



ROSS TOWNSHIP RESOLUTION

RESOLUTION NUMBER 2015-054

RESOLUTION DECLARING THE EXISTENCE OF AN INSECURE, UNSAFE OR STRUCTURALLY DEFECTIVE BUILDING AT 2290 VENICE BOULEVARD; ORDERING SAID STRUCTURE TO BE ABATED, REPAIRED, SECURED AND/OR REMOVED; AND CERTIFYING ABATEMENT EXPENSES TO THE BUTLER COUNTY AUDITOR FOR ASSESSMENT

WHEREAS, Section 505.86(B) of the Ohio Revised Code authorizes the Board of Trustees to provide for the removal, repair or securance of buildings or other structures in the township that have been declared insecure, unsafe or structurally defective by any authority responsible under O.R.C. Chapter 3781; and

WHEREAS, the Ross Township Administrator has received a copy of a letter dated August 20, 2015 (as shown in Exhibit "A") signed by the Butler County Health Commissioner declaring the structure at 2290 Venice Boulevard in need of abatement, removal or repair of deficiencies cited within said Exhibit; and

WHEREAS, the Ross Township Board of Trustees has adopted Resolution Number 2011-012, amended at Resolution Number 2011-081 which sets policy and procedure guidance for handling the removal, repair or securance of buildings or other structures in the township that have been declared insecure, unsafe or structurally defective by any authority responsible under O.R.C. Chapter 3781; and

BE IT RESOLVED by the Board of Trustees of Ross Township, Butler County, Ohio, pursuant to Section 505.86(B) of the Revised Code, as follows:

SECTION 1-A:

That based upon the evidence presented the Board of Trustees finds that a building located on the premises at 2290 Venice Boulevard constitutes an insecure, unsafe or structurally defective building as defined by an authority responsible under O.R.C. Chapter 3781 and as such is detrimental to the health, safety and general welfare of all persons who live, work or own property within Ross Township.

SECTION 1-B:

That the abatement, repair, securance and/or the removal of said structure(s) located at the premises known as 2290 Venice Boulevard, premises also known as K4620-064-000-416, K4620-064-000-417, K4620-064-000-418, and K4620-064-000-419 of the Butler County Auditor's Tax Plats, is hereby ordered at said premises in accordance with Section 505.86(B) and Chapter 3781 of the Ohio Revised Code and Resolution Number 2011-012 of the Ross Township Board of Trustees and the letter as shown in Exhibit "A" signed by the Chief for the Ross Township Fire Department.

SECTION 1-C:

That the Township Administrator is hereby directed to affect the abatement, repair, securance and/or the removal of said structure(s) in full compliance with Section 505.86(B) and Chapter 3781 of the Ohio Revised Code, Resolution Number 2011-012 and amended Resolution Number 2011-081 of the Ross Township Board of Trustees.

SECTION 1-D:

That the Township Administrator be, and hereby is authorized to take all other and further action necessary to certify and submit the expenses incurred by the Township for the abatement, repair, securance and/or the removal of said structure(s); including a 10% administration services fee; to the Township Fiscal Officer.

SECTION 1-E:

That, upon the completion of Section 1-C of this Resolution; the Township Fiscal Officer forward a certified copy of this Resolution along with the certified expenses incurred by the Township for the abatement, repair and/or the removal of said structure(s), to the Butler County Auditor, for assessment in accordance with the provisions of this Resolution, to be entered upon the tax duplicate of the subject property as a lien upon the land on the date of entry, to be collected as other taxes and returned to the Township and placed in the Township's General Fund.

SECTION 2:

This resolution shall take effect on September 1, 2015 upon the filing of this resolution with the Ross Township Fiscal Officer.

SECTION 3:


It is hereby determined that all formal actions of the Board of Trustees relating to their adoption of this Resolution were taken in an open meeting of the Board of Trustees and that all deliberations of such Board of Trustees were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

INTRODUCTION AND VOTE RECORD:

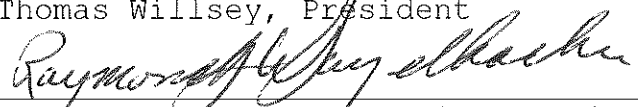
Trustee Willsey introduced the foregoing Resolution and moved its adoption, Trustee Wurzelbacher seconded the Motion. The roll being called upon the question of adoption of the Resolution by the Township Fiscal Officer, the vote resulted as follows:

Trustees: Willsey AYE Wurzelbacher AYE Yordy AYE

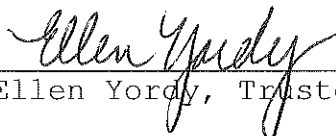
Adopted at the meeting of the Board of Trustees this 1st day of September, 2015.



Thomas Willsey, President



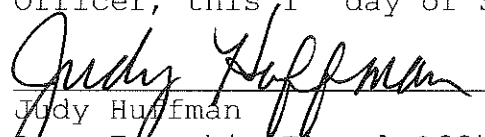
Raymond Wurzelbacher, Vice President



Ellen Yordy, Trustee

AUTHENTICATION

This is to certify that this resolution was duly adopted by the Board of Trustees, and filed with the Ross Township Fiscal Officer, this 1st day of September, 2015.



Judy Huffman
Ross Township Fiscal Officer

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County of Butler

**BOARD OF HEALTH
Combined General Health District**

301 SOUTH THIRD STREET
HAMILTON, OHIO 45011
(513) 863-1770
FAX (513) 863-4372



August 20, 2015

Robert Bass, Township Administrator
3133 Hamilton Cleves RD
Hamilton, Ohio 45013

Re: 2290 Venice Blvd.

Dear Mr. Bass,

At the request of Ross Township, an assessment of the vacant home located at 2290 Venice Blvd was made by the Butler County Health Department. In review of the health departments nuisance files the health department has been receiving complaints from this address starting in 2009. It appears that the home has been vacant since 2010 according to our nuisance records.

The following were observed while visiting the property on August 18, 2015:

- Signs from a property management company were posted in the windows giving notice that the home contained mold. The signs advised that if anyone were being advised to rent the property they should call a specific contact that was given.
- Many of the homes windows were made nonfunctional by covering over with hard plastic and smearing silicone around the edges.
- Most of the home was covered with metal siding except for a stone façade on the front of the home which is separating from the structure and beginning to fall to the ground.
- In many areas around the home you can observe bare wood that does not appear to be structurally sound due to moisture damage or termite damage. The amount of moisture damage and termite damage appears to be affecting a significant amount of the framing to where it would be beyond the ability of most homeowners to properly make repairs without hiring a professional contractor to complete the repairs.
- At this point in time, the home does not appear to be suitable for renting or occupancy because it does not comply with the landlord obligations within ORC 5321.04.

Based upon the observations made, the length of vacancy, and the lack of repairs to the structure itself, the Butler County Health Department fully supports Ross Township in its efforts to use its nuisance abatement authority to remove the structure.

Sincerely,

Dr. Robert Lerer MD
Health Commissioner

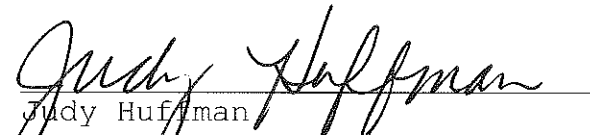
cc: Pat Burg, Director of Administration

**CERTIFICATE AS TO COPY,
ORIGINAL ON FILE**

STATE OF OHIO, COUNTY OF BUTLER, SS:

I, Judy Huffman, Fiscal Officer of the Board of Township Trustees of Ross Township, in said county, and in whose custody the Files and Records of said Board are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original Resolution now on file with said Board, that the foregoing has been compared by me with said original and copied from the original document, and that the same is a true and correct copy thereof.

This 1st day of September, 2015.



Judy Huffman
Ross Township Fiscal Officer

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