

CITY OF HIGHLAND HEIGHTS  
ORDINANCE NO. 19 - 2017

INTRODUCED BY: Mayor Scott E. Coleman and Council as a Whole

MOTION BY: Council Representative Lisa Marie Stickan

SECONDED BY: Council Representative Chuck Brunello, Jr.

**AN ORDINANCE ASSESSING THE COST OF ABATING A  
CERTAIN NUISANCE, AND DECLARING AN EMERGENCY.**

WHEREAS, in compliance with Ohio Revised Code Sections 715.26 to 715.261 inclusive, and Highland Heights Codified Ordinance 1321, a building was demolished and removed after proper notification to property owners who failed to bring about appropriate results; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HIGHLAND HEIGHTS, OHIO, THAT:

Section 1. The Council finds that Monarch Construction Company demolished and removed a building/structure located at 295 Bishop Road, Highland Heights after notification to the owner of the property on which said nuisance originated, and has reported the cost of such abatement all in the manner provided by law as attached hereto in Exhibit "A."

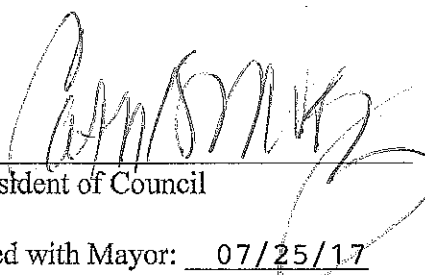
Section 2. The amounts above shown (and paid by the City) are hereby assessed upon the property shown and said assessment shall be for a period of five (5) consecutive years beginning with the 2017 tax duplicate in the same manner as general taxes.

Section 3. The Clerk of the Council is hereby directed to submit a certified copy of this Ordinance to the Cuyahoga County Auditor so that expenses charged to the owner shall be collected as other taxes in the manner provided by law.

Section 4. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements the requirements of Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of said City and for the further reason that immediate assessment is required to obtain prompt payment. It shall therefore take effect immediately upon passage by the affirmative vote of not less than five (5) members elected to Council and approval by the Mayor or otherwise at the earliest time allowed by law.

First Reading: 07/11/17

  
\_\_\_\_\_  
President of Council

Second Reading: 07/25/17


Filed with Mayor: 07/25/17

Third Reading: Suspended

APPROVED: 07/25/17

PASSED: July 25, 2017

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
Clerk of Council

EFFECTIVE: 07/26/17

APPROVED AS TO FORM: \_\_\_\_\_

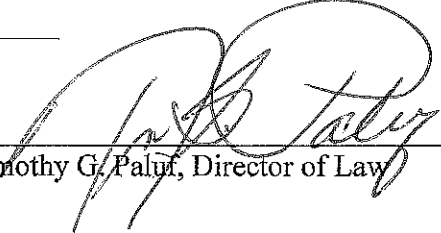
  
\_\_\_\_\_  
Timothy G. Palut, Director of Law

Exhibit A

Special Assessment Certification - House demolition assessment  
ORC. Section 715.261

Highland Heights Codified Ordinance Section 1321

The following list of Special Assessment charges is hereby certified in five (5) installments to be collected starting Tax Year 2017

**CITY OF HIGHLAND HEIGHTS 2017 HOUSE DEMOLITION ASSESSMENT**

<u>PARCEL NO.</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
821-05-006	Woodie, Jean S.	295 Bishop Rd.	\$2,693.40



5827 Highland Road Highland Heights, OH 44143 (440)442-7403 fax (440) 473-1994

Building Commissioner  
Dale R. Grabfelder  
[www.highlandhts.com](http://www.highlandhts.com)

June 7, 2017

Jean Woodie  
564 Bishop Road  
Highland Heights, OH 44143

Re: 295 Bishop Road

Dear Ms. Woodie,

The City of Highland Heights has entered into a contract with Monarch Construction to demolish the house at 295 Bishop Road. Weather permitting demolition will start the week of June 19, 2017.

The cost of the demolition is \$12,755.00

As per our conversation you will have several options regarding the cost of the demolition.

1. The amount can be paid in full.
2. The City will assess the cost to your property taxes over a 5 year period with an interest rate of 2%.

Upon receipt of this letter please contact our Finance Director Joseph Filippo at 440-442-7404 or myself at 440-442-7403 on your option of payment.

If you have any questions, please feel free to give me a call.

Sincerely,

Dale Grabfelder  
Building Commissioner

DEMO COST \$ 12,755.00  
INTEREST 712.00  
TOTAL TO BE ASSESSED \$ 13,467.00

cc: Mayor Coleman  
T. Paluf  
J. Filippo  
K. Woodie

ASSESSED PER YEAR \$ 2,693.40