence vs	Teresa Gillum	4885 Houston Rd	Citation #	MM-2020-198
Case #	2020-101-OC	City of Florence vs	Doscas Sitanata	4885 Houston Rd	Citation #	MM-2020-199
Case #	2020-102-OC	City of Florence vs	Kathy Sauley	4885 Houston Rd	Citation #	MM-2020-200
Case #	2020-103-OC	City of Florence vs	Lori Taylor	4885 Houston Rd	Citation #	MM-2020-201
Case #	2020-104-OC	City of Florence vs	Kelly Meyer	4885 Houston Rd	Citation #	MM-2020-202
Case #	2020-105-OC	City of Florence vs	Christopher Pfaff	4885 Houston Rd	Citation #	MM-2020-203
Case #	2020-106-OC	City of Florence vs	NKY Redbird Carriers	7505 Sussex Drive	Citation #	MM-2020-204
Case #	2020-107-OC	City of Florence vs	Drake Custom Construction	73 Cavalier Blvd	Citation #	MM-2020-205
Case #	2020-108-OC	City of Florence vs	Total Choice Mortgage	73 Cavalier Blvd	Citation #	MM-2020-206
Case #	2020-109-OC	City of Florence vs	Professional Wedding	73 Cavalier Blvd	Citation #	MM-2020-207
Case #	2020-110-OC	City of Florence vs	Cardinal Arts	73 Cavalier Blvd	Citation #	MM-2020-208
Case #	2020-111-OC	City of Florence vs	John Kruer	73 Cavalier Blvd	Citation #	MM-2020-209
Case #	2020-112-OC	City of Florence vs	Lenkley Technologies Inc.	73 Cavalier Blvd	Citation #	MM-2020-210
Case #	2020-113-OC	City of Florence vs	Havana Massage	7736 US 42	Citation #	MM-2020-211
Case #	2020-114-OC	City of Florence vs	Fortinet	73 Cavalier Blvd	Citation #	MM-2020-212
Case #	2020-115-OC	City of Florence vs	Shelby Street Veterinary Hospital	7220 Burlington Pk	Citation #	MM-2020-223 PD
Case #	2020-116-OC	City of Florence vs	Robert Foote	7348 US 42	Citation #	MM-2020-224 PD
Case #	2020-117-OC	City of Florence vs	Piada Italian Street Food	7727 Mall Rd	Citation #	MM-2020-225
Case #	2020-118-OC	City of Florence vs	Green 13 Apparel	7920 Tanners Gate Lane	Citation #	MM-2020-226
Case #	2020-119-OC	City of Florence vs	Red Wing Shoe	8071 Connector Dr	Citation #	MM-2020-227
Case #	2020-120-OC	City of Florence vs	Paul Taulbee	60 Cavalier Blvd	Citation #	MM-2020-228
Case #	2020-121-OC	City of Florence vs	Reyes Remodeling Dr	8449 Pheasant Drive	Citation #	MM-2020-229
Case #	2020-122-OC	City of Florence vs	Sharkhami Inc.	6805 Houston Rd	Citation #	MM-2020-230
Case #	2020-123-OC	City of Florence vs	Stephanie Benedetti	4895 Houston Rd	Citation #	MM-2020-231

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Case #	2020-124-OC	City of Florence vs	Vicki House	4895 Houston Rd	Citation #	MM-2020-232
Case #	2020-125-OC	City of Florence vs	Amy Duncan	4895 Houston Rd	Citation #	MM-2020-233
Case #	2020-126-OC	City of Florence vs	Sara Scheyer Farmer	4895 Houston Rd	Citation #	MM-2020-234
Case #	2020-127-OC	City of Florence vs	Monica Howe	4895 Houston Rd	Citation #	MM-2020-235
Case #	2020-128-OC	City of Florence vs	Jason Phillips	4895 Houston Rd	Citation #	MM-2020-237
Case #	2020-129-OC	City of Florence vs	Jean Paul	4895 Houston Rd	Citation #	MM-2020-238 PD
Case #	2020-130-OC	City of Florence vs	Weekly Glow Cleaning Services	225 Main Street	Citation #	MM-2020-260
Case #	2020-131-OC	City of Florence vs	McDonalds	73 Cavalier Blvd	Citation #	MM-2020-261
Case #	2020-132-OC	City of Florence vs	ESUE LLC (American Freight)	51 Spiral Drive	Citation #	MM-2020-265 PD

FIRE PREVENTION CASES: (0) None:

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (96) Paid (22):

Case #	2020-125-PM	City of Florence vs	Braehler Properties	8605 Haines Drive	Citation #	BD-2020-46
Case #	2020-126-PM	City of Florence vs	Braehler Properties	8605 Haines Drive	Citation #	BD-2020-47 PD
Case #	2020-127-PM/ZG	City of Florence vs	Randall & Pamela Miller	106 Hillside Drive	Citation #	BD-2020-48
Case #	2020-128-ZG	City of Florence vs	Margaret Rollins Revocable Trust	8396 Juniper Lane	Citation #	BD-2020-49
Case #	2020-129-ZG	City of Florence vs	Evergreen Apartments Oracle LLC	8547 Evergreen Drive	Citation #	BD-2020-50
Case #	2020-130-PM	City of Florence vs	Regina Robertson	110 Roger Lane	Citation #	BD-2020-51
Case #	2020-131-ZG	City of Florence vs	Sandra Ante	8567 Winthrop	Citation #	BD-2020-52
Case #	2020-132-PM	City of Florence vs	Scott Palmer	8469 Village Dr.	Citation #	BD-2020-53
Case #	2020-133-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-54
Case #	2020-134-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-55 PD
Case #	2020-135-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-56 PD
Case #	2020-136-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-57 PD
Case #	2020-137-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-58
Case #	2020-138-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-59 PD
Case #	2020-139-NU	City of Florence vs	Christina & Gabriel Griggs	55 Miriam Drive	Citation #	BD-2020-60
Case #	2020-140-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr.	Citation #	BD-2020-61
Case #	2020-141-NU	City of Florence vs	Sebree J K Estate- Jay & Thelma Utz	222 Main Street	Citation #	BD-2020-62
Case #	2020-142-NU	City of Florence vs	Waldi & Naila Safi	7122 Burlington Pike	Citation #	BD-2020-63
Case #	2020-143-PM	City of Florence vs	Vicandy Properties	230 Center Street	Citation #	BD-2020-64 PD
Case #	2020-144-PM	City of Florence vs	Charles & Dorothy Roberts	203 Roberta Ave	Citation #	BD-2020-65
Case #	2020-145-NU	City of Florence vs	Burger King #1851	7958 US 42 Highway	Citation #	BD-2020-66
Case #	2020-146-NU	City of Florence vs	Claxton Properties	7920 Dream St	Citation #	BD-2020-67
Case #	2020-147-PM	City of Florence vs	Eshanya Hotels LLC	7928 Dream St	Citation #	BD-2020-68
Case #	2020-148-PM	City of Florence vs	Charles & Dorothy Roberts	203 Roberta Ave	Citation #	BD-2020-69
Case #	2020-149-NU	City of Florence vs	Leslie & Randolph Hust	5 Ash Street	Citation #	BD-2020-70
Case #	2020-150-NU	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr	Citation #	BD-2020-71

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Case #	2020-151-PM	City of Florence vs	Junpei Taoka	6 Red Clover Ct	Citation #	BD-2020-72 PD
Case #	2020-152-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr	Citation #	BD-2020-73
Case #	2020-153-PM	City of Florence vs	Charles & Dorothy Roberts	203 Roberta Avenue	Citation #	BD-2020-74
Case #	2020-154-NU	City of Florence vs	SPM Real Estate Florence LLC	6835 Houston Road	Citation #	BD-2020-75
Case #	2020-155-PM	City of Florence vs	Alan & Ruth Sullivan	11 Lee Street	Citation #	BD-2020-76 PD
Case #	2020-156-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr	Citation #	BD-2020-77
Case #	2020-157-NU	City of Florence vs	ERPS Inc.	Parcel 062.00-00-131.09	Citation #	BD-2020-78 PD
Case #	2020-158-NU	City of Florence vs	A&K Enterprise	Parcel 062.00-00-131.35	Citation #	BD-2020-79 PD
Case #	2020-159-NU	City of Florence vs	Skeets LLC	Parcel 062.00-00-131.02	Citation #	BD-2020-80 PD
Case #	2020-160-NU	City of Florence vs	A&K Enterprise	8809 Portage Trail	Citation #	BD-2020-81 PD
Case #	2020-161-PM	City of Florence vs	Charles & Dorothy Roberts	203 Roberta Ave	Citation #	BD-2020-82
Case #	2020-162-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Dr	Citation #	BD-2020-83
Case #	2020-163-PM	City of Florence vs	David and Michael Elmore	26 Patricia Street	Citation #	MM-2020-174 PD
Case #	2020-164-PM	City of Florence vs	Claud and Rissie Wagner	28 Patricia Street	Citation #	MM-2020-175
Case #	2020-165-PM	City of Florence vs	TM Properties LLC	235 Main Street	Citation #	MM-2020-176 PD
Case #	2020-166-PM	City of Florence vs	Griffith Holding LLC	7718-7736 US 42	Citation #	MM-2020-186
Case #	2020-167-PM	City of Florence vs	Griffith Holding LLC	225 Main St	Citation #	MM-2020-187
Case #	2020-168-PM/ZG	City of Florence vs	Griffith Holding LLC	225 Main St	Citation #	MM-2020-188
Case #	2020-169-PM	City of Florence vs	Griffith Holding LLC	7736 US 42	Citation #	MM-2020-189
Case #	2020-170-PM	City of Florence vs	Griffith Holding LLC	8402 US 42	Citation #	MM-2020-190
Case #	2020-171-PM	City of Florence vs	Travis Pham	6028 Belair Drive	Citation #	MM-2020-191
Case #	2020-172-PM	City of Florence vs	Sandra Cunningham	121 Roger Lane	Citation #	MM-2020-192 PD
Case #	2020-173-PM/ZG	City of Florence vs	Marilyn J Foltz	10 Valley Drive	Citation #	MM-2020-193
Case #	2020-174-PM	City of Florence vs	Marilyn J Foltz	10 Valley Drive	Citation #	MM-2020-194
Case #	2020-175-PM/ZG	City of Florence vs	Tower Place Properties	132 Honeysuckle	Citation #	MM-2020-195
Case #	2020-176-PM/ZG	City of Florence vs	Tower Place Properties	135 Honeysuckle	Citation #	MM-2020-196
Case #	2020-177-PM	City of Florence	WEC 99J-31 LLC (CVS Pharmacy)	6801 Dixie Highway	Citation #	MM-2020-213
Case #	2020-178-PM	City of Florence vs	TM Properties	235 Main Street	Citation #	MM-2020-214
Case #	2020-179-ZG	City of Florence vs	Dactyl Investment Ltd	7560 Burlington Pike	Citation #	MM-2020-215
Case #	2020-180-PM	City of Florence vs	Griffith Holding LLC	7736 US 42	Citation #	MM-2020-216
Case #	2020-181-PM	City of Florence vs	Griffith Holding LLC	8402 US 42	Citation #	MM-2020-217
Case #	2020-182-PM	City of Florence vs	Griffith Holding LLC	7718-7736 US 42	Citation #	MM-2020-218

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Case #	2020-183-PM	City of Florence vs	Griffith Holding LLC	225 Main Street	Citation #	MM-2020-219
Case #	2020-184-PM/ZG	City of Florence vs	Griffith Holding LLC	225 Main Street	Citation #	MM-2020-220
Case #	2020-185-PM/ZG	City of Florence vs	Marilyn J Foltz	10 Valley Dr	Citation #	MM-2020-221
Case #	2020-186-ZG	City of Florence vs	Jorge Paredes	127 Joshua Ct	Citation #	MM-2020-222 PD
Case #	2020-187-PM	City of Florence vs	Jennifer Webb	6016 Spicewood Ave	Citation #	MM-2020-239
Case #	2020-188-PM/ZG	City of Florence vs	Burger King #1851	7958 US 42	Citation #	MM-2020-240
Case #	2020-189-PM	City of Florence vs	Duren Geraldine P Estate (Waffle House)	8050 US 42	Citation #	MM-2020-241
Case #	2020-190-PM	City of Florence vs	Travis Pham	6028 Belair Drive	Citation #	MM-2020-242
Case #	2020-191-PM	City of Florence vs	James Lawrence	132 Roger Lane	Citation #	MM-2020-243
Case #	2020-192-ZG	City of Florence vs	CHCT Kentucky	51 Cavalier Blvd	Citation #	MM-2020-244 PD
Case #	2020-193-ZG	City of Florence vs	CHCT Kentucky	47 Cavalier Blvd	Citation #	MM-2020-245 PD
Case #	2020-194-PM	City of Florence vs	Dexter Group Trust	68 Utz Drive	Citation #	MM-2020-246 PD
Case #	2020-195-PM/ZG	City of Florence vs	Tower Place Properties, LLC	135 Honeysuckle Dr.	Citation #	MM-2020-247
Case #	2020-196-PM/ZG	City of Florence vs	Tower Place Properties, LLC	132 Honey Suckle Dr.	Citation #	MM-2020-248
Case #	2020-197-PM	City of Florence vs	Marilyn J. Foltz	10 Valley Drive	Citation #	MM-2020-249
Case #	2020-198-PM/ZG	City of Florence vs	Griffith Holding LLC	7736 US 42	Citation #	MM-2020-250
Case #	2020-199-PM/ZG	City of Florence vs	Marilyn J Foltz	10 Valley Drive	Citation #	MM-2020251
Case #	2020-200-PM	City of Florence vs	Robinson and Sons LLC	8544 US 42	Citation #	MM-2020-253
Case #	2020-201-PM	City of Florence vs	Griffith Holding LLC	8402 US 42	Citation #	MM-2020-254
Case #	2020-202-PM	City of Florence vs	Griffith Holding LLC	7736 US 42	Citation #	MM-2020-255
Case #	2020-203-PM	City of Florence vs	Griffith Holding LLC	7736 US 42	Citation #	MM-2020-256
Case #	2020-204-PM	City of Florence vs	Griffith Holding LLC	225 Main Street	Citation #	MM-2020-257
Case #	2020-205-PM/ZG	City of Florence vs	Griffith Holding LLC	225 Main Street	Citation #	MM-2020-258
Case #	2020-206-ZG	City of Florence vs	Dactyl Investments Ltd	7560 Burlington Pike	Citation #	MM-2020-259
Case #	2020-207-PM	City of Florence vs	James A Gallenstein Family Ltd	7914 Dream Street	Citation #	MM-2020-262
Case #	2020-208-PM	City of Florence vs	Pong Heilian	6420 Dixie Highway	Citation #	MM-2020-263
Case #	2020-209-PM/ZG	City of Florence vs	Lawrence and Genevieve Hogan	113 JoAnn Drive	Citation #	MM-2020-264
Case #	2020-210-PM	City of Florence vs	Ron Everett	7113 Manderlay Drive	Citation #	MM-2020-266
Case #	2020-211-PM	City of Florence vs	Sandra Cunningham	121 Roger Lane	Citation #	MM-2020-267 PD
Case #	2020-212-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-268
Case #	2020-213-PM	City of Florence vs	John Clifford	6831 Highridge Ave	Citation #	MM-2020-269 PD
Case #	2020-214-PM	City of Florence vs	Travis Dehner	6571 Louise Ct	Citation #	MM-2020-270

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Case #	2020-215-PM	City of Florence vs	Regina Hill	520 Kentaboo Ave	Citation #	MM-2020-271
Case #	2020-216-PM	City of Florence vs	Matthew Chalk	415 Kentaboo Ave	Citation #	MM-2020-272
Case #	2020-217-PM	City of Florence vs	C&D Properties of Florence LLC	4911 Houston Road	Citation #	MM-2020-273
Case #	2020-218-ZG	City of Florence vs	Healthpoint Family Care Inc.	7607 Dixie Hwy	Citation #	ST-2020-001PD
Case #	2020-219-NU	City of Florence vs	Matriarch Florence LLC	7250 Houston Rd	Citation #	JK-2020-3
Case #	2020-220-NU/PM	City of Florence vs	Griffith Holdings LLC	225 Main Street	Citation #	JK-2020-5

Officer DeCarlo requested the citation for 55 Miriam Drive, Citation #BD-2020-60, Case No. 2020-139-NU be dismissed. He stated there was a misunderstanding regarding the letter sent and citation issued. Property is in compliance. Mr. Howard motioned to dismiss the citation. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

CONTINUED CASES (6):

Continued Case #2019-232-PM
9 Vivian Drive
Represented by Timothy Mullins

City of Florence vs. John Mullins
Multiple Citations

Officer DeCarlo presented the case as follows: Officer DeCarlo stated case was continued for 60 days at the last meeting. Since the last meeting, COVID-19 occurred and therefore we are 120 days out. Officer DeCarlo observed the property on 6/16 and remains unchanged. Mr. Mullins did present photographs to Officer DeCarlo prior to the meeting and let him know he was working on the property. As of 6/16, no change and not in compliance. Landscaping is in compliance. However, gutters and trim are not in compliance.

Board Member Rowland asked when the property issues first began. Officer DeCarlo replied January 2019 and last citation was issued June of 2019.

Timothy Mullins appeared and stated he had a contractor lined up and it did not work out. He is again in the process of finding a contractor. He has received estimates from \$6,500-\$29,000.00. Trying to find a reasonable contractor to do the work. Mr. Mullins was hopeful to have a contractor by the weekend. Mr. Rowland motioned to uphold the citations. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Continued Case #2019-408-OC
4895 Houston Road

City of Florence vs. Erma Schadler
Multiple Citations

Officer Macaluso requested the citations be dismissed. It has been confirmed Ms. Schadler does not sell property and only keeps her real estate license. Mr. Howard motioned to dismiss the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2020-86-PM
18 Girard Street

City of Florence vs Donald Klein
Multiple Citations

Officer Macaluso presented the case as follows: Officer Macaluso inspected the property on 6/16 and in compliance. House is down and trash/debris have been removed. Property has remained in compliance. Two citations for \$400.00 in fines, no liens, and city expenses of \$378.88 to have contractor remove debris during initial demolition.

Donald Klein appeared and stated he called Officer Macaluso when he received the notice. There is no mailbox on property. He received the citation on 2/7, worked on the property over the weekend, and went to Officer Macaluso on 2/11 and he was not available. Mr. Klein spoke with Officer Macaluso and inquired as to what need to be done and then he received a second citation. Mr. Klein stated he was unaware anyone was ordered to remove the trees and debris. He would have had them removed. Mr. Klein had planned on doing the work himself. He did not realize the city hired a contractor to remove the debris until he attended March hearing. Mr.

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Klein felt he should have been given the opportunity to clean. Chairman Johnson stated he was informed by the citation. Mr. Klein did not feel he was given ample time.

Chairman Johnson informed Mr. Klein the city does have the right to hire someone to clean the property if it is a nuisance. Officer Macaluso stated notice of violation was sent and they have the legal right to remove the trash and debris. Original letter was sent for demolition permit and continued to work with Mr. Klein. Following the demotion, the contractor left debris. Therefore, the city had to take corrective action to the nuisance following the demolition.

Mr. Klein requested relief from the citations and fines. Mr. Rowland motioned to dismiss the citations and uphold the city expense in the amount of \$378.88. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2020-53-ZG
32 Russell Street

City of Florence vs Michael Lipps
Multiple Citations

Officer DeCarlo presented the case as follows: Previous hearing, tenant still had vehicles in grass. Observed property since that time and vehicles have been removed. Currently in compliance. Mr. Rowland motioned to dismiss the citations. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Continued Case #2019-95-PM/ZG
7912 Dream Street

City of Florence vs. Arc Café USA
Multiple Citations

Represented by Attorney, David Steele & Joe Massa

Officer Macaluso presented the case as follows: Observed the property several times over the past few months and have noticed progress. Spoke with Mr. Massa prior to the meeting. Light pole has been reinstalled, front sidewalk and brick pavers have been removed and concrete replaced. Only issue remaining is the parking lot and the building still needs to be repainted. Also, there is a cylinder which has been installed on the rear of the property and requires a permit. Officer Macaluso informed Mr. Massa he will need to contact Boone County PVA for a permit for the cylinder.

Attorney, David Steele, appeared on behalf of Joe Massa and Arc Café-Captain D's. Attorney Steele stated most of the work has been done and difficulty getting work done due to COVID-19. Joe Massa was sworn in. Mr. Massa stated the building will be painted on June 22, 2020 and the parking lot is scheduled for June 29, 2020. Mr. Massa has contracts in place. Had the worked set to be performed the end of March and due to the pandemic, was canceled.

Mr. Howard motioned to continue to the August hearing. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Continued Case #2020-88-ZG
21 Spruce Drive

City of Florence vs. Northern Kentucky Inspection Incorp.
Citation #MM-2020-113

Represented by Attorney, Greg McDowell and Robert Wells

Officer Macaluso presented the case as follows: Inspected the property on 6/16 and property is in compliance. The trailer has been removed and have observed the van once in the past several months. Property owner is currently following the zoning regulations. Sign has also been painted over. As of right now, property is in compliance.

Attorney Gregory McDowell and Robert Wells appeared on behalf of the Northern Kentucky Inspection Incorp. Mr. Rowland motioned to dismiss the citation. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

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ATTORNEY'S REPORT:


Attorney Hugh Skees advised no new developments on any litigation to report.

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on July 1, 2020.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with second from Board Member Rowland. **Motion passed with unanimous approval of the Board**, the time being 11:17 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

