Kenton County Joint Code Enforcement
Board Meeting Minutes: October 8, 2026

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:

			2026											
Member	**Jurisdiction**	**Term Expiration**	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**
OPEN	Bromley	Sep 10, 2027	R	*	*	*	*	*	*	*	*	*		
Patrick Hackett	Crescent Springs	Dec 31, 2028	P	A	-	P	P	P	A	A	A	A		
Kim Brown	Crestview Hills	Apr 30, 2028	P	P	-	A	P	A	P	P	A	A		
Kevin Donohoo	Edgewood	Jan 31, 2028	A	P	-	P	P	P	P	P	P	P		
Alanna Gillen, Chair	Elsmere	Jun 30, 2029	P	P	-	P	P	P	P	P	P	P		
Johnna Herrmann	Erlanger	Jun 30, 2029	P	P	-	P	*	P	P	P	P	P		
Paige Foss	Fort Mitchell	Dec 31, 2028	*	*	*	*	*	*	P	P	P	A		
Frank Henn, Secretary	Fort Wright	Mar 31, 2027	P	P	-	P	P	P	A	P	P	P		
Chris Barbour	Independence	Dec 31, 2027	P	P	-	A	P	P	P	P	P	P		
Terri Jameson Hudepohl	Kenton County	Apr 27, 2028	P	P	-	P	P	P	A	P	P	P		
OPEN	Kenton Vale	Term Expired	*	*	*	*	*	*	*	*	*	*		
Kevin Esmeier	Lakeside Park	Dec 31, 2028	*	P	-	P	P	A	P	P	A	P		
Dan Weber	Lakeside Park-Alt	Dec 31, 2028	*	NN	-	NN	NN	P	NN	NN	A	NN		
Randy Lillard	Ludlow	Dec 31, 2028	A	P	-	P	A	A	A	A	A	P		
David Gray	Park Hills	Jan 11, 2029	W	A	-	A	P	P	P	P	P	A		
Roger Braden	Taylor Mill	Apr 27, 2027	P	P	-	P	P	P	P	P	P	P		
Nancy Collins	Ryland Heights	July 12, 2027	W	A	-	A	P	P	A	A	P	P		
Jim Kinsler	Villa Hills	Dec 31, 2026	P	P	-	A	P	P	P	P	P	P		

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

PDS staff present included: Andy Acheson, Principal Code Enforcement Officer; Rob Himes, Codes Administrator; Joshua Wice, Ed.D., Executive Director; Josh Wuestefeld, Senior Code Enforcement Officer; and Lori Remley, Executive Assistant.

Others present included: Matt Smith, Legal Counsel; Kevin Quinn, City of Erlanger Public Works; John Price and his attorney Zachary Smith, 3906 Arrow Court, Independence.

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Ms. Remley called the roll and Chairwoman Gillen noted for the record that a quorum was present.

ADMINISTRATIVE REVIEWS

Chairwoman Gillen asked if there were any additions or changes to the agenda. Mr. Himes noted that the violation subsection for item #7 should be (Q) not (C).

With no other changes, Mr. Henn made a motion to approve the agenda as amended; Ms. Hudepohl seconded the motion. A voice vote found unanimous approval.

Chairwoman Gillen noted that members had received copies of the meeting minutes for the September 10, 2026 meeting. She asked if there were any changes or corrections.

With no changes or corrections, Mr. Henn made a motion to accept the September 10, 2026 meeting minutes as presented; Mr. Donohoo seconded the motion. A voice vote found unanimous approval with Mr. Esmeier and Mr. Lillard abstaining from the vote. The motion passed.

Mr. Henn excused himself from the meeting at this time (6:05 PM).

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 HEARINGS

Chairwoman Gillen opened the first public hearing.

Appellant:	John Price
Address:	3906 Arrow Court, Independence
PIDN:	017-20-00-022.00
Case/Citation:	CE-20261274 / Citation #1
Issued by:	Joshua Wuestefeld
Date of Citation:	8/12/2026
Date of Service:	8/12/2026
Violation(s):	INDZO 7.04 Table 7.1.B.2 Outside Storage; INDCO 93.06 Overgrown Grass; INDCO 93.16 Public Nuisance Defined; INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment A. 1.

Chairwoman Gillen asked if the property owner was present. Mr. Price was present along with his attorney, Zachary Smith.

Chairwoman Gillen then swore in all the witnesses.

Mr. Wuestefeld then provided background information and reviewed the procedural history of the case (a copy of the PowerPoint presentation is attached to the original minutes). He indicated that, as

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of the October 7th inspection, the violation for outside storage remains but has improved. He stated that the overgrown grass has also improved, that the trailer has been removed, and that the truck is no longer parked in the grass.

Chairwoman Gillen asked if Mr. Price had been anything to add. Mr. Smith presented two photographs to the board and asked his client when the pictures were taken. Mr. Price stated that they were taken a few weeks ago. The photographs were submitted for the record as Exhibit 1.

Mr. Smith stated that his client has taken major steps to clean up the property and that he has abated most of the violations. He asked the board to give him until next month to abate the remaining issues.

Mr. Barbour noted that the property has vastly improved and 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 November 10, 2026 to abate the violation for outside storage [INDZO 7.04 Table 7.1.B.2 Outside Storage], to imposed the minimum fine of $100 if not abated or $0.00 if abated, and to impose of fine of $0.00 for the three abated violations [INDCO 93.06 Overgrown Grass; INDCO 93.16 Public Nuisance Defined; INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment A. 1] ; Mr. Donohoo 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. Barbour, Mr. Donohoo, Mr. Esmeier, Ms. Hudepohl, Ms. Herrmann, Mr. Kinsler, Mr. Lillard, Chairwoman Gillen, Mr. Braden, and Ms. Collins, in favor of the motion. The motion passed by a vote of 10 to 0.

Chairwoman Gillen opened the next public hearing.

Appellant:	Adam Smith
Address:	30 Clay Street, Erlanger
PIDN:	015-10-04-016.00
Case/Citation:	CE-20252590 / Citation # 2
Issued by:	Andy Acheson
Date of Citation:	9/10/2026
Date of Service:	9/10/2026
Violation(s):	IPMC 307.1 Accumulation of rubbish or garbage

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

Chairwoman Gillen asked Mr. Acheson to present the case. Mr. Acheson provided background information and reviewed the procedural history (a copy of the PowerPoint presentation is attached to the original minutes).

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After consulting with legal counsel, Chairwoman Gillen noted that since the appellant failed to appear the case did not need to be heard and that an automatic default judgment would be entered. Mr. Smith stated that by virtue of law the maximum fine [$400] would be imposed.

Chairwoman Gillen opened the next public hearing.

Appellant:	Adam Smith
Address:	30 Clay Street, Erlanger
PIDN:	015-10-04-016.00
Case/Citation:	CE-20260669 / Citation # 1
Issued by:	Andy Acheson
Date of Citation:	9/10/2026
Date of Service:	9/10/2026
Violation(s):	ERCO 91.03 (C) Livestock

Chairwoman Gillen noted that as with the previous case, an automatic default judgment would be entered due to the appellant's failure to appear and the maximum fine [$200] would be imposed.

Chairwoman Gillen closed the public hearing portion of the meeting.

UNFINISHED BUSINESS

Chairwoman Gillen asked if there was any old or unfinished business. Mr. Wuestefeld provided status updates regarding items #8 and #9 of the agenda, noting that a lien would be recorded for item #8 if the fine was not paid by November 12, 2026.

NEW BUSINESS

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

Mr. Himes noted that liens have been prepared for the 54 final orders (item # 9 exhibit 1) under the KRS65.8835 procedures and that no action is required by the Board.

With no other new business, Chairwoman Gillen reminded members that the next meeting is scheduled for November 12, 2026.

Chairwoman Gillen then made a motion to go into executive session pursuant to KRS 61.810(1)(c) for discussions of proposed or pending litigation against or on behalf of the public agency; Ms. Hudepohl seconded the motion, and the Board went into executive session at 6:10 PM.

Mr. Donohoo made a motion to close executive session; Mr. Barbour seconded the motion and the public meeting resumed at 6:35 PM.

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Mr. Lillard asked Mr. Wuestefeld to contact Mr. Price to make sure he had a clear understanding of what need to be addressed regarding the outside storage. Mr. Wuestefeld noted that this was discussed with Mr. Price and his attorney and that he will be staying in contact to make sure Mr. Price understands what needs to be done.

With no other business, Chairwoman Gillen asked if there was a motion to adjourn. Ms. Hudepohl made a motion to adjourn the meeting; Mr. Kinzler seconded the motion. Chairwoman Gillen called for a voice vote which found unanimous approval. The meeting adjourned at 6:37 PM.

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Alanna Gillen, Chair

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Frank Henn, Secretary

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