Exhibit 1

13144 Madison Pike – Procedural History

Kenton County Joint Code Enforcement Board

November 12th, 2026

2020

March – First inspection completed. House appeared to be under restoration.

September – Outside storage and overgrown vegetation are starting to accumulate.

2021

January – 1st notice of violation for case #20210286 was issued.

- Outside storage
- Overgrown weeds
- Protective treatment.

2022

January – Inspection completed.

April – Inspection completed.

2023

October – CE-20232748 citation #1 was issued.

December – KCJCEB heard the appeal for this citation. The board ruled:

- parking of trailers was abated. (zero fine)
- **3 months** to abate outside storage and inoperable vehicles.
- **6 months** to abate protective treatment.

2024

March – Update was given to the board that, over the last 3 months, no significant improvement had been observed. Mr. Braden proposed to amend the December 2023 motion and extend the deadline for abating all the violations by June's hearing.

June – Inspection found that the violations still existed.

July – No payment received, citation #1 for CE-20232748 was filed as a lien.

2025

January – CE-20232748 closed. CE-20250073 opened.

July – CE-20250073 citation #1 & #2 were issued.

September – CE-20250073 citation #3 issued.

> **September 13th, 2025** - Mr. Griffin emailed Evan Keith in response to receiving the 3rd citation. In this email he states that he is addressing the outside storage on the north side of the house and has cleaned up the rubbish.
>
> **September 15th, 2025** – Mr. Griffin emailed Evan Keith and further elaborates what measures he has taken to remove the overgrowth. Mr. Griffin states that he has already spent $5,000.00 on dealing with the overgrowth. Mr. Griffin then explains his new plan to utilize landscaping cloth to prevent any growth from coming back in 2026.

After receiving these updates from Mr. Griffin, Evan voided all 3 citations for CE-20250073 in attempt to gain voluntary compliance. CE-20250073 was closed.

In Mr. Griffin's own words "the heat is off" meaning Evan would not issue any addition citations as long as the grass and vegetation was maintained.

2026

May – Unfortunately, after several months of "the heat is off", the vegetation came back and became very overgrown.

- CE-20260791 opened.
- NOV for CE-20260791 was issued.

June – CE-20260791 citation #1 issued.

July – CE-20260791 citation #2 Issued.

October – CE-20260791 citation #3 issued**.**

Exhibit 2

Kenton County Joint Code Enforcement
Board Meeting Minutes: December 14, 2023

Chairwoman Alanna Gillen called the meeting of the Kenton County Joint Code Enforcement Board to order at 6:00 PM in the Kenton Chambers of the Kenton County Government Center in Covington. Attendance of members was as follows:

			2023											
Member	**Jurisdiction**	**Term Expiration**	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**
Don Mills	Bromley	Sep 5, 2024	X	-	-	X	A	X	X	X	A	X	X	X
Patrick Hackett	Crescent Springs	Dec 31, 2025	X	-	-	X	X	X	A	X	A	X	X	X
Kim Brown	Crestview Hills	Apr 30 2025	A	-	-	X	X	A	X	X	X	A	X	A
Kevin Donohoo	Edgewood	Jan 31 2025	X	-	-	A	A	X	X	X	A	A	X	X
Alanna Gillen, Chair	Elsmere	Jun 18 2024	X	-	-	X	X	X	A	X	X	X	X	X
Johnna Herrmann	Erlanger	May 2, 2026	*	*	*	*	*	*	*	*	*	X	X	X
Frank Henn, Secretary	Fort Wright	Mar 31 2024	X	-	-	X	X	X	X	A	A	X	X	X
Al Daly	Independence	Dec 31 2024	X	-	-	X	X	X	X	X	X	X	X	X
Terri Jameson Hudepohl	Kenton County	Apr 27 2025	A	-	-	X	A	A	A	X	X	X	X	X
Open	Kenton Vale	Term Expired	*	-	-	*	*	*	*	*	*	*	*	*
George Best	Lakeside Park	Dec 1 2025	X	-	-	A	X	X	A	A	A	X	X	X
Randy Lillard	Ludlow	Jan 18 2026	A	-	-	X	X	X	X	X	X	A	X	X
David Gray	Park Hills	Nov 11 2025	X	-	-	X	X	X	X	X	A	X	X	A
Roger Braden	Taylor Mill	Apr 27 2025	X	-	-	X	X	X	X	X	X	X	X	X
Nancy Collins	Ryland Heights	July 12 2024	X	-	-	X	X	A	X	X	A	X	X	X
Steve Venard	Villa Hills	Dec 31 2023	X	-	-	*	*	*	*	*	*	*	*	*
Jim Kinsler	Alternate – VH	Dec 31 2023	A	-	-	X	X	X	X	X	A	X	X	X

X present
A absent
XNN Alternate present but not needed
-- no meeting that month
* not on the Board at this time
R Resignation received

PDS staff present included: Pamela Bushelman, Senior Secretary; Courtney Carter, Associate Code Enforcement Officer; Chris Preston, Senior Code Enforcement Officer; Josh Wuestefeld, Associate Code Enforcement Officer; Rob Himes, Codes Administrator; and Lori Remley, Executive Assistant.

Others present included: Greg Voss, legal counsel; David and Toni Griffin, 13144 Madison Pike, Unincorporated Kenton County; and Joseph Van Herpe on behalf of Beverlee Van Herpe, 807 Valley Trails Drive, Villa Hills.

Ms. Remley advised the Board that this would be her last meeting and introduced Pamela Bushelman, Senior Secretary for the Planning and Zoning Department. Members welcomed Ms. Bushelman and thanked Ms. Remley for her years of service to the Board.

Chairwoman Gillen asked Ms. Remley to call the roll, after which she noted for the record that a quorum was present. Staff noted for the record that Mr. Henn had left the meeting due to a conflict but had been in attendance and that he had signed the liens for the Administrative Final Orders on the agenda.

ADMINISTRATIVE REVIEWS

Chairwoman Gillen asked if there were any additions or changes to the agenda.

With no changes, Mr. Braden made a motion to approve the agenda as presented; Ms. Hudepohl seconded the motion and a voice vote found unanimous approval.

Chairwoman Gillen noted that members had received copies of the meeting minutes for the November 9, 2023, meeting. She asked if there were any changes or corrections.

With no changes or corrections, Ms. Hudepohl made a motion to accept the November 9, 2023, meeting minutes as presented; Mr. Daly seconded the motion. A voice vote found unanimous approval. The motion passed.

Chairwoman Gillen advised those present that a copy of the meeting procedures was available at the sign in table and noted that witnesses would be sworn in at the start of each hearing.

PUBLIC HEARING

Chairwoman Gillen opened the first public hearing.

Appellant:	Matz Capital LLC (continued from 9/14/2023 – no quorum)
Address:	6429 Taylor Mill Road, Independence
PIDN:	060-00-00-011.08
Case/Citation:	Case # CE-20220382/ Citation #3
Issued by:	Joshua Wuestefeld
Date of Citation:	7/6/2023
Date of Service:	7/7/2023
Violation(s):	IPMC 302.3 Sidewalks and driveways; IPMC 304.2 Protective treatment

Chairwoman Gillen asked if the property owner was present. Mr. Wuestefeld noted that Mr. Geisler was not present. He then provided background information and reviewed the timeline (a copy of the PowerPoint presentation is attached to the original minutes). He indicated that the building has been demolished and work was still being done on the property this week.

Mr. Wuestefeld advised members that Mr. Geisler has been in contact with him regarding the potholes which he plans to fill.

With no further discussion, Mr. Daly made a motion based on the testimony presented and the Board's findings that the violations did exist at the time the citation was issued, that these conditions were the responsibility of the owner of the property, and that the owner was properly served, to impose a fine of $0.00 since the violations have been abated; Mr. Hackett seconded the motion.

Chairwoman Gillen asked if there were any questions regarding the motion. With none, she asked for a voice vote which found Mr. Best, Mr. Braden, Ms. Collins, Mr. Daly, Mr. Donohoo, Mr. Hackett, Ms. Herrmann, Ms. Hudepohl, Mr. Kinsler, Mr. Lillard, Mr. Mills, and Chairwoman Gillen in favor of the motion. The motion passed unanimously.

Chairwoman Gillen opened the next public hearing.

Appellant:	Griffin David R
Address:	13144 Madison Pike, Unincorporated Kenton County
PIDN:	049-00-00-091.00
Case/Citation:	Case # CE-20232748 / Citation# 1
Issued by:	Chris Preston
Date of Citation:	10/20/2023
Date of Service:	10/27/2023
Violation(s):	KCZO Section 9.8 Unsightly or Unsanitary Storage, IPMC 308.1 Accumulation of Rubbish or Garbage IPMC 302.8 Motor Vehicles. IPMC 304.2 Protective Treatment KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles

Chairwoman Gillen asked if the property owner was present. Mr. and Mrs. Griffin were present.

Chairwoman Gillen then swore in all the witnesses.

Mr. Preston provided background information and reviewed the timeline (a copy of the PowerPoint presentation is attached to the original minutes). He indicated that the trailer had been removed so the violation for storing of trailers has been abated (KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles).

Mr. Preston noted that Mr. Griffin had several pictures of the property that he would like to present to the Board.

Mr. Griffin advised the Board that they share the same goal to clean the property up. He indicated that he and his wife, Toni, bought the property 35 years ago and raised their children there. The house was built in 1849 and sits on two-thirds of an acre. He showed members a historical picture of the house along with a picture of the house when it was restored in the 1980s.

Mr. Griffin outlined the difficulties they experienced with the quality of the restoration work and stated that he has re-done as much of the work as possible by himself.

Mr. Griffin stated that, in December 2022, the plumbing froze and that the insurance company moved them to temporary housing. He indicated that he could not work on the house until the insurance company finally paid the claim and that construction began in August.

Mr. Griffin said that his neighbor started anonymously reporting that there were vermin in the debris, so the construction debris was removed. He also advised members that he was diagnosed with throat cancer in August of this year and has been undergoing treatment.

Chairwoman Gillen asked if Mr. Griffin had any other pictures showing any of the work that has been done at the property. Mr. Griffin stated that the work done has been on the inside and that Mr. Preston's pictures show the outside.

Ms. Hudepohl asked if the Griffins were living in the house. Mr. Griffin indicated that they had moved back into the house on October 1st.

Chairwoman Gillen listed each of the violations and asked the status of each -

- KCZO Section 9.8 Unsightly or Unsanitary Storage – Mr. Preston indicated that the violation remains. Mr. Griffin stated that items are being stored on the porch due to water damage in the house and that the POD has been removed from the property.
- IPMC 308.1 Accumulation of Rubbish or Garbage – Mr. Preston stated that some debris had been removed but the violation remains unabated.
- IPMC 302.8 Motor Vehicles – Mr. Griffin stated that he has made sure that all the paperwork is up to date on the vehicles and that all but one runs. The Board noted that since the vehicle did not run, it was inoperable.
- IPMC 304.2 Protective Treatment – Mr. Preston indicated that this violation remains.
- KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles – Mr. Preston indicated that this violation has been abated since the trailer has been removed.

Mr. Lillard asked how long Mr. Griffin would need to abate the remaining violation. Mr. Griffin stated that a year would be appreciated. Mr. Lillard stated that, while he appreciates that historic aspect of the house, a year is not a reasonable amount of time.

Following additional discussion, Mr. Griffin stated that three months would allow him to address everything but the painting of the exterior.

Mr. Braden stated that it is obvious the property is in violation and that it was a beautiful home at one time, but it is not now.

Mrs. Griffin stated that Mr. Griffin has been sick. Chairwoman Gillen asked Mrs. Griffin to step to the podium if she would like to speak and then swore her in.

Mrs. Griffin indicated that her husband is killing himself working on the property. She stated that, male pride, is keeping him from telling them that he has been sick and weak due to his cancer treatment. She stated that the last year has been bad with the pipes freezing, 10 months of fighting with the insurance company, and the cancer diagnosis.

Ms. Hudepohl stated that she is sympathetic and understands, being a cancer survivor herself and recently losing her son to cancer.

Ms. Hudepohl then made a motion based on the testimony presented and the Board's findings that the violations did exist at the time the citation was issued, that these conditions were the responsibility of the owner of the property, and that the owner was properly served, to grant the appellant until the March 14, 2024 hearing to abate the storage, rubbish and motor vehicle violations [KCZO Section 9.8 Unsightly or Unsanitary Storage, IPMC 308.1 Accumulation of Rubbish or Garbage IPMC 302.8 Motor Vehicles] and to impose a fine of $0.00 if abated or impose the maximum fine of $200 for each unabated violation; to grant until the June 13, 2024 hearing to abate the violation for protective treatment [IPMC 304.2 Protective Treatment] and to impose of a fine of $0.00 if abated or impose the maximum fine of $200 for it unabated; and to impose a fine of $0.00 for the abated violation for parking of the trailer [KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles]; Chairwoman Gillen seconded the motion.

Chairwoman Gillen asked if there were any questions regarding the motion. With none, she asked for a roll call vote which found Ms. Hudepohl, Chairwoman Gillen, Mr. Best, Mr. Braden, Ms. Collins, Mr. Daly, Mr. Donohoo, Mr. Hackett, Ms. Herrmann, Mr. Kinsler, Mr. Lillard, and Mr. Mills in favor of the motion. The motion passed unanimously.

Chairwoman Gillen opened the next public hearing.

Appellant:	William & Beverlee Vanherpe
Address:	807 Valley Trails Drive, Villa Hills
PIDN:	001-40-01-011.00
Case/Citation:	Case# CE-20232561/ Citation# One
Issued by:	Courtney Carter
Date of Citation:	10/18/2023
Date of Service:	10/18/2023
Violation(s):	VHCO92.08 Rubbish; Excessive Weeds or Grass

Chairwoman Gillen asked if the property owner was present. Joseph Vanherpe was present on behalf of the property owners. Mr. Vanherpe advised the Board that his father, William, is deceased and his mother is 93 years old.

Chairwoman Gillen then swore in all the witnesses.

Ms. Carter provided background information and reviewed the timeline (a copy of the PowerPoint presentation is attached to the original minutes). She indicated that the violation has been abated.

Mr. Kinzler thanked Mr. Vanherpe for abating the violation and stated that this is the goal, to get things cleaned up.

With no further discussion, Mr. Kinzler made a motion based on the testimony presented and the Board's findings that the violations did exist at the time the citation was issued, that these conditions were the responsibility of the owner of the property, and that the owner was properly served, to impose a fine of $0.00 since the violation has been abated; Ms. Hudepohl seconded the motion.

Chairwoman Gillen asked if there were any questions regarding the motion. With none, she asked for a voice vote which found Mr. Best, Mr. Braden, Ms. Collins, Mr. Daly, Mr. Donohoo, Mr. Hackett, Ms. Herrmann, Ms. Hudepohl, Mr. Kinsler, Mr. Lillard, Mr. Mills, and Chairwoman Gillen in favor of the motion. The motion passed unanimously.

Chairwoman Gillen opened the next public hearing.

Appellant:	Claude Dotson
Address:	11 Lake Street, Bromley
PIDN:	026-41-06-016.00
Case/Citation:	Case# CE-20232500/ Citation# One
Issued by:	Courtney Carter
Date of Citation:	10/25/2023
Date of Service:	10/25/2023
Violation(s):	IPMC 304.2 Protective treatment, IPMC 304.7 Roofs and drainage, IPMC 304.12 Handrails and guards, IPMC 304.10 Stairways, decks, porches, and balconies

Chairwoman Gillen asked if the property owner was present. Mr. Dotson was not present.

Mr. Himes provided background information and reviewed the timeline (a copy of the PowerPoint presentation is attached to the original minutes). He indicated that not much has changed.

Ms. Hudepohl asked if anyone lived in the house. Mr. Himes stated that he did not believe so.

Ms. Carter stated that the owner purchased the house to rehab it but then a tree fell on it.

Mr. Himes noted that the house is now for sale.

Mr. Mills stated that the house is an empty shell and that there is a pending sale.

With no further discussion, Mr. Mills made a motion to table this matter until the January 11, 2024 hearing; Chairwoman Gillen seconded the motion.

Chairwoman Gillen asked if there were any questions regarding the motion. With none, she asked for a voice vote which found Mr. Best, Mr. Braden, Ms. Collins, Mr. Daly, Mr. Donohoo, Mr.

Hackett, Ms. Herrmann, Ms. Hudepohl, Mr. Kinsler, Mr. Lillard, Mr. Mills, and Chairwoman Gillen in favor of the motion. The motion passed unanimously.

Chairwoman Gillen closed the public hearing portion of the meeting.

OLD AND UNFINISHED BUSINESS

Chairwoman Gillen asked if there was any old or unfinished business. Staff noted that there was one non-administrative final order based on the Board's ruling on September 14, 2023.

Owner:	Jerry & Frances Elliott (continued from 9/14/2023 – no quorum)
Address:	7 Shelby Street, Bromley
PIDN:	026-41-02-005.00
Case/Citation:	Case # CE-20230012 / Citation #1
Issued By:	Courtney Carter
Date of Citation:	8/21/2023
Date of Service:	8/22/2023
Date of Final Order:	11/9/2023
Violations:	IPMC 304.2 Protective treatment
Action:	Continued from 9/14/2023 – no quorum. Granted the appellant until the November 9th hearing to abate the violation and to impose a fine of $0.00 if abated or the maximum fine of $200 if unabated.
Status:	Remains unabated. Impose a fine of $200.

NEW BUSINESS

Chairwoman Gillen asked if there was any new business to come before the Board.

Staff noted that, in addition to the lien for the non-administrative final order, liens have been prepared for the 47 final orders (item 10 (a) – (uu)) under the KRS65.8825 (6) procedures and that no action is required by the Board.

Chairwoman Gillen asked if there was any other business to come before the Board. Staff reminded members that the next meeting is scheduled for January 11, 2024.

With no further business, Chairwoman Gillen asked if there was a motion to adjourn. Ms. Hudepohl made a motion to adjourn the meeting; Mr. Donohoo seconded the motion. Chairwoman Gillen called for a voice vote which found unanimous approval. The meeting adjourned at 6:50 PM.

Alanna Gillen, Chair

Exhibit 3

Kenton County Joint Code Enforcement
Board Meeting Minutes: March 14, 2024

Chairwoman Alanna Gillen called the meeting of the Kenton County Joint Code Enforcement Board to order at 6:00 PM in the Kenton Chambers of the Kenton County Government Center in Covington on March 14, 2024. Attendance of members was as follows:

			2024											
Member	**Jurisdiction**	**Term Expiration**	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**
Don Mills	Bromley	Sep 5, 2024	A	X	A									
Patrick Hackett	Crescent Springs	Dec 31, 2025	A	X	A									
Kim Brown	Crestview Hills	Apr 30 2025	X	X	X									
Kevin Donohoo	Edgewood	Jan 31 2025	X	A	X									
Alanna Gillen, Chair	Elsmere	Jun 18 2024	X	X	X									
Johnna Herrmann	Erlanger	May 2, 2026	X	A	A									
Frank Henn, Secretary	Fort Wright	Mar 31 2024	X	X	X									
Al Daly	Independence	Dec 31 2024	X	X	X									
Terri Jameson Hudepohl	Kenton County	Apr 27 2025	X	X	A									
Open	Kenton Vale	Term Expired	*	*	*									
George Best	Lakeside Park	Dec 1 2025	X	A	X									
Randy Lillard	Ludlow	Jan 18 2026	A	A	X									
David Gray	Park Hills	Nov 11 2025	X	X	X									
Roger Braden	Taylor Mill	Apr 27 2025	X	X	X									
Nancy Collins	Ryland Heights	July 12 2024	X	X	A									
Jim Kinsler	Villa Hills	Dec 31 2026	X	X	A									

X	present
A	absent
XNN	Alternate present but not needed
--	no meeting that month
*	not on the Board currently
R	Resignation received

PDS staff present included: Josh Wuestefeld, Associate Code Enforcement Officer; Courtney Carter, Associate Code Enforcement Officer, and Pamela Bushelman, PDS Senior Secretary, Planning & Zoning.

Others present included: Greg Voss, legal counsel

After Ms. Bushelman called the roll, Chairwoman Gillen noted for the record that a quorum was present.

ADMINISTRATIVE REVIEWS

Chairwoman Gillen noted that members had received copies of the meeting minutes for the February 08, 2024, public hearing. She asked if there were any changes or corrections. There were none and Mr. Gray made a motion to accept the February 08, 2024, meeting minutes as presented; seconded by Ms. Brown. The motion carried by unanimous acclamation.
Chairwoman Gillen asked if there were any additions or changes to the agenda. There were none. Mr. Daly made a motion to approve the agenda as presented; seconded by Ms. Brown. The motion carried by acclamation of all members present.

Chairwoman Gillen advised those present that a copy of the meeting procedures was available at the sign in table and noted that witnesses would be sworn in at the start of each hearing.

Chairwoman Gillen opened the first public hearing.

Appellant: Yin Chen
Address: 10781 Cypresswood Drive, Independence
PIDN: 033-00-02-032.00
Case/Citation: Case # CE-20232792 / Citation #3
Issued by: Joshua Wuestefeld
Date of Citation: 1/31/2024
Date of Service: 2/7/2024
Violation(s): INDZO 7.04 Table 7.1 Outside Storage; INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment

Mr. Yin Chen, owner of 10781 Cypresswood Drive, Independence, was sworn in by Chairwoman Gillen and Mr. Wuestefeld presented the case history and violations including images of the property from January 31, 2024, and March 12, 2024. He concluded by stating that all violations had been abated. There was a short discussion regarding the mailing address and violation address. Mr. Chen had nothing to add.

With nothing further and Mr. Daly made a motion that the appellant, Yin Chen, of 10785 Cypresswood Drive, is the owner or person responsible for the property located at 10781 Cypresswood Drive; that the appellant did receive the citation issued by Mr. Wuestefeld, for violations of Independence Zoning 7.04 and 10.13; and the violations have been abated and made a motion for a zero fine in both cases; seconded by Mr. Henn. A roll call vote found all in favor and the motion passed unanimously.

Chairwoman Gillen opened the next public hearing.

Appellant: Wimmer Colleen
Address: 16 Howard Road, Fort Wright
PIDN: 041-20-00-089.02
Case/Citation: CE-20232555 / Citation #1
Issued by: Chris Preston
Date of Citation: 1/25/2024

Date of Service: 1/25/2024
Violation(s): IPMC 302.8 Motor Vehicles

Mr. David Huff, 16 Howard Road, Fort Wright, is helping Ms. Connie Wimmer, appellant, with this case. He was sworn in by Chairwoman Gillen and Mr. Wuestefeld presented the case history and violations including images of the property from January 25, 2024, and March 12, 2024. He concluded by stating that the IPMC 302.8 violation pertaining to an inoperable motor vehicle had not been abated as of March 12, 2024.

Mr. Huff addressed the Board and stated that he has been trying to help Ms. Wimmer sell the vehicle and if it does not sell within the next few days, he will contact a scrap yard to remove the vehicle next week.

With nothing further, Mr. Henn made a motion that the appellant, Connie Wimmer, of 16 Howard Road, is the owner or person responsible for the property; that the appellant did receive the citation issued by Mr. Wuestefeld, for violating IPMC 302.8; and that the violation has not been resolved, he further proposes to impose a zero fine if the appellant resolves the violation prior to the next Board meeting on April 11, 2024; if the violation is not resolved the maximum $200.00 fine will be imposed; seconded by Mr. Braden. A roll call vote found all in favor and the motion passed unanimously and the appellant and Mr. Huff were instructed to stay in contact with Mr. Wuestefeld on the status.

Chairwoman Gillen opened the next public hearing.

Appellant: Paul Lorenz
Address: 817 Eastland Drive, Villa Hills
PIDN: 001-40-08-009.00
Case/Citation: Case # CE-20232595 / Citation #1
Issued by: Courtney Carter
Date of Citation: 2/6/2024
Date of Service: 2/6/2024
Violation(s): VHZO 10.13 Parking, Storage, or use of Campers, Boats, Trailers, or Recreational Vehicles and other Similar Equipment, VHZO 7.04 Character Standards, Table 7.1-Zoning Districts

Ms. Carter informed the Board that the owners currently have COVID and proposed tabling the case to the April 11, 2024, meeting. Chairwoman Gillen called for a voice vote to table the case and found all in favor.

Appellant: Ralph & Carolyn Krebs
Address: 769 River Road, Villa Hills
PIDN: 013-00-00-004.00
Case/Citation: Case # CE-20233077 / Citation #1
Issued by: Courtney Carter
Date of Citation: 2/6/2024
Date of Service: 2/6/2024
Violation(s): IPMC 304.2 Protective treatment, IPMC 304.7 Roofs and drainage, IPMC 304.13 Window, Skylight and door frames, IPMC 308.1 Accumulation of Rubbish or garbage, VHZO 10.13

Parking, Storage, or use of Campers, or Recreational Vehicles and other Similar Equipment, IPMC 108.2 Closing of vacant structures.

Mr. Nicholas Osterbrook, 4191 Boxwood Lane, Independence, was present and stated that he will be purchasing the property at 769 River Road, Villa Hills. It was confirmed that the property owner, Ms. Carolyn Krebs, 1840 St. Johns, Fort Mitchell, was present for the hearing and both were sworn in by Chairwoman Gillen.

Ms. Carter then presented the case history and violations including images of the property from February 6, 2024, and March 13, 2024. She concluded by stating that the violations had not been abated as of March 13, 2024.

Mr. Osterbrook addressed the Board and stated that he has cleaned up some rubbish around the property and that he has ordered a dumpster and already removed a boat. He anticipates having most of the violations resolved within the next thirty (30) days. He stated the house was broken into and the windows were knocked out and that Villa Hills Police took the report. He added that the weather and the topography of the driveway for the delivery of a dumpster have hindered the cleanup. He also clarified that he should have the property purchase completed by the middle of next month (April).
There was a short discussion Mr. Donohoo made a motion stating that the violation has not been resolved and he proposes to impose a zero fine if all violations are resolved prior to the May 9, 2024, hearing; if all violations are not resolved the maximum $200.00 fine will be imposed per violation that remains; seconded by Mr. Henn. Chairwoman Gillen confirmed that Ms. Krebs understood she would be responsible for the fines and agreed. Mr. Daly noted that if the property sale is completed prior to the May 9, 2024, hearing that a new case would need to be opened and fines would apply. A roll call vote found all in favor and the motion passed unanimously.

Chairwoman Gillen opened the next public hearing.

Appellant: Maria Connor
Address: 3 Boone Street, Bromley
PIDN: 026-41-06-007.00
Case/Citation: Case # CE-20232139 / Citation #4
Issued by: Courtney Carter
Date of Citation: 2/14/2024
Date of Service: 2/13/2024
Violation(s): BZO Section 9.8 unsightly or unsanitary storage

Ms. Maria Connor, owner of 3 Boone Street, Bromley, was sworn in by Chairwoman Gillen and Ms. Carter presented the case history and violations including images of the property from February 13, 2024, and March 14, 2024. She concluded by stating that all violations had been abated. Ms. Connor had nothing to add and Mr. Voss provided information as to how she could locate information for the Bromley City Council meetings. She clarified that she had been cited in the past, but there was no quorum when she attended the hearing. Mr. Lillard explained that this hearing would address citation #4, but there may still be fines associated with citations 1-3. He then made a motion on Case # CE-20232139, 3 Boone Street, Bromley, Section 9.8 unsightly or unsanitary storage, has been

abated a proposes a zero fine; seconded by Chairwoman Gillen. A roll call vote found all in favor and the motion passed unanimously.

There were no further items for the public hearing and Chairwoman Gillen moved on to Old and Unfinished Business.

Mr. Wuestefeld provided an update for:

Appellant: Griffin David R
Address: 13144 Madison Pike, Unincorporated Kenton County
PIDN: 049-00-00-091.00
Case/Citation: Case # CE-20232748 / Citation#1
Issued by: Chris Preston
Date of Citation: 10/20/2023
Date of Service: 10/27/2023
Violation(s): KCZO Section 9.8 Unsightly or Unsanitary Storage, IPMC 308.1 Accumulation of Rubbish or Garbage IPMC 302.8 Motor Vehicles. IPMC 304.2 Protective Treatment KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles
Ruling 12/14/2023: To grant the appellant until the March 14, 2024 hearing to abate the storage, rubbish and motor vehicle violations [KCZO Section 9.8 Unsightly or Unsanitary Storage, IPMC 308.1 Accumulation of Rubbish or Garbage IPMC 302.8 Motor Vehicles] and to impose a fine of $0.00 if abated or impose the maximum fine of $200 for each unabated violation; to grant until the June 13, 2024 hearing to abate the violation for protective treatment [IPMC 304.2 Protective Treatment] and to impose of a fine of $0.00 if abated or impose the maximum fine of $200 for it unabated; and to impose a fine of $0.00 for the abated violation for parking of the trailer [KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles]
Status: Need status

Mr. Wuestefeld provided images of the restoration and cleanup progress and stated there had not been significant change. The owner has put up lattice work to conceal materials storage and covered vehicles with tents. There was a brief discussion regarding the status of any building permits and Mr. Wuestefeld stated that he was not sure if there were any. Discussion continued and it was agreed that there was some effort to clean up the site. Mr. Braden proposed to amend the December motion and extend the deadline for abating all violations until the June 13, 2024, hearing; seconded by Chairwoman Gillen. A voice vote carried the motion unanimously.

Mr. Wuestefeld then provided an update for:

Appellant: So Moy Kok
Address: 1504 Dixie Highway, Park Hills
PIDN: 041-00-00-010.00
Case/Citation: Case # CE-20232075 / Citation #2
Issued by: Courtney Carter
Date of Citation: 10/26/2023
Date of Service: 10/26/2023
Date of Final Order: 3/11/2024

Violation(s): IPMC 304.2 Protective treatment
Action: Sixty (60) days to correct the violation of IPMC 304.2 or provide a demolition permit; if the citation is not abated then the maximum fine will be applied, zero if abated.
Status: Need status

It was stated that, as of Monday (04/11/2024), the owner has applied, paid for, and submitted plans for a demolition permit, but did not provide a contractor name and consequently the permit had not been issued. It was explained that the owner does not want to demolish the structure and is hesitant. Mr. Gray made a motion to allow the appellant until the April 11, 2024, hearing to complete the protective treatment and repairs or have a permit complete and issued for the demolition; seconded by Mr. Henn. A voice vote carried unanimously.

Moving on to New Business, Ms. Bushelman stated that liens have been prepared for the 31 Administrative Final Orders (items 12 (a) – (dd) under KRS 65.8825 (6) and one (1) non-administrative order (item 11). There is no action required by the Board.

Mr. Voss informed the Board that the case for 6522 Taylor Mill Road has been appealed at the Circuit Court.

Chairwoman Gillen asked if there was any other business to come before the Board. There was none. She then reminded members that the next meeting is scheduled for April 11, 2024.

With no further business, Chairwoman Gillen asked if there was a motion to adjourn. Mr. Donohoo made a motion to adjourn; seconded by Mr. Gray and a voice vote found unanimous approval. The meeting adjourned at approximately 6:44 p.m.

Alanna Gillen, Chair

Frank Henn, Secretary

13144 Madison Pike

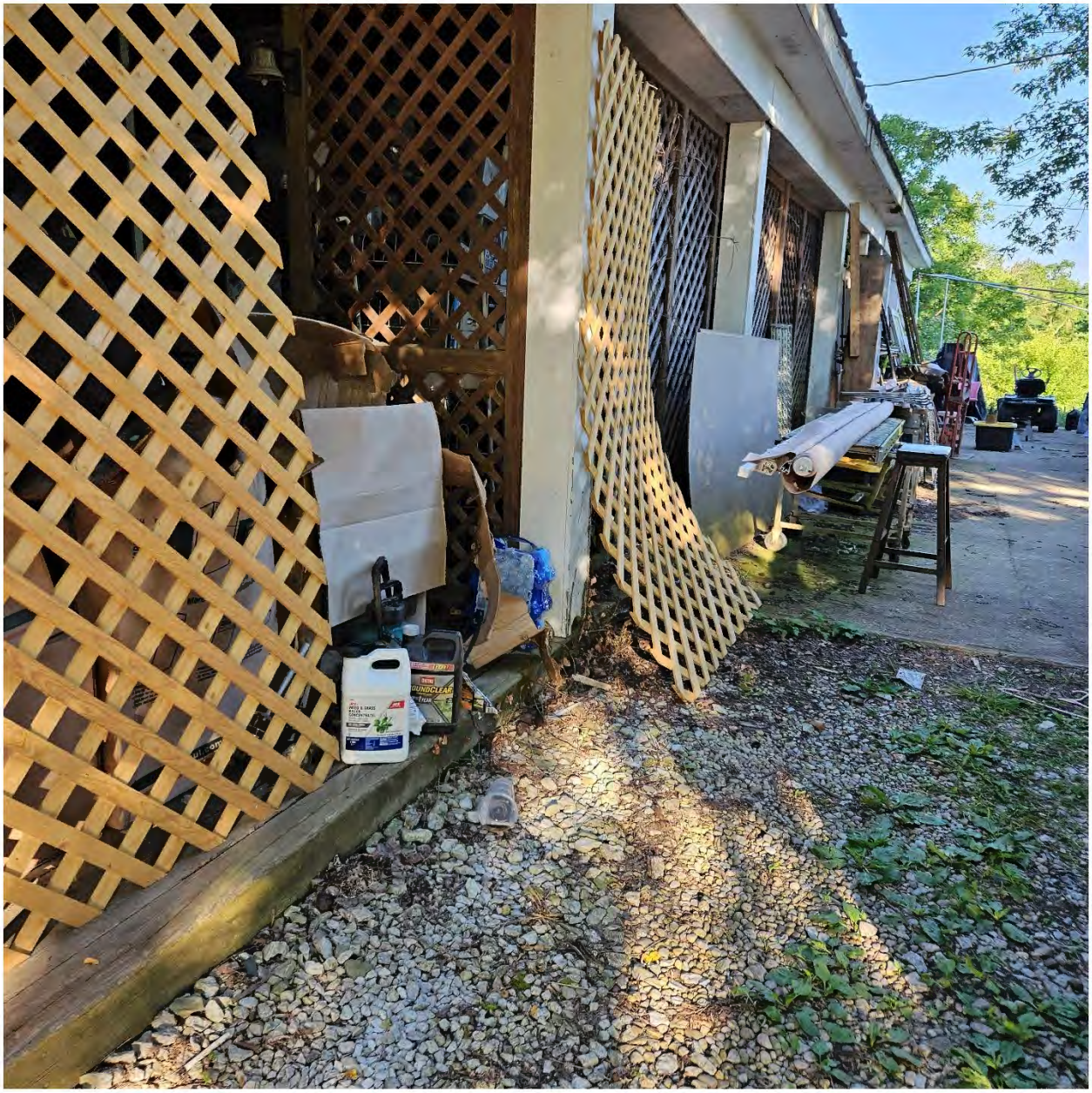
June 14th, 2024, Inspection Images






POWER RAM





















(5)

Exhibit 5

KENTON COUNTY CLERK $23.00
07/16/2024 08:15:42 AM 204977
CITY LIEN
CHERYL RUST 24071605900064
KC 294 859-863 5

KENTON COUNTY
REAL PROPERTY LIEN

COMMONWEALTH OF KENTUCKY)
COUNTY OF KENTON)

PIDN: **049-00-00-091.00**

BEFORE ME, the undersigned, personally appeared Frank Henn, who, being duly sworn, states:

1. That he is the Secretary of the Kenton County Joint Code Enforcement Board (hereinafter "Board") created pursuant to an Interlocal Agreement between various Cities and the Kenton County Fiscal Court for the County of Kenton, Commonwealth of Kentucky under the authority of KRS 65.210 to 65.300 and KRS 65.8801 to 65.8839.

2. That on **10/20/2023, Chris Preston,** a Code Enforcement Officer, issued a citation for violations of **KCZO Section 9.8 Unsightly or Unsanitary Storage, IPMC 308.1 Accumulation of Rubbish or Garbage, IPMC 302.8 Motor Vehicles, IPMC 304.2 Protective Treatment, KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Campers, Inoperable Vehicles** on real estate located at **13144 Madison Pike, Kenton County,** PIDN: **049-00-00-091.00**

3. The last known address of the owner of said real estate as it appears on the current tax assessment roll as adopted by **Kenton County** (Lienholder), Kentucky, is: **Griffin David R, 13144 Madison Pike, Morning View, KY 41063**.

4. That on **12/14/2023** in **Case # CE-20232748, Citation 1,** brought before the Board, the Board, pursuant to its lawful authority, issued its Final Order, imposing a civil fine, in the amount of **$800** Dollars. There has been no appeal from the Final Order.

5. Under the authority of KRS 65.8801 to 65.8839, a lien may be placed on the above real estate for the sum of **$800**, plus interest thereon at the legal rate established by law, which was the civil penalty set forth by the Board, plus costs incurred in the enforcement of **Kenton County** ordinances. A certified copy of the Order of the Board is attached hereto and incorporated herein by reference.

Frank Henn, Secretary
Kenton County Joint Code Enforcement Board

Sworn to and subscribed before me this 11th day of July 2024.

Notary Public, Commonwealth at Large #_____
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Greg D. Voss, Esq.
c/o PDS
1840 Simon Kenton Way, Ste 3400
Covington, Kentucky 41011
Phone: (859) 331-8980 Fax: (859) 331-8987

PAMELA SUE BUSHELMAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP43713
My Commission Expires Jan 25, 2026

The Code Enforcement Program is administered by Planning and Development Services of Kenton County on behalf of Kenton County. **For payoff information please contact us at Codes@pdskc.org.**

Case #20232748

THE KENTON COUNTY JOINT CODE ENFORCEMENT BOARD
FINDINGS OF FACT

The Appellant, **DAVID GRIFFIN** whose mailing address is **13144 MADISON PIKE,** the owner or person in charge of the subject property located at **13144 MADISON PIKE.**

The Appellant **did/did not** receive a citation issued by **CHRIS PRESTON**, CODE ENFORCEMENT OFFICER, on **10/20/2023**, which charged the Appellant with violations described as follows:

KCZO SECTION 9.8 UNSIGHTLY OR UNSANITARY STORAGE
IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
IPMC 302.8 MOTOR VEHICLES.
IPMC 304.2 PROTECTIVE TREATMENT
KCZO 9.23 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, CAMPERS, INOPERABLE VEHICLES

The Board finds based on all of the testimony and evidence presented at the hearing that the conditions described in the citation **did/did not**, in fact, exist at the time the citation was issued, and that the condition **was/was not** caused by the Appellant or was the responsibility of the Appellant as the owner or person in charge of the property on which the violation occurred.

CONCLUSIONS OF LAW

The Board concludes based on the foregoing, that the Appellant has or has not committed a violation of the following Section(s) of the **City of Fort Wright** Ordinance(s) as charged in the citation and listed as follows:

KCZO SECTION 9.8 UNSIGHTLY OR UNSANITARY STORAGE	**has/has not** committed said violation.
IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE	**has/has not** committed said violation.
IPMC 302.8 MOTOR VEHICLES.	**has/has not** committed said violation.
IPMC 304.2 PROTECTIVE TREATMENT	**has/has not** committed said violation.
KCZO 9.23 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, CAMPERS, INOPERABLE VEHICLES	**has/has not** committed said violation.

3 monthes March 14, 24

6 monthes June 13, 24

Aborted

ORDER

☑ **The citation attached hereto is UPHELD, and:**

☐ A fine in the amount of $_____ is imposed for the violation(s) committed by the Appellant as charged in the citation.

☑ The Appellant is hereby ordered to correct the violation(s) within ~~_____~~ 3 months days OR by_____. In the event the violation(s) is/are not corrected on or before that date, then there shall be imposed upon the Appellant a civil fine of $ 200 6 months.

☐ **The citation attached hereto is NOT UPHELD and the case and all applicable fines are dismissed.**

DONE AND ORDERED this **14TH** day of **DECEMBER** 2023.

JOINT CODE ENFORCEMENT BOARD

By: _____
Chair, Code Enforcement Board

I HEREBY CERTIFY that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been furnished to the Appellant, **DAVID GRIFFIN**, on this the **14TH** day of **DECEMBER** 2023.

_____
PDS Staff

I HEREBY ACKNOWLEDGE that I have been read and understand the foregoing Findings of Fact, Conclusions of Law and Order, and that I have received a copy of same. I understand my rights to appeal this Order within a period of thirty (30) days from this date. I am also aware that in the event of non-compliance, an order imposing a civil fine shall be recorded in the office of the county clerk and thereafter shall constitute a lien against the land upon which the violation exists, or upon any other real or personal property owned by myself. I also understand that I am personally responsible for the amount of the civil fine.

Dated this **14TH** day of **DECEMBER** 2023.

_____
DAVID GRIFFIN, Appellant

CODE ENFORCEMENT DEPARTMENT

The Code Enforcement Program is administered by Planning and Development Services of Kenton County on behalf of The Kenton County Fiscal Court

CODE ENFORCEMENT CITATION - #1

Date of issuance: 10/20/2023

Time of issuance:0930 hrs

GRIFFIN DAVID R
13144 MADISON PK
MORNING VIEW, KY 41063-8768
CE-20232748

3-14 HOUSE OR FENCE
6 14 PICTURES TRAILER

You are hereby notified as the owner of the subject property that an inspection of the premises located at **13144 MADISON PIKE PIDN: 049-00-00-091.00**,on 10/19/2023 at 1600 hrs, indicates that a violation or violations of City or County Ordinance(s) exists. Briefly stated, the property is in violation for the reasons described as follows:

Section Number	Nature of Violation
KCZO SECTION 9.8 UNSIGHTLY OR UNSANITARY STORAGE	No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open, and weeds shall not be allowed to go uncut within any zones, when the same may be construed to be a menace to public health and safety by the appropriate health department, or have a depressing influence upon property values in the neighborhood, in the opinion of the zoning administrator.
IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
IPMC 302.8 MOTOR VEHICLES.	Inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.
IPMC 304.2 PROTECTIVE TREATMENT	Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
KCZO 9.23 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, CAMPERS, INOPERABLE VEHICLES	Outside storage in excess of seventy-two (72) hours, of any trailer, recreational vehicle, camper, boat, or similar type equipment, shall be restricted to the rear yard of all lots within the jurisdiction of the legislative body

ZO - Zoning Ordinance; *CO - City Ordinance; *IPMC - International Property Maintenance Code

The violation(s) with which you have been charged are civil offense(s).

Pursuant to KRS 65.8808(2)(b), if you do not contest this citation, the civil fine shall be $100 per violation; if you contest this citation before the Kenton County Joint Code Enforcement Board, the civil fine shall be $200per violation.

To pay this citation, you must pay the amount shown as the minimum fine above – per violation, by mail or in person, to **UNINCORPORATED KENTON COUNTY, KY c/o PDS** within seven (7) days of this citation. **PLEASE NOTE: Payment of fines WILL NOT close this case if unabated violations remain.**

To contest this citation, you must file an appeal to the PDS offices, **1840 Simon Kenton Way, Suite 4300, Covington, Kentucky 41011 within 14 days of the citation.** If you appeal and the citation is upheld by the Kenton County Code Enforcement Board, the fine may be increased up to the "maximum fine" shown above.

Failure to pay the minimum fine or to file an appeal by 11/3/2023 will result in a waiver of your rights to a hearing and pursuant to KRS 65.8825(6), this citation, as issued, shall be deemed a Final Order determining that the violation was committed. The minimum fine shall then be imposed and it, along with the costs of collection, shall be collected as a debt in a court of law; furthermore, the alleged violator shall be deemed to have waived the right to appeal the Final Order to District Court.

*****Whether the citation is contested or not, please contact PDS offices at (859) 331-8980 to request a re-inspection when violations are abated to stop the accrual of fines.*****

Chris Preston
Code Enforcement Officer

CODE ENFORCEMENT OFFICER CERTIFICATION