

After being duly sworn, Amanda Haney, of the City of Berea Code Enforcement Office, offered aerial maps and Codes Enforcement Officer Bryan Maniscalco provided testimony and a written and photographic record of their inspections of the property at 424 Richmond Road North, summarized as follows:

On or about July 31, 2025, the Codes Department received a complaint of trash/rubbish in the yard, and a noxious odor coming from the property to the extent the neighbors were unable to enjoy being in their own yards. Codes Officer Bryan Maniscalco inspected the property on August 5, 2025, and found the yard was again in need of maintenance, there was trash in the yard along with appliances and loose tree limbs/branches and brush. On August 5, 2025, Officer Maniscalco issued a violation letter, giving the property owner until August 29, 2025, to correct the violations.

On September 4, 2025, Officer Maniscalco re-inspected and found little to no progress had been made. A Citation, was issued, citing the following:

IPMC 308.1: Accumulation of Rubbish and Garbage;

This Citation being their second offense, the fine imposed for non-compliance was at the rate of \$300 per day. Maniscalco also stated that there had been a tree branch that had fallen and hit the house and as of the date of the meeting he could see the branch had been removed and the gutter repaired, but there had been no other attempt he could see to clean the property or remove the rubbish. He would ask that orders be issued to uphold the fine and permission granted for the city to hire a contractor to clean up the mess.

It was determined that neither Barbara Gipson nor Nathaniel Gipson, nor any representative for them, were present at the meeting; however, on September 22, 2025, Mayor Fraley received an email from Nadine Gipson, daughter of the property owners, and was read at the hearing. The email stated that Mr. and Mrs. Gipson have serious medical issues causing them to be unable to do the proper maintenance for the past two to three years. She further stated that she works full-time and cares for her parents, and has only the help of her two children. She stated that she is working to correct the violations and requested an extension of at least a month to get all of it done.

Based upon the foregoing findings, the Code Enforcement Board concludes as follows:

1. The property at 424 Richmond Road North is currently in violation of the City's Ordinance and Property Maintenance Requirements in that there is trash and rubbish spread about the property.
2. The owners of 424 Richmond Road North are assessed a fine in the amount of \$7,500.00 as of September 29, 2025.
3. The owners were given notice of the hearing but did not appear.

Based upon the foregoing Findings and Conclusions, the Codes Enforcement Board ORDERS as follows:

1. That the trash and rubbish, including any appliances, furniture, limbs or brush shall be cleared from the entire property within thirty (30) days from date of this Order;
2. In the event the work has not been completed with thirty (30) days from date

of this Order the city shall clean up the trash and rubbish, including any appliances, furniture, limbs or brush by either City employees or contractors hired by the City, and impose a fine of \$7,500.00 as of September 29, 2025;

3. That a lien shall be placed on the property for all costs incurred in the cleaning of the lot, any fines imposed plus interest; and for attorney fees incurred; and

4. The Codes Office shall request the Berea Police Department and any liaison they deem necessary to conduct a wellness check of the property owners and their living conditions.

BEREA CODE ENFORCEMENT BOARD

Date: 11/4/2025

By: 
Andrew Baskin, Chair

I certify that true copies of this Order has been sent to the persons listed below, by first class United States mail, or by hand-delivery, on the date set out below.

PERSONS NOTIFIED BY MAIL:

Nathaniel & Barbara Gipson
424 Richmond Road North
Berea, KY 40403

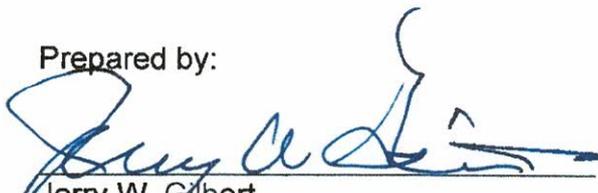
PERSON NOTIFIED BY HAND-DELIVERY:

Amanda Haney
Codes & Planning Administrator

Date: 11/5/2025

By: 
Melissa Isaacs, Administrative Assistant
Codes & Planning

Prepared by:


Jerry W. Gilbert
Corporation Counsel



CITY OF BEREA
212 CHESTNUT STREET
BEREA, KENTUCKY 40403

Time Sensitive

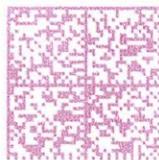
CERTIFIED MAIL



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**Nathaniel & Barbara Gipson
424 Richmond Road North
Berea, KY 40403**

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