



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, SEPTEMBER 6, 2023**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, September 6, 2023 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 five (5) Board Members: Jim Johnson, Chairman; Lance Howard (Vice-Chairman); David Spille; Rick Rowland; and Bill Sharp.

Also present: Dale Wilson, Assistant City Attorney; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Community Services Superintendent; Jacob Carpenter, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Childress, Fire Marshal; and Ki Ransdall, Police Officer.

In the audience: Melissa Kramer, City Clerk; Don Johnson, contested case; Tony Pabst, contested case; Lee Richard Cahill, contested case; Celso G. Mauricio Miranda, contested case; Natalie Beach, contested case; Jamie Yeager, contested case; Greg Gilliam, continued case; Jason Grace, continued case; Attorney Alex Edmondson, continued case; Noell Saunders, continued case; and Julie Lux Chaney, observer.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the August 2, 2023 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. Board Member Spille was absent from the August 2, 2023 meeting and abstained from the vote. The Board approved the minutes 4-0 with an abstention from Board Member Spille.

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

CONTESTED CASES (6):

**Contested Case # 2022-573-OC
71-75 Cavalier Blvd.
Contested by: Don Johnson**

**City of Florence vs. Cutler Real Estate
Citation # 22-1249 (1-7)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 7/22/22, seven citations were issued for a total of \$1,700.00. No city expense was incurred. Occupational license is now in compliance.

Don Johnson appeared on behalf of Cutler Real Estate.

Board Member Howard made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2021-94-OC
71 Cavalier Blvd., Suite 8
Contested by: Tony Pabst**

**City of Florence vs. Elite Security Systems, Inc.
Citation # 21-2217 (1-3)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 7/20/21, three citations were issued for a total of \$500.00. No city expense was incurred. Occupational license is now in compliance.

Tony Pabst appeared on behalf of Elite Security Systems Inc.

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Board Member Sharp motioned to dismiss the citations. Board Member Spille followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-319-ZG
7544 Burlington Pike
Contested by: Lee Richard Cahill

City of Florence vs. Marshall Land Management, LLC
Citation # 22-974-1

Officer Carpenter presented the case as follows: Citation was issued for post site plan review. Upon inspection, landscaping was not in compliance. Due to the occupancy, the property owner had six months to bring the property into compliance which would have been November 2022. During that time, an agreement was reached between the property owner, the Boone County Planning Commission and the City of Florence which would split the landscaping into five phases with the all phases being completed by October 2023. Citation was issued due to phase three and phase four not being completed on time. Phase three was due to be completed by on 6/12/23 and phase four was due to be completed by 8/9/23. Phase 5 was scheduled to be completed by 10/16/2023. Citation was issued on 8/18/23. Property is not in compliance.

Lee Richard Cahill appeared on behalf of Marshall Land Management and stated the reason the landscaping had not been completed was due to financial issues. Phase one and phase two were completed; however phase three, four, and five were not completed. Mr. Cahill stated money is still owed on phase two and the remaining landscaping that is required will cost an additional \$23,000 to complete.

Chairman Johnson requested confirmation that Mr. Cahill was requesting additional time to complete the landscaping. Mr. Cahill confirmed that they are not financially able to complete the landscaping at this time and requested a year and a half continuance based on the profit/loss statements of the company.

Board Member Rowland inquired as to the amount of landscaping that is required. Officer Carpenter stated the landscaping is required by the Boone County Planning Commission. Officer Carpenter reiterated the landscaping phasing was agreed upon by the Planning Commission, the property owner, and the City of Florence. It was further agreed upon that the phases were required to be completed on time and that the deadlines were not to be extended.

Board Member Spille stated this time of year should be their peak time for revenue. Mr. Cahill stated the fall, when the temperature drops, is their busy time of year. Mr. Cahill further stated they are in the process of making a deal with a food truck that will be parked at their location on all days they are open and the food truck will help generate revenue. Mr. Cahill stated it is difficult to receive a commitment from a food truck to stay parked at their facility at all times due to the nature of food trucks.

Mr. Cahill stated the trees are meant to be a buffer yard to form a border between the business and the residential area. Mr. Cahill stated the phase four and phase five are obsolete due to the landscaping being inside the privacy fence of the property. Board Member Spille stated the landscaping is to block sound transferring into the residential neighborhood.

Chairman Johnson inquired if the board is able to extend the deadlines due to the agreement reached between the Boone County Planning Commission, the property owner, and the City of Florence.

Assistant City Attorney Wilson stated the code board has the authority to extend the deadline.

Board Member Rowland made a motion to continue the case six months. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2022-86-OC
225 Main Street
Contested by: Celso G. Mauricio Miranda

City of Florence vs. Mauricio Grocery LLC
Citation # 22-33 (1-5)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 1/10/22, five citations were issued for a total of \$1,100.00. No city expense was incurred. Occupational license is now in compliance.

Celso G. Mauricio Miranda appeared on behalf of Mauricio Grocery, LLC.

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Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-61-OC
71-75 Cavalier Blvd.
Contested by: Natalie Beach

City of Florence vs. Little Sunshine Photography
Citation # 22-1191 (1-6)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 7/20/22, six citations were issued for a total of \$1,400.00. No city expense incurred. Occupational license is not in compliance. Additional documentation is required.

Natalie Beach appeared on behalf of Little Sunshine Photography and stated she was under the impression that the occupational license was in compliance. Ms. Beach stated she would follow up with the Finance Department and provide the required documentation.

Board Member Spille motioned to continue the case to the October meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-139-OC
8460-8470 US 42, Suite A
Contested by: Jamie Yeager

City of Florence vs. Alpha's Home Town Pizza & Pasta, LLC
Citation # 22-2318 (1-7)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 12/28/22, seven citations issued. No city expense incurred. One payment in the amount of \$200 was submitted. A total of \$1,500.00 is currently owed. Occupational license is now in compliance.

Jamie Yeager appeared on behalf of Alpha's Home Town Pizza & Pasta, LLC.

Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (7) PAID (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-31-PC	Debbie Loel	Blue Orchard	2729 PD
2023-32-PC	Wes Shinkle	Kennedy	2730
2023-33-MC	Todd Giles	Orleans Park	3062
2023-34-MC	Logan Grant	Orleans Park	3063
2023-35-TR	Senoleen Kapriel	Spruce Drive	3331
2023-36-NB	Samuel Powers	Achates/Buckingham	3576
2023-37-NB	Heather M. Terry	Lawrence/Circle	3577

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

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (112) Paid (12)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-849-OC	FEC, LLC	73 Cavalier Blvd.	21-1551-8
2023-850-OC	SLR International Corp.	71-75 Cavalier Blvd.	22-1207-8
2023-851-OC	Fortinet	71-75 Cavalier Blvd.	22-1212-6

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2023-852-OC	Masterpiece Strategy	71-75 Cavalier Blvd.	22-1213-7
2023-853-OC	Big Blue Moving	71-75 Cavalier Blvd.	22-1220-10
2023-854-OC	Breca Consulting	71-75 Cavalier Blvd.	22-1240-6
2023-855-OC	Lendkey Technologies, Inc.	71-75 Cavalier Blvd.	22-1241-7
2023-856-OC	Muna Transportation	71-75 Cavalier Blvd.	22-1242-6
2023-857-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd.	22-1243-7
2023-858-OC	Sanitation Specialist	71-75 Cavalier Blvd.	22-1284-6
2023-859-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-5
2023-860-OC	Embrace Dental Care PLLC	8544 US 42	22-1748-5 PD
2023-861-OC	Tritech Software Systems	11 Spiral Drive	22-1760-7
2023-862-OC	Real Estate Development LLC	7631-7639 Dixie Hwy	22-1761-7 PD
2023-863-OC	HS Land Company, LLC	6785 Houston Road	23-151-2
2023-864-OC	JK Management LLC	1501 Cavalry Drive	23-183-3
2023-865-OC	PS Partners III LTD Florence - Public Storage Mgt.	7551 Industrial Road	23-192-4
2023-866-OC	Chuck's Heating & Air, Inc.	7521 Sussex Drive	23-235-5
2023-867-OC	SCF RC Funding IV LLC	77 Spiral Blvd	23-243-5
2023-868-OC	Mohamed Adnan	71 Cavalier Blvd.	23-40-4
2023-869-OC	Toubl Contracting Inc.	71-75 Cavalier Blvd.	22-1150-6
2023-870-OC	Healthy Markets	71-75 Cavalier Blvd.	22-1160-6
2023-871-OC	Integrity Concepts	71-75 Cavalier Blvd.	22-1164-7
2023-872-OC	Daniel Schafer	71-75 Cavalier Blvd.	22-1169-6
2023-873-OC	Todd Breckel	71-75 Cavalier Blvd.	22-1176-6
2023-874-OC	Advantage Roofing	71-75 Cavalier Blvd.	22-1183-8
2023-875-OC	Little Sunshine Photography	71-75 Cavalier Blvd.	22-1191-6
2023-876-OC	Cortech	71-75 Cavalier Blvd.	22-1193-7
2023-877-OC	NKY Chiro Spine & Injury	71-75 Cavalier Blvd.	22-1199-7
2023-878-OC	Adam Marit	71-75 Cavalier Blvd.	22-1205-8
2023-879-OC	Lazarus Real Estate Inc. c/o Tax Department	5000 Mall Circle Road	22-1581-1
2023-880-OC	Turfway BaceLine LLC	7102-7120 Turfway Road	22-1710-9
2023-881-OC	HCII-68 Cavalier Boulevard LLC	68 Cavalier Blvd.	22-229-10
2023-882-OC	Bear Paddle	4012 Seligman Drive	23-219-4
2023-883-OC	Donkey Farm LLC	7315 Dixie Hwy	23-224-1
2023-884-OC	Autozone	8510 US 42	23-227-4
2023-885-OC	TM Properties LLC	235 Main Street	23-228-2
2023-886-OC	Rockwell Heavy Vehicle Systems	7975 Dixie Hwy	23-258-2
2023-887-OC	FCPT Hospitality Properties LLC	7501 Foltz Drive	23-281-4
2023-888-OC	RW Florence	6801 Dixie Hwy	23-308-2 PD
2023-889-OC	Vereit Inc.	390 Meijer Drive	22-1697-3
2023-890-OC	J&L Furniture	7851 Tanners Lane	22-273-8
2023-891-OC	Hari OH Properties, LLC	7009 Dixie Hwy	23-150-1 PD
2023-892-OC	Erhal Holdings LLC	1200 Bill Wentz Drive	23-158-3 PD
2023-893-OC	ARG TCFLOKY001, LLC	1336 Hansel Ave	23-160-3
2023-894-OC	Raymond E. Orfaly Revocable Trust	8228 US 42	23-161-2PD
2023-895-OC	7289 Burlington LLC	7289 Burlington Pike	23-162-3
2023-896-OC	McDonald's Real Estate Company	7909 Dream Street	23-165-3
2023-897-OC	Seva Hospitality Division 1 Inc.	5905 Merchants Street	23-166-3
2023-898-OC	Hamilton Properties	107 Raintree Road	23-176-4
2023-899-OC	Steak N Shake Operations LLC	7845 Foltz Drive	23-236-2
2023-900-OC	C1 Florence LLC	7190-7200 Industrial Road	23-991-1 PD
2023-901-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-3

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2023-902-OC	Rent-n-Roll	4512 Dixie Hwy	23-188-3
2023-903-OC	HIS Florence Kentucky LLC	7960 Connector Drive	23-209-5
2023-904-OC	Scuba Shack of Northern KY LLC	7333 Burlington Pike	23-280-5
2023-905-OC	Chill Out Nutrition	7220 Burlington Pike	22-1573-7
2023-906-OC	Fresenius Medical Care Healthcare	7205 Dixie Hwy	22-1735-4
2023-907-OC	NKY Center of Pain and Relief LLC	8780 US 42	22-1746-4
2023-908-OC	Taqueria Guatemonteca LLC	7107-7129 Turfway Road	22-2325-4
2023-909-OC	Caliber Collision Centers	5980 Merchants Street	22-2059-3
2023-910-OC	TPO2 LLC (Twin Peaks)	6835 Houston Road	22-2326-2 PD
2023-911-OC	BKDL Investments	6835 Houston Road	23-1056-1 PD
2023-912-OC	Chester Dix Florence Corp. c/o Remke Market	6920 Burlington Pike	22-1662-8
2023-913-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-6
2023-914-OC	Seva at Houston Lakes, LLC	5905 Merchants Street	23-1045-1
2023-915-OC	Bruening Bearings Inc	7575 Thoroughbred Blvd	23-193-2 PD
2023-916-OC	Mary Hamilton Legacy Trust	8755 US 42	23-283-5
2023-917-OC	TF Florence KY LLC	3000 Mall Circle Road	23-348-4
2023-918-OC	Surveying & Mapping	71 Cavalier Blvd.	23-41-3
2023-919-OC	Dollar General	832 Heights Blvd	23-511-3 PD
2023-920-OC	Jessica Behimer	7606-7654 Mall Road	22-1313-4
2023-921-OC	Payton Schulkers dba Coleson Ire Salon & Style Lounge	7606-7654 Mall Road	22-1314-5
2023-922-OC	Modern Dentistry	8136-8188 Mall Road	22-1366-6
2023-923-OC	RAM Beverage dba Happy Liquors	7009 Dixie Hwy	23-1189-1 PD
2023-924-OC	Shantaba Treats dba Dairy Queen	8460-8470 US 42	23-1190-1
2023-925-OC	Jason E. Mulzer DDS PSC	1495 Cavalry Drive	23-1191-1
2023-926-OC	Jason A Ford DMD PLLC	8667 US 42	23-1192-1
2023-927-OC	CIVFI-KY1B0 1 & KY1B02, LLC	7107-7115 Industrial Road	21-2823-12
2023-928-OC	Correa Family LLC	7205 Houston Road	21-614-19
2023-929-OC	J. L. Bayridge Inc. dba Red Wing Shoe	8071 Connector Drive	21-616-14
2023-930-OC	Richard K. Mullins DMD	7205 Dixie Hwy	21-988-12
2023-931-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-7
2023-932-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	23-1711-9
2023-933-OC	H&R Block	8037 Connector Drive	22-1410-5
2023-934-OC	Liberty Mutual Insurance Co.	500 Meijer Drive	22-1444-5
2023-935-OC	Kentucky Motor Service Inc.	7232 Burlington Pike	22-225-6
2023-936-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-6
2023-937-OC	Insight Kentucky Partners II LP	7906 Dixie Hwy	22-227-4
2023-938-OC	FX Florence Road LLC	6985 Houston Road	22-58-8
2023-939-OC	PSP Stores LLC dba Pet Supplies Plus	7659-7747 Mall Road	23-329-4
2023-940-OC	A Prettier U	75 Cavalier Blvd.	23-54-5
2023-941-OC	Turfway Plaza Associates	7269 Turfway Road	23-138-4
2023-942-OC	Allied Communications Corp DBA Boost Mobile	6700-6704 Dixie Hwy	22-1930-9
2023-943-OC	Tom Than	6500 Dixie Hwy	22-1931-7
2023-944-OC	RSK Properties LLC	7333 Burlington Pike	22-1935-9
2023-945-OC	Pizza Hut (317903)	7951-7965 Mall Road	22-2069-8
2023-946-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-8
2023-947-OC	Harvey D. Cohen Trust	7688 Mall Road	22-230-7
2023-948-OC	Aplha's Hometown Pizza & Pasta LLC	8460-8470 US 42	22-2318-7
2023-949-OC	Araceli Entertainment LLC (Mugbees)	8405 US 42	22-2319-7
2023-950-OC	CEC Entertainment, LLC (Chuck E Cheese)	7635 Mall Road	22-2320-7
2023-951-OC	RMH Franchise Corp (Applebees)	7383 Turfway Road	22-2324-6

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2023-952-OC	DRB PT Florence LLC	4931 Houston Road	23-121-4
2023-953-OC	Herma Holdings S C Inc.	100 Meijer Drive	23-134-4
2023-954-OC	Spirit SPE Portfolio 2004-6 LLC	300 Meijer Drive	23-136-4
2023-955-OC	Peak One Holdings LLC	7708 Dixie Hwy	23-1422-1
2023-956-OC	FCPT Hospitality Properties LLC	7844 Mall Road	23-282-6
2023-957-OC	Pro Transmission	7209 Burlington Pike	23-284-6
2023-958-OC	Sabino Properties LLC	6418 Dixie Hwy	23-314-6
2023-959-OC	Slate Ridge Holdings LLC	8104 US 42	23-343-6
2023-960-OC	Family Dollar	7277 Turfway Road	23-512-4

Officer Macaluso requested Case # 2023-343-OC, Citation #. 23-345-1, Citation # 23-345-2; Citation # 23-345-3; and Citation # 23-345-4 issued to La Guagalupana located at 7437 Burlington Pike be dismissed. Board Member Howard made a motion to reopen the case. Board Member Rowland followed with a second. **Motion carried by unanimous vote.** Board Member Howard motioned to dismiss the citations. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

FIRE PREVENTION CASES: (0) None

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (74) Paid (4)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-268-NU	Deborah Vickers	42 Vivian Drive	23-1333-1 PD
2023-269-NU	Burr Travis III	37 Goodridge Drive	23-1079-5
2023-270-NU	O'Riley Automotive Inc.	8117 US 42	23-1092-2
2023-271-NU/PM	Pervis Hawkins	8580 Evergreen Drive	23-1161-1
2023-272-NU	Evergreen Apartments Oracle LP	8535-8551 Evergreen Drive	23-714-3
2023-273-NU	Burr Travis III	37 Goodridge Drive	23-1079-6
2023-274-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-1
2023-275-NU	Burr Travis III	37 Goodridge Drive	23-1079-7
2023-276-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-2
2023-277-NU/PM	Chester Mutters	416 Foster Ave.	23-993-3
2023-278-NU	Burr Travis III	37 Goodridge Drive	23-1079-8
2023-279-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-3
2023-280-NU	Burr Travis III	37 Goodridge Drive	23-1079-9
2023-281-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-4
2023-282-NU/PM/ZG	Charles and Rachel Ritter	109 Lee Street	23-440-3
2023-283-SW	Tara Community Association Inc.	1330 Taramore	23-758-2
2023-284-NU	Burr Travis III	37 Goodridge Drive	23-1079-10
2023-285-NU	O'Riley Automotive Inc.	8117 US 42	23-1092-3
2023-286-NU/PM	Pervis Hawkins	8580 Evergreen Drive	23-1161-2
2023-287-ZG	Hari OH Properties, LLC	7009 Dixie Hwy	23-1339-1 PD
2023-288-ZG	Florence DG LLC	7641 Dixie Hwy	23-1359-1
2023-289-NU/PM	AJJ Properties	4 Shenandoah Drive	23-1442-1
2023-290-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-5
2023-291-PM/ZG	31 Girard Place LLC	21 Girard Street	23-671-2
2023-292-SW	Plantation Pointe Master Association	Columns Drive	23-723-1
2023-293-PM	Morgan Trace at Saddlebrook Farms	8463 Bridle Court	23-755-1
2023-294-NU	Burr Travis III	37 Goodridge Drive	23-1079-11
2023-295-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-6
2023-296-NU	Burr Travis III	37 Goodridge Drive	23-1079-12
2023-297-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-7
2023-298-ZG	AMH 2015-1 Borrower LLC	8420 Stratford Court	23-1010-3

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2023-299-NU/PM	Chester Mutters	416 Foster Ave.	23-993-4
2023-300-PM	Bonnie Conyers	7421 Liberty Court	23-995-1
2023-301-ZG	Cincinnati WIP Businessplex LLC	7902-7988 Tanners Gate Lane	22-1114-4
2023-302-NU	Burr Travis III	37 Goodridge Drive	23-1079-13
2023-303-NU	Lasonia Waide-Edwards	19 Ridgeview Ave	23-1483-1
2023-304-NU/PM/ZG	Yestika Arias Martinez	313 Honeysuckle Terrace	23-1484-1
2023-305-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-8
2023-306-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-7
2023-307-NU	Evergreen Apartments Oracle LP	8535-8551 Evergreen Drive	23-714-4
2023-308-NU	Burr Travis III	37 Goodridge Drive	23-1079-14
2023-309-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-9
2023-310-ZG	Molly A. Fulmer	77 Achates Ave.	23-168-1 PD
2023-311-NU	Burr Travis III	37 Goodridge Drive	23-1079-15
2023-312-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-10
2023-313-NU	Burr Travis III	37 Goodridge Drive	23-1079-16
2023-314-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-11
2023-315-ZG	Ora & Lottie Tomlinson	107 Joann Drive	23-705-5
2023-316-NU	Burr Travis III	37 Goodridge Drive	23-1079-17
2023-317-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-12
2023-318-NU/PM	Chester Mutters	416 Foster Ave.	23-993-5
2023-319-ZG	Marshall Land Management, LLC	7544 Burlington Pike	22-974-1
2023-320-NU	Burr Travis III	37 Goodridge Drive	23-1079-18
2023-321-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-11
2023-322-NU	Susan Taylor	501 Kentaboo Ave	23-1533-1
2023-323-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-8
2023-324-NU	Burr Travis III	37 Goodridge Drive	23-1079-19
2023-325-ZG	Eve Harvey	3 Circle Drive	23-1227-1
2023-326-NU/PM/ZG	Tammy Rolfs	3 Edwards Ave.	23-1303-1
2023-327-NU/ZG	Lyle C. Adams	18 Edward Ave.	23-1308-1 PD
2023-328-ZG	Florence DG LLC	7641 Dixie Hwy	23-1359-2
2023-329-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-12
2023-330-NU/ZG	Brian Stone	54 Miriam Drive	23-1541-1
2023-331-NU	Kohry Thibodeau	128-130 Valley Drive	23-1228-1
2023-332-NU/CO	Rex Residential Property Owners A LLC	173 Raintree Road	23-1546-1
2023-333-OL	Burr Travis III	37 Goodridge Drive	23-1079-20
2023-334-NU	Burr Travis III	37 Goodridge Drive	23-1487-15
2023-335-NU/PM	Gary & Pamela Vest	22 Achates Ave	23-1548-1
2023-336-NU	Randolph & Leslie Hust	5 Ash Street	23-1568-1
2023-337-PM/NU	Chester Mutters	416 Foster Ave.	23-993-6
2023-338-NU/PM	James Lawrence	132 Roger Lane	23-1382-1
2023-339-PM	John Wilson	8 Woodland Avenue	23-1384-1
2023-340-NU/PM/ZG	Donna & Wanda Linville	331 Center Park Drive	23-1402-1
2023-341-NU/PM	Village Capital and Investment LLC	22 Achates Avenue	23-1614-1

Officer Carpenter requested Case # 2023-335-NU/PM, Citation # 23-1548-1 issued to Gary and Pamela Vest at 22 Achates Avenue be dismissed as the citation was issued to the incorrect property owner. Board Member Howard made a motion to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Carpenter requested Case # 2023-331-NU, Citation # 23-1228-1 issued to Kohry Thibodeau at 128-130 Valley Drive be dismissed as the violation was brought into compliance the same day it was issued. Board Member Howard motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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CONTINUED CASES (5):

Continued Case # 2023-637-OC
8136-8188 Mall Road
Represented by: Karen Turner

City of Florence vs. The Ritz Ballroom Dance Studio
Citation # 22-1392-4

Officer Macaluso presented the case as follows: Case was continues from August meeting. Ms. Turner had informed the board that she no longer wished to contest the citation and mailed a check. Case was continued to ensure check was received. Check was received by the city on 8/8. Case is closed and no action is needed.

Board Member Sharp inquired if the occupational license was in compliance. Officer Macaluso confirmed the occupational license is in compliance.

Continued Case # 2022-356-OC
7210 Turfway Road

City of Florence vs. Natasha Bintz
Citation # 22-653 (1-3)

Officer Macaluso presented the case as follows: Officer Macaluso spoke on behalf of Natasha Bintz and requested the case be dismissed as the occupational license is in compliance.

Board Member Howard motioned to dismiss the citations. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2022-238-OC
7851 Tanners Lane
Represented by: Greg Gilliam

City of Florence vs. Greg's Affordable Car Repair
Citation # 22-306 (1-6)

Officer Macaluso presented the case as follows: Occupational license is now in compliance.

Greg Gilliam appeared on behalf of Greg's Affordable Car Repair.

Board Member Spille motioned to dismiss the citations. Board Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2023-238-NU
258 Suzzanne Way

City of Florence vs. Jason Grace
Citation # 23-1098 (1-2)

Officer Carpenter presented the case as follows: Two citations were issued for trash and debris in the amount of \$200 with no city expense owed. Property is now in compliance.

Jason Grace appeared before the board.

Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2023-228-NU/PM/ZG
135 Honeysuckle Drive
Represented by: Alex Edmondson, Attorney

City of Florence vs. Advanced Construction Services
Citation # 23-1152 (1-2)

Officer Macaluso presented the case as follows: Officer Macaluso stated that work is being completed and most, if not all, deadlines listed on the Code Violation Resolution Agreement are being met on the first building. The deadline for all repairs on the second building is not until February, 2024. Officer Macaluso requested the case be continued to the March meeting to allow the property owners time to complete all items on the agreement.

Board Member Spille inquired if the second building Officer Macaluso was referencing was the one that caught on fire. Officer Macaluso confirmed that was the building he was referencing.

Attorney Alex Edmondson and Noell Saunders appeared on behalf of Advanced Construction Services.

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Board Member Spille made a motion to continue the case to the March meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

OTHER BUSINESS:

Officer Macaluso requested that Burr Travis III, 37 Goodridge Drive, be served a subpoena due to numerous violations. Motion to issue a subpoena was made by Board Member Spille with a second by Board Member Sharp. **Motion carried by unanimous vote.**

Community Services Superintendent Kleier requested to reopen Foreclosure Case No. 002-2022, Willard & Shirley McClintock, 10 Kennedy Court. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Community Services Superintendent Kleier stated the property owners have brought the property into compliance. Property owners owe \$25,400 in citation fees; \$1,601 in city expenses and lien fees; and \$3,500 in attorney fees which totals \$30,501. Attorney for the property owners proposed a settlement of \$4,000 be paid to the city. Community Services Superintendent Kleier stated this amount would not cover the city expense and the attorney fees accumulated in this case.

Discussion was held regarding a settlement amount. Community Services Superintendent Kleier proposed the city enter into an agreement with the property owners to settle in the amount of \$15,101 which would cover all city expenses, attorney fees, and \$10,000 of the citation fees due to the length of time of the case. Community Services Superintendent Kleier further proposed a clause in the agreement stating that if payments were not made on time, the entire amount would be owed.

Board Member Spille made a motion to enter into an agreement with the property owners following Community Services Superintendent Kleier proposals of a settlement agreement amount of \$15,101 and an agreement that if payments were not made in a timely manner, the total amount would be owed. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:

Assistant City Attorney Wilson advised no new developments on any litigation to report.

ADJOURNMENT:

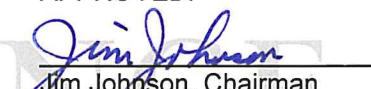
Chairman Johnson reminded the Board the next meeting will be held on October 4, 2023.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Sharp so moved, with a second from Board Member Howard. **Motion passed with unanimous approval of the Board**, the time being 10:32 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

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