

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

**RESOLUTION NO. R25-54**

**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 City of 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 City of Trotwood Codes of 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 City of 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 City of 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 Sixty-Three Thousand, Forty-One Dollars and Forty-Three Cents (\$63,041.43) 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 2nd day of September, 2025.

ATTEST:

APPROVED:

  
KARA B. LANDIS  
CLERK OF COUNCIL

  
YVETTE F. PAGE  
MAYOR

  
TYNA F. BROWN  
VICE-MAYOR

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### CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. R25-54 adopted by the Trotwood City Council at a regular scheduled meeting held on the 2nd day of September, 2025, and that I am duly authorized to execute this certificate.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CLERK OF COUNCIL

PARCEL ID	PROJECT NUMBER	TAX YEAR	AMOUNT
H33 00819 0037	31950	2025	\$137.50
H33300821 0044	31950	2025	\$137.50
H33 00903 0011	31950	2025	\$4,515.93
H33301101 0038	31950	2025	\$1,320.00
H33 00819 0009	31950	2025	\$401.50
H33300815 0002	31950	2025	\$55.00
H33 00817 0104	31950	2025	\$302.50
H33 00919 0048	31950	2025	\$649.00
H33300821 0045	31950	2025	\$2,365.00
H33 01211 0030	31950	2025	\$137.50
H33300821 0003	31950	2025	\$2,200.00
H33 02102 0115	31950	2025	\$15,400.00
H33300912 0101	31950	2025	\$660.00
H33300904 0030	31950	2025	\$275.00
H33 01212 0049	31950	2025	\$1,320.00
H33 00313 0048	31950	2025	\$275.00
H33 00514 0013	31950	2025	\$192.50
H33 00309 0039	31950	2025	\$275.00
H33 01007 0013	31950	2025	\$4,400.00
H33 00817 0101	31950	2025	\$275.00
H33 01409 0011	31950	2025	\$3,025.00
H33301009 0142	31950	2025	\$4,950.00
H33300905 0057	31950	2025	\$3,740.00
H33 01220 0011	31950	2025	\$660.00
H33 00817 0100	31950	2025	\$2,013.00
H33301105 0018	31950	2025	\$550.00
H33300905 0100	31950	2025	\$715.00
H33300816 0024	31950	2025	\$1,375.00
H33 01007 0019	31950	2025	\$495.00
H33301010 0028	31950	2025	\$440.00
H33301010 0031	31950	2025	\$550.00
H33 00211 0008	31950	2025	\$385.00
H33301011 0067	31950	2025	\$1,149.50
H33 00514 0007	31950	2025	\$3,850.00
H33 00514 0079	31950	2025	\$1,100.00
H33 01208 0034	31950	2025	\$2,750.00
<b>TOTAL CERTIFIED</b>	<b>31950</b>	<b>2025</b>	<b>\$63,041.43</b>