

RESOLUTION NO. R24-65

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO CERTIFY DELINQUENT CHARGES FOR NUISANCE ABATEMENTS AND AUTHORIZE THE ASSESSMENT OF CHARGES FOR THE DEMOLITION OF CERTAIN PARCELS OF PROPERTY TO THE AUDITOR OF MONTGOMERY COUNTY, OHIO, FOR PLACEMENT ON THE TAX DUPLICATE.

WHEREAS, owners of certain parcels of property situated in the City of Trotwood were provided with Legal Notices of Violations and, in some cases, Demolition Orders because their property was a public nuisance and in violation of the City's Property Maintenance Code; and

WHEREAS, in accordance with Sections 1341.17 and 1341.18 of the Trotwood Codes of Ordinances, as a result of the property owners' failure to take the corrective action required in response to the Legal Notices of Violation and/or Demolition Orders, the City took action to abate nuisances on certain parcels of property situated in the City of Trotwood with respect to rubbish, garbage, trash, and other unsightly and unsanitary debris, and the City took other corrective measures in furtherance of abating nuisances pursuant to Section 1341.17 of the Trotwood Codified Ordinances; and

WHEREAS, all expenses and labor costs to abate these nuisance properties were incurred by the City of Trotwood and paid with municipal funds; and

WHEREAS, property owners were billed for the reasonable and necessary expenses and labor costs incurred by the City to clean up the property, but those charges remain unpaid; and

WHEREAS, further, structures on certain parcels of property were found to be unsafe, unlawful, and/or unfit for human habitation; therefore, pursuant to Section 1341.17 of the Trotwood Codes of Ordinances, the City is pursuing the abatement of such structures by demolition and removal, and has incurred significant nuisance abatement-related costs and expenses; and

WHEREAS, a list of past due and now delinquent charges owed by owners of nuisance properties abated by the City, as well as the costs and expenses incurred in connection with the abatement of nuisance properties pursuant to Section 1341.17 of the Trotwood Codes of Ordinances, are described in the document attached hereto as Exhibit "A" ; and

WHEREAS, in accordance with the City of Trotwood Codes of Ordinances Chapter 1341 and the Ohio Revised Code, it is necessary to collect these unpaid bills for abating nuisance properties, as well as the fees associated with abating structures by demolition and removal, by certifying the charges to the Montgomery County Auditor for placement on the tax duplicate.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:

SECTION I: The City Manager or his designee is hereby authorized to certify charges against parcels of property situated in the City of Trotwood for abatement activity by the City in the total amount of Forty-Four Thousand Five Hundred Three Dollars and Eleven Cents (\$44,503.11) for placement on the tax duplicate.

SECTION II: The parcel identification numbers of the properties with charges described herein are set forth in the document attached hereto and incorporated herein as Exhibit "A", as is the total amount being certified to the Montgomery County Auditor.

SECTION III: A copy of this Resolution, together and Exhibit "A", shall be certified by the Clerk of Council to the Auditor of Montgomery County, Ohio, to be placed on the tax duplicate and collected as other taxes are collected according to law.


SECTION IV: This Resolution shall take effect and be in full force from and after the date of its passage.


Passed this 3rd day of September, 2024.

ATTEST:

APPROVED:


KARA B. LANDIS
CLERK OF COUNCIL


YVETTE F. PAGE
MAYOR


TYNA R. BROWN
VICE-MAYOR

CITY OF TROTWOOD 3035 OLIVE ROAD TROTWOOD, OHIO 45426

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. R24-65 adopted by the Trotwood City Council at a regular scheduled meeting held on the 3rd day of September, 2024, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL

PARCEL ID	PROJECT NUMBER	TAX YEAR	AMOUNT
H33301015 0024	31950	2024	\$1,500.00
H33 00109 0022	31950	2024	\$358.98
H33300822 0064	31950	2024	\$507.20
H33300906 0004	31950	2024	\$178.75
H33300821 0042	31950	2024	\$600.00
H33 00903 0011	31950	2024	\$3,980.39
H33 00819 0037	31950	2024	\$3,268.40
H33300905 0036	31950	2024	\$495.17
H33300822 0048	31950	2024	\$498.08
H33 00301 0003	31950	2024	\$487.13
H33 00817 0129	31950	2024	\$521.46
H33300913 0214	31950	2024	\$521.16
H33 01613 0008	31950	2024	\$464.40
H33300821 0078	31950	2024	\$175.00
H33300821 0086	31950	2024	\$1,200.00
H33 01316 0018	31950	2024	\$1,153.48
H33 00819 0010	31950	2024	\$483.18
H33300912 0125	31950	2024	\$606.50
H33 01211 0030	31950	2024	\$175.00
H33300815 0002	31950	2024	\$494.76
H33 00305 0008	31950	2024	\$228.00
H33300822 0010	31950	2024	\$347.60
H33 00819 0048	31950	2024	\$464.40
H33 00817 0087	31950	2024	\$488.75
H33301101 0042	31950	2024	\$6.80
H33 02311 0175	31950	2024	\$932.32
H33 00419 0009	31950	2024	\$510.58
H33300905 0034	31950	2024	\$512.36
H33 00919 0011	31950	2024	\$485.44
H33 00817 0117	31950	2024	\$254.20
H33300811 0016	31950	2024	\$464.40
H33300813 0038	31950	2024	\$485.96
H33300812 0012	31950	2024	\$480.48
H33 02311 0119	31950	2024	\$494.53
H33 02206 0013	31950	2024	\$486.98
H33300822 0029	31950	2024	\$495.54
H33300811 0053	31950	2024	\$529.44
H33300809 0030	31950	2024	\$514.60
H33 00817 0157	31950	2024	\$547.04
H33 01223 0068	31950	2024	\$503.04
H33 00817 0043	31950	2024	\$503.04
H33300811 0049	31950	2024	\$494.24

PARCEL ID	PROJECT NUMBER	TAX YEAR	AMOUNT
H33 00817 0137	31950	2024	\$486.82
H33301011 0010	31950	2024	\$516.79
H33300822 0092	31950	2024	\$241.94
H33 00819 0009	31950	2024	\$476.92
H33 00819 0011	31950	2024	\$213.92
H33300822 0062	31950	2024	\$240.32
H33300811 0017	31950	2024	\$491.78
H33302212 0040	31950	2024	\$480.00
H33300902 0017	31950	2024	\$497.25
H33301101 0038	31950	2024	\$494.45
H33301009 0110	31950	2024	\$505.11
H33 00817 0028	31950	2024	\$518.96
H33300822 0030	31950	2024	\$502.29
H33 02211 0024	31950	2024	\$485.96
H33300902 0012	31950	2024	\$524.00
H33300822 0009	31950	2024	\$339.73
H33300822 0063	31950	2024	\$484.14
H33 00817 0104	31950	2024	\$658.07
H33300821 0016	31950	2024	\$466.21
H33300905 0084	31950	2024	\$476.61
H33 01216 0005	31950	2024	\$4,571.89
H33 00201 0014	31950	2024	\$240.77
H33300901 0034	31950	2024	\$499.60
H33300816 0033	31950	2024	\$490.80
H33300811 0079	31950	2024	\$1,700.00
TOTAL CERTIFIED	31950	2024	\$44,503.11