



**ORDINANCE 2024 –081**

**AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT MOWING BILLS, PROPERTY MAINTENANCE VIOLATIONS-CITATIONS, ZONING VIOLATIONS-CITATIONS, AND HEALTH DEPARTMENT VIOLATIONS-CITATIONS TO THE COUNTY AUDITOR IN ORDER TO ALLOW FOR THE PLACEMENT OF THE CERTIFIED AMOUNT ON THE REAL PROPERTY TAX LIST AND DUPLICATE AGAINST THE PROPERTY SERVED BY THE MOWING SERVICES, PROPERTY MAINTENANCE VIOLATION-CITATIONS, ZONING VIOLATIONS-CITATIONS, HEALTH DEPARTMENT VIOLATIONS-CITATIONS, AND DECLARING AN EMERGENCY.**

**WHEREAS**, there are a number of delinquent mowing bills which have been deemed uncollectible after numerous attempts to collect; and

**WHEREAS**, there are a number of property maintenance violations-citations that remain unpaid after attempts to collect have been made; and

**WHEREAS**, there are a number of zoning violations-citations that remain unpaid after attempts to collect have been made; and

**WHEREAS**, there are a number of Health Department violations-citations that remain unpaid after attempts to collect have been made.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Kent, Portage County, Ohio:

**SECTION 1.** That Kent City Council does hereby authorize the certification of the delinquent mowing bills, property maintenance violations-citations, and zoning violations-citations listed in Exhibit "A", attached hereto and made a part hereof, on the real estate tax list and duplicate against the property served by the mowing, property maintenance, and/or zoning. It is the intent of Council that the amounts certified to the County Auditor shall be a lien on the property served by the services listed.

**SECTION 2.** That the amounts shown are hereby assessed upon the properties shown and such assessments shall be certified by the Clerk of Council to the County Auditor for collection in the same manner as general taxes. The Clerk of Council shall also certify that the unpaid charges have arisen pursuant to services made directly with the owner or tenant who occupied the property served.

**SECTION 3.** That Council does hereby find that the certification of delinquent mowing, property maintenance violations-citations, zoning violations-citations, and Health Department violations-citations meets all of the requirements of Sections 551.03 and 1405.03 and is further authorized by the Ohio Revised Code (including but not limited to Section 731.51) and authorizes the Budget and Finance Director to amend Exhibit "A" in the event of payment before the actual certification to the County.

**SECTION 4.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

**SECTION 5.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council this ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED: August 21, 2024  
Date

EFFECTIVE: August 21, 2024  
Date

ATTEST: Amy Wilkens  
Amy Wilkens, CMC  
Clerk of Council

Jerry T. Fiala  
Jerry T. Fiala  
Mayor and President of Council

I, AMY WILKENS, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE NO. 2024-DB1 ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON August 21, 2024.

(SEAL)

Amy Wilkens  
AMY WILKENS, CMC  
CLERK OF COUNCIL

**City of Kent Community Development Delinquent Fees/Fines in 2024**

Owner Name	Address	Parcel Number	Amount	Date(s) Incurred	KCO: Description
CAPSTONE 72 PROPERTIES LLC COOPER MARY L (TOD) (MARY JANE SKIBISKI)	1580 ARTEMIS DR 331 W ELM ST	17-004-00-00-015-001	\$ 345.00	5/29/24	119.05 mowing
ULION INVESTMENT CO LTD	5924 HORNING RD	17-012-20-00-098-000	80.00	5/20/23; 9/18/23; 5/9/24	119.05 mowing
317 LAKE STREET LLC	317 LAKE ST	17-022-00-00-028-000	356.20	10/17/2023	1414.01 trash removal
STACY MARY C	1111 LAKE ST	17-031-21-00-069-000	326.91	10/27/2023	1414.01 trash removal
HOSTETLER LARRY E	315 N LINCOLN	17-032-10-00-070-000	140.00	10/7/2023	119.05 mowing
SUNTHEIMER TERRY L	687 LONGCOY	17-024-33-00-061-000	345.00	7/1/2024	119.05 mowing
LEVAN BRIAN	559 VINE ST	17-030-10-00-133-000	300.00	7/2/2024	1410.04 debris from fire
BOSAK STEVEN & MICHELLE	135 W WILLIAMS	17-013-10-00-076-000	340.00	9/18/2023	119.05 mowing
			500.00	3/13/2024	1411.09 porch disrepair; 1417.04 elec service drop detach; 1411.10 chimney disreapir; 1411.06 gutter/downspout disrepair; 1411.06 roof disrepair
HORNING JOSEPH T II	134 E SUMMIT ST	17-012-10-00-022-000	300.00	10/9/2023	1315.01 work w/o permit front steps
BAKER KATHLEEN A	221 VALLEY VIEW ST	17-006-11-00-032-000	145.00	5/9/2024	119.05 mowing
<b>CD Total Fines to Auditor 7/24/24</b>			<u>\$ 3,178.11</u>		

**City of Kent: Delinquent Fines/Unpaid Fees: Dept. of Health 2024**

<u>Address</u>	<u>Parcel Number</u>	<u>Owner</u>	<u>Complaint Number</u>	<u>Date Fine Issued</u>	<u>Amount Due</u>
249 Harris	17-012-20-00-199-000	Marcus Wright	24-26	5/9/2024	\$ 160.00
1637 Olympus	17-004-00-00-025-004	Golden Flash Rentals	24-24	5/8/2024	120.00
318 E Main	17-024-40-00-021-000	Adair Holdings	24-15	3/12/2024	40.00
305 University	17-024-33-00-030-000	Paigemax	24-8	2/6/2024	160.00
1637 Olympus	17-004-00-00-025-004	Golden Flash Rentals	23-55	12/13/2023	160.00
302 University	17-024-33-00-092-000	Kent Devonshire	23-51	12/12/2023	100.00
<b>Total</b>					<u>\$ 740.00</u>