

ORDINANCE 2025 - 073

AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT MOWING BILLS, PROPERTY MAINTENANCE VIOLATIONS-CITATIONS, ZONING VIOLATIONS-CITATIONS, AND HEALTH DEPARTMENT VIOLATIONS-CITATIONS TO THE COUNTY AUDITOR IN ORDER TO ALLOW FOR THE PLACEMENT OF THE CERTIFIED AMOUNT ON THE REAL PROPERTY TAX LIST AND DUPLICATE AGAINST THE PROPERTY SERVED BY THE MOWING SERVICES, PROPERTY MAINTENANCE VIOLATION-CITATIONS, ZONING VIOLATIONS-CITATIONS, HEALTH DEPARTMENT VIOLATIONS-CITATIONS, AND DECLARING AN EMERGENCY.

WHEREAS, there are a number of delinquent mowing bills which have been deemed uncollectible after numerous attempts to collect; and

WHEREAS, there are a number of property maintenance violations-citations that remain unpaid after attempts to collect have been made; and

WHEREAS, there are a number of zoning violations-citations that remain unpaid after attempts to collect have been made; and

WHEREAS, there are a number of Health Department violations-citations that remain unpaid after attempts to collect have been made.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kent, Portage County, Ohio:

SECTION 1. That Kent City Council does hereby authorize the certification of the delinquent mowing bills, property maintenance violations-citations, and zoning violations-citations listed in Exhibit "A", attached hereto and made a part hereof, on the real estate tax list and duplicate against the property served by the mowing, property maintenance, and/or zoning. It is the intent of Council that the amounts certified to the County Auditor shall be a lien on the property served by the services listed.

SECTION 2. That the amounts shown are hereby assessed upon the properties shown and such assessments shall be certified by the Clerk of Council to the County Auditor for collection in the same manner as general taxes. The Clerk of Council shall also certify that the unpaid charges have arisen pursuant to services made directly with the owner or tenant who occupied the property served.

SECTION 3. That Council does hereby find that the certification of delinquent mowing, property maintenance violations-citations, zoning violations-citations, and Health Department violations-citations meets all of the requirements of Sections 551.03 and 1405.03 and is further authorized by the Ohio Revised Code (including but not limited to Section 731.51) and authorizes the Budget and Finance Director to amend Exhibit "A" in the event of payment before the actual certification to the County.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption 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 of Section 121.22 of the Ohio Revised Code.

SECTION 5 That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council this ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.



*page added
11:55 am
MK*

PASSED:

8/20/25

Date

EFFECTIVE:

8/20/25

Date

ATTEST:

Kathleen Coleman

Kathleen Coleman
Clerk of Council

Jerry T. Fiala

Jerry T. Fiala
Mayor and President of Council

I, KATHLEEN COLEMAN, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE NO. 2025-073, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON August 20, 2025.

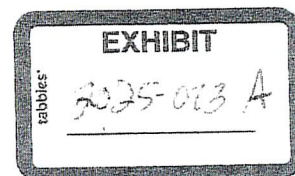
(SEAL)

Kathleen Coleman

KATHLEEN COLEMAN
CLERK OF COUNCIL



CITY OF KENT, OHIO
DEPARTMENT OF BUDGET AND FINANCE
Rhonda C. Hall, CPA, Director



To: Dave Ruller, City Manager
Hope Jones, City Law Director
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: July 28, 2025
Re: Request for Ordinance Certifying Delinquent Non-Utility Debtors to Portage County

Annually Kent City Council receives listings of unpaid delinquent mowing bills, property maintenance violations-citations, zoning violations-citations, and other code enforcement violations and health department violations-citations to be placed as a tax lien on the real property that generated the delinquent charges.

In continuation of this annual "housekeeping practice" I am respectfully requesting City Council authorization for an ordinance certifying the attached list of delinquents and otherwise uncollectable fines/fees to the County Auditor to allow for the placement of the certified amount on the real property tax list and duplicate against the property served by the non-payment of various code enforcement actions and declaring an emergency.

A request for City Council approval of a separate ordinance to provide certification of listings for Utility Billing outstanding delinquent debts is also being submitted under separate cover. The County has indicated that separate ordinances are required for us to distinguish their remittance of collected amounts in a way that will enable City revenue accounting entries to the appropriate funds.

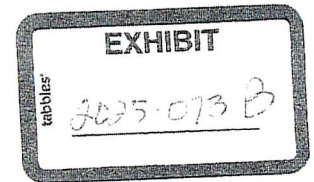
If we receive payment, or a request for a payment plan, of any of the above delinquent items by August 29, 2025, the individual will be removed from the final list submitted to the Portage County Auditor on September 2, 2025.

Thank you in advance for your support and assistance in this matter.

930 OVERHOLT RD., KENT, OH 44240
(330) 678-8102 – Director and General Accounting
(330) 678-8103 Income Tax (330) 678-8104 Utility Billing FAX (330) 676-7584

City of Kent Community Development Delinquent Fees/Fines in 2025

Owner Name	Address	Parcel #	Fine Date	Fine Amount	Past Due	Past Due Fine	Amount to Certify to PC Auditor	KCO Code Violation #	Description of Violation
Joseph T Horning II	134 E Summit St	17-013-10-00-022-000	2/13/2024	\$ 100.00	2/27/2024	\$ 100.00	\$ 200.00	1315.01	Construction of Porch Without Permit
Curtis Troutman	116 N Pearl St	17-025-10-00-187-000	7/3/2024	100.00	7/13/2024	100.00	200.00	1411.02	Property Maintenance-Protective Treatment/Paint
Curtis Troutman	116 N Pearl St	17-025-10-00-187-000	7/3/2024	100.00	7/13/2024	100.00	200.00	521.13	Unsheltered Storage - inoperable boat
Steven & Michelle Bosak	135 W Williams	17-012-10-00-022-000	3/13/2024	50.00	3/23/2024	50.00	100.00	1411.09	Property Maintenance-Porches
Steven & Michelle Bosak	135 W Williams	17-012-10-00-022-000	3/13/2024	50.00	3/23/2024	50.00	100.00	1417.04	Property Maintenance-Electrical
Steven & Michelle Bosak	135 W Williams	17-012-10-00-022-000	3/13/2024	50.00	3/23/2024	50.00	100.00	1411.10	Property Maintenance-Chimney
Steven & Michelle Bosak	135 W Williams	17-012-10-00-022-000	3/13/2024	50.00	3/23/2024	50.00	100.00	1411.06	Property Maintenance-Gutters/Drainage
Steven & Michelle Bosak	135 W Williams	17-012-10-00-022-000	3/13/2024	50.00	3/23/2024	50.00	100.00	1411.06	Property Maintenance-Roof
Brian DePaul Dependable Property Management LLC	114 W Oak	17-012-10-00-022-000	7/23/2024	100.00	8/5/2024	100.00	200.00	1410.04	Property Maintenance-Exterior Property Areas
	1313 Middlebury	17-009-00-00-021-001	1/31/2024	200.00	2/10/2024	200.00	400.00	521.13	Unsheltered Storage - Misc.Debris
Mary L Cooper	331 W Elm	17-012-20-00-098-000	5/20/2023	40.00			40.00	551.01	Tall Grass
Mary L Cooper	331 W Elm	17-012-20-00-098-000	9/18/2023	40.00			40.00	551.01	Tall Grass
Mary L Cooper	331 W Elm	17-012-20-00-098-000	5/9/2024	80.00			80.00	551.01	Tall Grass
						Total	\$1,860.00		



City of Kent: Delinquent Fines/Unpaid Fees: Dept. of Health 2025

Address	Parcel Number	Owner	Complaint Number	Date Fine Issued	Amount Due
909 Franklin	17-012-20-00-043-000	Keywork Investment	25-65	6/23/2025	\$ 40
708 Hudson	17-030-20-00-099-000	Sonia Weaver	25-64	6/23/2025	20
607 N Water	17-031-22-00-211-000	AMTD Properties	25-57	5/21/2025	100
699 Akron Blvd	17-009-20-00-007-000	Duong Thien	25-50	5/8/2025	60
211 Sherman	17-023-10-00-189-000	Paigemax	25-49	5/2/2025	80
302 University	17-024-33-00-092-000	Kent Devonshire	25-48	5/1/2025	180
429 Stinatt	17-030-10-00-101-000	Calvin Kohler	25-25	3/7/2025	20
308 S Willow	17-024-40-00-086-000	Quatro Novus	24-38	8/8/2024	100
Total					<u>\$ 600</u>