

RESOLUTION NO. R26-49**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 Code 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 Code 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 Code 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 Code of Ordinances, are described in the document attached hereto as Exhibit "A"; and

WHEREAS, in accordance with the City of Trotwood Code 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 Twenty-Four Thousand, Seven Hundred Fifteen Dollars and One Cent (\$24,715.01) 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 8th day of September, 2026.

ATTEST:

APPROVED:


KARA B. LANDIS
CLERK OF COUNCIL


YVETTE F. PAGE
MAYOR


TYNAR 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. R26-49 adopted by the Trotwood City Council at a regular scheduled meeting held on the 8th day of September, 2026, 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 02310 0086	31950	2026	\$266.90
H33300821 0008	31950	2026	\$172.26
H33 01220 0012	31950	2026	\$825.00
H33300905 0005	31950	2026	\$330.00
H33 00303 0011	31950	2026	\$385.00
H33 00309 0035	31950	2026	\$385.00
H33 01506 0001	31950	2026	\$825.00
H33301105 0018	31950	2026	\$641.87
H33 00313 0017	31950	2026	\$495.00
H33 01612 0008	31950	2026	\$110.00
H33 01118 0036	31950	2026	\$495.00
H33 01301 0024	31950	2026	\$715.00
H33 01304 0002	31950	2026	\$165.00
H33 00305 0083	31950	2026	\$341.48
H33 00307 0055	31950	2026	\$440.00
H33 02301 0127	31950	2026	\$220.00
H33 00314 0004	31950	2026	\$550.00
H33 02111 0050	31950	2026	\$4,400.00
H33300912 0025	31950	2026	\$137.50
H33 01505 0026	31950	2026	\$110.00
H33301011 0033	31950	2026	\$660.00
H33301009 0113	31950	2026	\$660.00
H33 01222 0042	31950	2026	\$715.00
H33301009 0028	31950	2026	\$935.00
H33300816 0035	31950	2026	\$1,100.00
H33300901 0105	31950	2026	\$1,925.00
H33300821 0016	31950	2026	\$825.00
H33300901 0104	31950	2026	\$385.00
H33 01321 0002	31950	2026	\$1,210.00
H33300821 0022	31950	2026	\$825.00
H33 01321 0011	31950	2026	\$330.00
H33300901 0079	31950	2026	\$660.00
H33 00216 0001	31950	2026	\$110.00
H33300820 0042	31950	2026	\$770.00
H33 01620 0002	31950	2026	\$605.00
H33 01201 0046	31950	2026	\$165.00
H33 01403 0003	31950	2026	\$715.00
H33 00211 0037	31950	2026	\$110.00
TOTAL CERTIFIED	31950	2026	\$24,715.01