

**ORDINANCE NO. 2019-54**

**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.

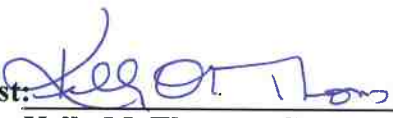
**Section 5.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action,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

  
\_\_\_\_\_  
Michael Dylan Brennan, Mayor

Passed: 09/04/2019

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

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

2019 Special Assessments - City of University Heights - Grass Cutting Abatement

| BOOK        | PAGE       | PARCEL #    | AMOUNT    | DEEDED OWNER                          | STREET NUMBER             | STREET DIRECTION | STREET NAME                          | STREET SUFFIX              | CITY               | STATE |
|-------------|------------|-------------|-----------|---------------------------------------|---------------------------|------------------|--------------------------------------|----------------------------|--------------------|-------|
| 721         | 04         | 721-04-046  | \$ 160.00 | ZUKERMAN LARRY W                      | 02467                     |                  | WARRENSVILLE CENTER                  | RD                         | UNIVERSITY HEIGHTS | OH    |
| 721         | 04         | 721-04-048  | \$ 680.00 | KORNICKS, CARL                        |                           |                  | MEADOWBROOK &<br>WARRENSVILLE CENTER | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>721</b> | <b>PAGE</b> | <b>04</b> |                                       | <b>Total # of Parcels</b> | <b>2</b>         |                                      | <b>Total Assessment \$</b> | <b>840.00</b>      |       |
| 721         | 09         | 721-09-154  | \$ 160.00 | HAMMER MARY HELEN                     | 02292                     |                  | BELVOIR                              | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>721</b> | <b>PAGE</b> | <b>09</b> |                                       | <b>Total # of Parcels</b> | <b>1</b>         |                                      | <b>Total Assessment \$</b> | <b>160.00</b>      |       |
| 722         | 02         | 722-02-007  | \$ 420.00 | BAIR, AMBER                           | 03582                     |                  | WASHINGTON                           | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| 722         | 02         | 722-02-087  | \$ 160.00 | KATOCH, SUDHEER N.                    | 13578                     |                  | CEDAR                                | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 02         | 722-02-113  | \$ 385.52 | JOSEPH, AARON                         | 03585                     |                  | CEDARBROOK                           | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>02</b> |                                       | <b>Total # of Parcels</b> | <b>3</b>         |                                      | <b>Total Assessment \$</b> | <b>965.52</b>      |       |
| 722         | 03         | 722-03-005  | \$ 160.00 | RUFFIN, CARMEN M.                     | 03701                     |                  | WASHINGTON                           | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| 722         | 03         | 722-03-012  | \$ 420.00 | INTUITIVE REAL ESTATE INVESTMENTS LLC | 03673                     |                  | WASHINGTON                           | BLVD                       | UNIVERSITY HEIGHTS | CH    |
| 722         | 03         | 722-03-030  | \$ 160.00 | HUANG, THOMAS AND HUANG, ALISSA       | 03690                     |                  | WASHINGTON                           | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>03</b> |                                       | <b>Total # of Parcels</b> | <b>3</b>         |                                      | <b>Total Assessment \$</b> | <b>740.00</b>      |       |
| 722         | 04         | 722-04-114  | \$ 160.00 | KHANEH LLC                            | 03494                     |                  | CEDARBROOK                           | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>04</b> |                                       | <b>Total # of Parcels</b> | <b>1</b>         |                                      | <b>Total Assessment \$</b> | <b>160.00</b>      |       |

2019 Special Assessments - City of University Heights - Grass Cutting Abatement

| BOOK        | PAGE       | PARCEL #    | AMOUNT      | DEEDED OWNER                                  | STREET NUMBER             | STREET DIRECTION | STREET NAME      | STREET SUFFIX              | CITY               | STATE |
|-------------|------------|-------------|-------------|---|---------------------------|------------------|------------------|----------------------------|--------------------|-------|
| 722         | 05         | 722-05-021  | \$ 160.00   | 836 REAL INVEST LLC                           | 03633                     |                  | TULLAMORE        | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 05         | 722-05-061  | \$ 142.76   | LACHMAN, SEAN P. &<br>LACHMAN, CHRISTOPHER S. | 03637                     |                  | FARLAND          | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 05         | 722-05-116  | \$ 160.00   | MCCAIN, JANNETTE &<br>MACARTHUR               | 03565                     |                  | SILSBY           | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>05</b>   |   | <b>Total # of Parcels</b> | <b>3</b>         |                  | <b>Total Assessment \$</b> | <b>462.76</b>      |       |
| 722         | 06         | 722-06-022  | \$ 160.00   | TAYLOR, SALLY E.                              | 02188                     |                  | BARRINGTON       | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 06         | 722-06-036  | \$ 160.00   | WILHELM, JUSTIN                               | 02244                     |                  | BARRINGTON       | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>06</b>   |   | <b>Total # of Parcels</b> | <b>2</b>         |                  | <b>Total Assessment \$</b> | <b>320.00</b>      |       |
| 722         | 09         | 722-09-048  | \$ 680.00   | TANNENBAUM, MICHAL                            | 03901                     |                  | SILSBY           | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>09</b>   |   | <b>Total # of Parcels</b> | <b>1</b>         |                  | <b>Total Assessment \$</b> | <b>680.00</b>      |       |
| 722         | 10         | 722-10-037  | \$ 190.00   | DONALDSON LISA LEIGH                          | 03933                     |                  | WASHINGTON       | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>10</b>   |   | <b>Total # of Parcels</b> | <b>1</b>         |                  | <b>Total Assessment \$</b> | <b>190.00</b>      |       |
| 722         | 11         | 722-11-095  | \$ 1,200.00 | HAUCK, GENE & VALORIE                         | 03621                     |                  | EAST SCARBOROUGH | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 11         | 722-11-098  | \$ 160.00   | OLLIE CLAUDETTE                               | 03614                     |                  | SILSBY           | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>11</b>   |   | <b>Total # of Parcels</b> | <b>2</b>         |                  | <b>Total Assessment \$</b> | <b>1,360.00</b>    |       |
| 722         | 14         | 722-14-064  | \$ 600.00   | STOVER, ANNE M.                               | 02375                     |                  | CHARNEY          | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>14</b>   |   | <b>Total # of Parcels</b> | <b>1</b>         |                  | <b>Total Assessment \$</b> | <b>600.00</b>      |       |

2019 Special Assessments - City of University Heights - Grass Cutting Abatement

| BOOK        | PAGE       | PARCEL #    | AMOUNT      | DEEDED OWNER                       | STREET NUMBER             | STREET DIRECTION | STREET NAME | STREET SUFFIX              | CITY               | STATE |
|-------------|------------|-------------|-------------|------------------------------------|---------------------------|------------------|-------------|----------------------------|--------------------|-------|
| 722         | 15         | 722-15-107  | \$ 242.76   | GOTTLIEB ANNA                      | 03770                     |                  | SILSBY      | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 15         | 722-15-108  | \$ 142.76   | ZHOU, JIANXUN AND YE, MENG         | 03766                     |                  | SILSBY      | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>15</b>   |                                    | <b>Total # of Parcels</b> | <b>2</b>         |             | <b>Total Assessment \$</b> | <b>385.52</b>      |       |
| 722         | 18         | 722-18-016  | \$ 680.00   | KORNICKS, CARL                     | 00000                     |                  | MEADOWBROOK | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| 722         | 18         | 722-18-039  | \$ 871.04   | MATARAZZO, EDWARD J. JR. & MARYANN | 02483                     |                  | FENWICK     | RD                         | UNIVERSITY HEIGHTS | OH    |
| 722         | 18         | 722-18-071  | \$ 1,200.00 | ELI COHEN                          | 02485                     |                  | TRAYMORE    | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>18</b>   |                                    | <b>Total # of Parcels</b> | <b>3</b>         |             | <b>Total Assessment \$</b> | <b>2,751.04</b>    |       |
| 722         | 19         | 722-19-078  | \$ 420.00   | SINK, MAXINE B.                    | 02559                     |                  | CHANNING    | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>19</b>   |                                    | <b>Total # of Parcels</b> | <b>1</b>         |             | <b>Total Assessment \$</b> | <b>420.00</b>      |       |
| 722         | 21         | 722-21-027  | \$ 1,200.00 | NEWMAN, HERBERT                    | 02448                     |                  | CHARNEY     | RD                         | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>21</b>   |                                    | <b>Total # of Parcels</b> | <b>1</b>         |             | <b>Total Assessment \$</b> | <b>1,200.00</b>    |       |
| 722         | 22         | 722-22-016  | \$ 160.00   | JOHNSTON, MELISSA T.               | 03765                     |                  | MEADOWBROOK | BLVD                       | UNIVERSITY HEIGHTS | OH    |
| <b>BOOK</b> | <b>722</b> | <b>PAGE</b> | <b>22</b>   |                                    | <b>Total # of Parcels</b> | <b>1</b>         |             | <b>Total Assessment \$</b> | <b>160.00</b>      |       |