

**ORDINANCE NO. 2017-32**

**Introduced By: Mayor and Council as a Whole**

**AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR PROVIDING CITY SERVICES IN THE REMOVAL OF NUISANCE CONDITIONS (LAWN CARE) AT VARIOUS LOCATIONS THROUGHOUT THE CITY OF UNIVERSITY HEIGHTS AND DECLARING AN EMERGENCY**

**WHEREAS**, Section 1084.02 of the Codified Ordinances of the City of University Heights prohibits nuisance conditions as defined in Section 1084.01 of the Codified Ordinances, and

**WHEREAS**, Pursuant to Section 1084.04 of the Codified Ordinances, the Building Commissioner has caused written notice to be served at the last known residence or place of business of the owner, occupant or person having control of such lot or parcel of land notifying him that noxious weeds are growing and/or accumulating on such property and that they must be cut and disposed of within five days after service of such notice. If the owner or person in control of the lot or land fails to abate the nuisance after being notified, such nuisance may be abated by the Building Commissioner. The cost of abating such nuisance shall be charged to the owner of the property affected, payable within ten days from the date of delivery of the bill to the owner or person in control of the premises, and

**WHEREAS**, In default of payment, such person shall be assessed against the property and the total bill shall be certified to the County Auditor for collection in the same manner as other taxes and assessments are assessed and collected.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO, THAT:**

**Section 1.** The following parcels of land located within the City of University Heights are hereby assessed the following amounts for services rendered in the abatement of a nuisance condition in which payment was defaulted after due notice:

**SEE ATTACHED SCHEDULE – EXHIBIT A**

**Section 2.** In addition, the Director of Finance is hereby empowered to collect interest and reasonable administrative costs as authorized in Section 1084.04 of the Codified Ordinances.

**Section 3.** The Clerk of Council shall cause to be published in a newspaper of general circulation in the City of University Heights that such assessments have been levied and are payable as herein provided. A list showing the nature of each property assessed, its location, area and amount of charge shall be on file in the office of the Director of Finance for inspection by any person or persons interested therein.

**Section 4.** The Finance Director is hereby authorized to submit a certified copy of this Ordinance to the County Auditor, Department of Special Assessments.

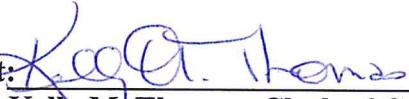
**Section 5.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

**Section 6.** This ordinance is declared to be an emergency measure necessary for the preservation of the public peace, safety, health and welfare of the citizens of the City of University Heights, for the reason that this ordinance must be enacted to allow the assessment to be certified to Cuyahoga County. It shall therefore become effective upon its passage by the affirmative vote of not less than five (5) members of Council and approval of the Mayor; otherwise, it shall become effective at the earliest time allowed by law.

City of University Heights, Ohio

  
\_\_\_\_\_  
Susan K. Infeld, Mayor

Passed: 09/05/2017

Attest:   
\_\_\_\_\_  
Kelly M. Thomas, Clerk of Council


Approved  
as to Form:   
\_\_\_\_\_  
Luke F. McConville, Law Director

Exhibit A Assessments Ordinance 2017-32

TO THE FISCAL OFFICER OF CUYAHOGA COUNTY:

DATE: September 5, 2017

THE FOLLOWING LIST OF SPECIAL ASSESSMENT CHARGES HAS BEEN CONFIRMED BY THE COUNCIL OF UNIVERSITY HEIGHTS. IT IS HEREBY CERTIFIED FOR COLLECTION IN TWO ANNUAL INSTALLMENTS TO BE COLLECTED IN THE TAX YEAR 2018.

PARCEL #	PROPERTY OWNER	ADDRESS	INVOICE TOTAL
721-14-083	J Squared Properties	4410 Baintree	\$120.68
721-14-083	J Squared Properties	4410 Baintree	\$220.68
			Property Total: \$341.36
721-18-012	Carl Kornicks	2243 S. Green Rd	\$223.00
721-18-012	Carl Kornicks	2243 S. Green Rd	\$219.32
			Property Total \$442.32
721-23-076	Kimberly Duvall	2520 Milton	\$340.80
721-23-072	Alexey Ershov	2538 Milton	\$271.80
722-01-049	Kathryn Lownes	3518 Raymont	\$218.40
722-01-049	Kathryn Lownes	3518 Raymont	\$218.40
722-01-049	Kathryn Lownes	3518 Raymont	\$120.68
722-01-049	Kathryn Lownes	3518 Raymont	\$220.68
722-01-049	Kathryn Lownes	3518 Raymont	\$218.24
			Property Total \$996.40
722-02-040	Dominic Marchionda	4077 Silsby	\$219.32
722-02-040	Dominic Marchionda	4077 Silsby	\$223.32
			Property Total \$442.64



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722-02-051	Ghalia General Trading LLC	3598 Raymont	\$119.34	
722-02-108	Chase Williams	3605 Cedarbrook	\$685.00	
722-03-030	Darryl Bryant Investment Inc	3690 Washington Blvd	\$222.08	
722-03-030	Darryl Bryant Investment Inc	3690 Washington Blvd	\$222.08	
722-03-030	Darryl R. Bryant Investments	3690 Washington	\$222.56	
722-03-030	Darryl R. Bryant Investments	3690 Washington	\$120.68	
722-03-030	Darryl R. Bryant Investments	3690 Washington	\$257.60	
		Property Total		\$1,045.00
722-04-036	George Sullivan Jr.	3525 Silsby Rd	\$219.32	
722-04-036	George Sullivan Jr.	3525 Silsby Rd	\$221.16	
		Property Total		\$440.48
722-05-014	Syenesha Harris	3610 Cedarbrook	\$118.40	
722-05-014	Syenesha K. Harris	3610 Cedarbrook	\$220.16	
		Property Total		\$338.56
722-05-120	Timothy Tucker	2241 Jackson	\$119.32	
722-05-120	Mountainside Realty Ventures	2241 Jackson	\$120.68	
		Property Total		\$240.00
722-07-018	Christian Ward	3786 Washington	\$221.16	
722-07-018	Christian Ward	3786 Washington	\$221.62	
722-07-018	Christian Ward	3786 Washington	\$221.16	
722-07-018	Christian Ward	3786 Washington	\$221.62	
722-07-018	Christian M. Ward	3786 Washington	\$220.68	
		Property Total		\$1,106.24
722-07-082	Brenda Wilcox	2236 Edgerton	\$127.60	

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722-11-095	Gene and Valerie Hauck	3621 East Scarborough	\$218.40
722-11-095	Gene and Valerie Hauck	3621 East Scarborough	\$218.40
722-11-095	Gene and Valerie Hauck	3621 East Scarborough	\$227.60
722-11-095	Gene and Valerie Hauck	3621 East Scarborough	\$218.80
722-11-095	Gene and Valorie Hauck	3621 East Scarborough	\$215.98
722-11-095	Gene and Valorie Hauck	3621 East Scarborough	\$218.80
722-11-095	Gene and Valorie Hauck	3621 E Scarborough	\$218.24
722-11-095	Gene and Valorie Hauck	3621 East Scarborough	\$218.24
722-11-095	Gene and Valorie Hauck	3621 East Scarborough	\$218.24
		Property Total	\$1,972.70
722-12-072	Jurnal and Ayesha Drake-El	3729 Hillbrook	\$127.60
722-12-076	Edmond Stcker and Robert Stone	3709 Hillbrook	\$113.80
722-13-064	Ronald Thomas	2327 Canterbury	\$127.60
722-14-001	Kenneth and Martha Taylor	3741 Hillbrook	\$113.80
722-16-101	Scarcon Investment Group LLC	2380 Warrensville Center Road	\$390.00
722-16-101	Scarcon Investment Group LLC	2380 Warrensville Center Road	\$390.00
		Property Total	\$780.00
722-17-067	Laura A. Jeffrey	3886 Silsby	\$223.00
722-17-067	Lis Pendants	3886 Silsby Rd	\$118.80
722-17-067	Lis Pendants	3886 Silsby	\$243.20
722-17-067	Lis Pendants	3886 Silsby	\$1,050.00
722-17-067	Lis Pendants	3886 Silsby	\$218.24
		Property Total	\$1,853.24
722-21-080	Glenn Dorsey	3850 Hillbrook	\$219.32
722-21-080	Glenn Dorsey	3850 Hillbrook	\$218.80
722-21-080	Archon Capital LP	3850 Hillbrook	\$119.56

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722-21-080	Archon Capital LP	3850 Hillbrook	\$219.20	
			Property Total	\$776.88
722-11-097	Halimi LLC	3629 East Scarborough	\$445.00	
722-22-063	Edward Wortzman	2559 Dysart	\$200.00	
722-24-057	DNM Enterprise Group	2423 Eaton	\$132.20	
722-24-057	DNM Enterprise Group	2423 Eaton	\$232.20	
			Property Total	\$364.40
722-03-052	Cedar 36, LLC	13641 Cedar	\$118.80	
722-03-052	Cedar 36, LLC	13641 Cedar	\$219.74	
722-03-052	Cedar 36, LLC	13641 Cedar	\$218.80	
			Property Total	\$557.34
722-02-071	Nagaraju Tulam	13593 Cedar	\$118.80	
722-01-090	Tammy R. Mayo	13546 Cedar	\$118.80	
722-06-112	Chaundria Larry	2235 Cranston	\$119.74	
722-06-112	Chaundria Larry	2235 Cranston	\$228.80	
			Property Total	\$348.54
722-14-027	Mohammed Farid & Rekhs Hider	3844 Bethany Rd.	\$118.80	
722-18-056	Jeffrey Corino	2450 Traymore	\$118.80	
722-04-112	Jayrich Holdings LLC.	2526 Cedarbrook	\$118.80	
721-02-034	David C. Bischof	4045 Silsby	\$118.80	
721-23-150	Helen M. Lourie	2444 White	\$120.68	

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721-27-114	2520 Lafayette LLC.	2520 Lafayette	\$123.50	
721-16-051	Marcus Herod	2195 S. Belvoir	\$121.62	
721-10-008	Noreen D. Cayayan	2344 S. Belvoir	\$123.50	
721-15-004	Adekunle & Ayodele Solaru	4386 Baintree	\$128.20	Property Total
721-15-004	Adekunle & Ayodele Solaru	4386 Baintree	\$228.20	
721-15-004	Adekunle & Ayodele Solaru	4386 Baintree	\$228.20	
				\$584.60
721-14-103	Levi Jacob	4490 Baintree	\$118.80	Property Total
721-14-103	Levi Jacob	4490 Baintree	\$218.80	
721-14-103	Levi Jacob	4490 Baintree	\$218.80	
				\$556.40
721-14-089	STM Holdings LLC.	4434 Baintree	\$118.80	Property Total
721-14-089	STM Holdings LLC.	4434 Baintree	\$218.80	
721-14-089	STM Holdings LLC.	4434 Baintree	\$218.80	
				\$775.20
721-15-022	George R. Fair	4369 Silsby	\$128.20	Property Total
721-15-022	George R. Fair	4369 Silsby	\$228.20	
721-15-022	George R. Fair	4369 Silsby	\$228.20	
				\$584.60
721-15-041	Gordana Bowerfind	4330 Silsby	\$120.68	Property Total
721-15-041	Gordana Bowerfind	4330 Silsby	\$220.68	
721-15-041	Gordana Bowerfind	4330 Silsby	\$220.68	
				\$562.04

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721-15-014	Chris Nguyen	4327 Silsby	\$128.20
721-15-014	Chris Nguyen	4327 Silsby	\$228.68
721-15-014	Chris Nguyen	4327 Silsby	\$228.68
		Property Total	\$585.56
721-16-040	Howard Kronick	3874 Faversham	\$111.28
721-15-027	David Ciranni & Ron Rapoport	3853 Faversham	\$123.50
721-20-016	Verona Realty Group, LLC.	4402 Groveland	\$100.00
721-20-016	Verona Realty Group, LLC.	4402 Groveland	\$200.00
		Property Total	\$300.00
722-02-090	Avrohom A. & Tsiapor Greenberg	13594 Cedar	\$118.80
722-02-072	Sudheer Katoch	13589 Cedar	\$118.80
722-03-046	Aleah Howard	13665 Cedar	\$118.80
722-01-087	HLP Properties, LLC.	13534 Cedar	\$118.80
722-03-047	Kevin Pipkins & Ann Edwards	13661 Cedar	\$118.80
722-03-047	Kevin Pipkins	13661 Cedar	\$218.80
722-03-047	State of Ohio Forf CV # 851207	13661 Cedar	\$118.24
		Property Total	\$455.84
721-04-046	Eyton Senders & Lar Zukerman	2467 Warrensville Center	\$137.60
721-14-090	Abby L. Aloni	4438 Baintree	\$120.68
722-07-021	Lila Siegel & St. Bernie	3777 Bushnell	\$118.80
721-14-105	Daniel-Trustee Herssein	4498 Baintree	\$120.68



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721-02-026	Omar Sluszny LLC.	4018 Bushnell	\$118.80
722-18-138	ARLP REO III, LLC.	2504 Saybrook	\$120.68
722-10-020	Kramer Brothers Hobbies	3870 Meadowbrook	\$122.56
721-01-070	Galco LLC.	4033 Bushnell	\$115.98
722-22-012	Kenneth E. Banks Jr.	3799 Meadowbrook	\$142.30
722-22-012	Dollar Bank Servicing Center	3799 Meadowbrook	\$242.30
		Property Total	\$384.60
722-02-122	James M. Karr	3589 Cedarbrook	\$119.74
722-05-022	Callie Properties LLC.	3629 Tullamore	\$118.80
722-01-094	Jeffrey R. Burr	3541 Cedarbrook	\$114.10
722-15-105	Steve G. Barrett	3778 Slisby	\$123.50
722-15-105	Steve G. Barrett	3778 Slisby Rd.	\$218.80
		Property Total	\$342.30
722-01-091	Leslie Pina	13550 Cedar Road	\$117.19
722-24-002	Izetta Roberts	3734 Hillbrook Road	\$118.80
722-05-044	Dawn R. Thomas	3570 Tullamore Rd.	\$115.04
722-20-054	Lydia Hsieh	3941 Tyndall	\$111.28
722-12-019	Satnam Mangat	2355 Canterbury	\$241.36

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722-02-084	Michael D. Andrews	13566 Cedar Road	\$118.80
722-02-084	Michael D. Andrews II	13566 Cedar	\$219.20
		Property Total	\$338.00
722-02-065	Sarita D. Thomas	13617 Cedar Road	\$118.80
722-03-043	Paz Holdings, LLC.	13677 Cedar Road	\$118.80
721-03-108	Daniel Shiller	2341 Warrensville Rd	\$118.80
722-11-017	Alison K. Putman	2328 Scholl Rd.	\$122.56
722-02-096	Te House, LLC.	13616 Cedar Road	\$119.20
722-21-065	Parents' Volunteer Association	2441 Edgerton	\$157.60
722-09-057	Michael D. Pecoraro	3908 Washington Boulevard	\$172.00
722-09-100	Jake Aerni	4241 Bushnell	\$119.20
721-09-101	Nancy Lee Graf	4237 Bushnell Rd	\$119.20
722-14-111	Morgan Caruso	2408 Eardley	\$109.60
721-19-005	David C. Lubberger	2303 South Belvoir	\$186.40
722-13-059	Bruce L. Hamilton	2320 Ashurst	\$128.80
722-02-093	Ephraim Fitterman	13606 Cedar	\$138.40
722-10-053	Sheldon and Noah C. Bloch	3957 Bushnell	\$119.20
		2500 Warrensville Center	\$121.12

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721-23-136	David Mason	14333 Washington	\$121.12
722-08-115	Maria C. Donofrio Living Trust	3801 Washington	\$119.20
722-06-061	JFB Investments LLC.	2239 Brockway	\$119.20
722-04-058	Edward D. Taylor	2186 Jackson	\$119.20
722-02-083	Brownstone Four, LLC	13562 Cedar	\$119.20
722-03-041	RSAN LLC	13687 Cedar	\$119.20
722-01-033	Sherboye LLC.	3493 Raymont	\$119.20
722-09-048	Michal Tannenbaum	3901 Silsby	\$118.80
722-09-048	Michael Tannenbaum	3901 Silsby	\$218.24
722-09-048	Michael Tannenbaum	3901 Silsby	\$218.24
722-09-048	Michael Tannenbaum	3901 Silsby	\$218.24
	Property Total		\$773.52