

ORDINANCE NO. 21-3679

AN ORDINANCE TO LEVY LIENS FOR THE COST OF MITIGATING PROPERTY MAINTENANCE AND NUISANCE CODE VIOLATIONS THROUGH SILVERTON'S HOMEOWNER HELPER PROGRAM, AND DECLARING AN EMERGENCY

WHEREAS, various property owners within the Village of Silverton occasionally violate Silverton's nuisance laws and the International Property Maintenance Code which Silverton Council has adopted; and

WHEREAS, the Village employs a Code Enforcement Officer to ensure that these minimum community standards are met, and this officer sends several hundred notices of violation annually to various Silverton property owners requesting that they abate any identified problems; and

WHEREAS, the Village receives voluntary compliance with between 75-85% of these property maintenance orders within a reasonable period of time; and

WHEREAS, Village Council recognizes that some property owners are not able to voluntarily comply with the property maintenance standards set forth in Silverton's nuisance laws and the International Property Maintenance Code because they do not have the financial resources to do so; and

WHEREAS, to assist in these financial hardship cases, Village Council established the Homeowner Helper Program via Ordinance No. 21-3667 which allows the Village and property owner to enter into an agreement whereby the Village abates the violation on behalf of the property owner and then places a lien on the property in return for abating such violation; and

WHEREAS, the Code Enforcement Officer had three property owners who had property maintenance violations eligible for the Silverton Homeowner Helper Program and the owners of said properties agreed to participate in Silverton's new program; and

WHEREAS, Village staff has overseen the work and the properties are now in full compliance with all current Village of Silverton orders and laws; and

WHEREAS, the property owners have agreed to the placement of a lien on their properties in exchange for the Village performing the necessary abatement work.

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Silverton, Ohio, that:

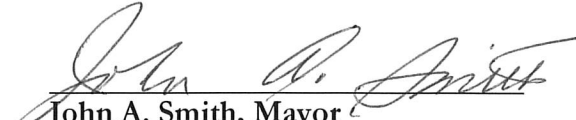
SECTION I. The amounts set forth in Exhibit A for the various abatement actions are levied and assessed as liens payable to the Village of Silverton upon transfer of the properties listed in Exhibit A.

SECTION II. The assessment shall, with interest of 3%, be certified to the County Auditor by the Clerk of Council of the Village of Silverton for collection as provided by law. The lien is to be collected in one lump sum upon transfer of the property, or as otherwise provided for by law.

SECTION III. This Ordinance is declared to be an emergency measure necessary to preserve the public peace, health, safety and welfare of the citizens of the Village of Silverton; the reason for the emergency being the immediate need to inform the County Auditor so that these liens can be placed as matter of record as soon as possible so the Village can recover its investment made through the Homeowner Helper Program at the soonest


time possible. Accordingly, this Ordinance shall take effect and be in force from and after its passage and approval.

Passed this 2nd day of December, 2021.



John A. Smith, Mayor

ATTEST:



Thomas M. Carroll, Village Manager

Approved as to form:

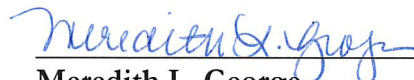


Bryan E. Pacheco, Village Solicitor

CERTIFICATION:

I, Meredith L. George, Clerk of Council of the Village of Silverton, County of Hamilton, State of Ohio; do hereby certify that there is no newspaper published in said municipality and that publication of the foregoing Ordinance No. 21-3679 has been duly made by posting true copies in two (2) places that are accessible by the public in said municipality, as determined by Council as follows: 1) Silverton Town Hall lobby area and Council Chambers foyer; and 2) Silverton's official website. Said posting was for a period of fifteen days commencing

Dec 3, 2021.



Meredith L. George
Clerk of Council of Silverton, Ohio

EXHIBIT A

Village of Silverton
Homeowner Helper Program Lien
December 2, 2021

<u>Parcel #</u>	<u>Property Address</u>	<u>Owner of Record</u>	<u>Amount</u>
602-0002-0040-00	3874 Alta Avenue Silverton, OH 45236	Jon Bien 3874 Alta Avenue Silverton, OH 45236	\$8,800

<u>Parcel #</u>	<u>Property Address</u>	<u>Owner of Record</u>	<u>Amount</u>
602-0002-0249-00	6832 Alpine Silverton, OH 45236	Robert Allen Lindner 6832 Alpine Silverton, OH 45236	\$9,375

<u>Parcel #</u>	<u>Property Address</u>	<u>Owner of Record</u>	<u>Amount</u>
602-0002-0105-00	6738 Highland Silverton, OH 45236	Wyman P. and Betty Johnson 6738 Highland Avenue Silverton, OH 45236	\$13,076