

CHILLICOTHE NUISANCE ABATEMENT BOARD

35 South Paint St., Chillicothe OH 45601
740/773-2700

January 9, 2017

2016 Annual report of the Chillicothe Nuisance Abatement Board as required by Section 138.04(g) of the City of Chillicothe Codified Ordinances.

Current board members are: Pat Patrick – Chairman (Council member)
Gary Lunde – Vice-Chairman (Council Appointee, realtor)
Don Schofield – Secretary (Mayor Appointee)
Jean Malone – Mayor Appointee
Jeff Carman – Safety Service Director
Ben Avery – Board of Health Appointee

The board met 9 times (6 meetings are required) during 2016. As a result of these meetings:

- 432 Total Nuisance Event notices were sent
- 308 - 1st Notices of Nuisance Event were mailed
- 98 - 2nd Notice of Nuisance Event were mailed
- 26 - Notice of Imposition of Repeat Nuisance Service Fee of \$250 were mailed

The 308 properties receiving a 1st notice are further broken down to show that:

- 92 were owner occupied:
 - o 35 notices for high grass/weeds were sent
 - o 20 for garbage/trash/junk
 - o 9 for junk vehicles
 - o 28 for large items
- 216 were rental properties:
 - o 64 notices for high grass/weeds were sent
 - o 34 for garbage/trash/junk
 - o 34 for junk vehicles
 - o 83 for large items
 - o 1 for stagnant pool water

The 98 properties receiving a 2nd notice are further broken down to show that:

- 25 were owner occupied:
 - o 12 for high grass/weeds
 - o 4 for garbage/trash/junk
 - o 5 for junk vehicles
 - o 4 for large items
- 73 were rental properties:
 - o 24 for high grass/weeds
 - o 8 for garbage/trash/junk
 - o 15 for junk vehicles
 - o 26 for large items

The 26 properties receiving the Notice of Imposition of Repeat Nuisance Service Fee of \$250 are further broken down to show that:

- 5 were homeowner owned:
 - o All 5 received 1 Repeat Nuisance Notice Service Fee of \$250
 - 2 for grass/weeds
 - 1 for junk vehicle
 - 2 for garbage/trash/junk
- 21 are rental properties:
 - o 17 properties received 1 Repeat Nuisance Notice Service Fee of \$250
 - 6 for grass/weeds
 - 3 for junk vehicles
 - 4 for garbage/trash/junk
 - 4 for large items
 - o 2 property received a second Repeat Nuisance Notice Service Fee of \$250
 - 1 for large item
 - 1 for junk vehicle
 - o 1 property received a Repeat Nuisance Notice Service Fee of \$250 and appealed the Board's decision. The appeal was granted to the property owner. The owner was in the process of evicting the tenant and by law could not enter the property until the eviction process was complete.
 - o 1 property received a Repeat Nuisance Notice Service Fee of \$250 and was summoned into court for the numerous 10 day notices that were issued. The property in question was owned by a person with the same name as his father who lived at the same address. All the notices sent were address to the correct address but they did not contain Jr. after the name.

The Nuisance Officer position is being filled by Officer Pratt. Please keep in mind that for every nuisance event notice that this Board sends Officer Pratt has already sent two 10 Day notices.

Starting in March this Board along with Officer Pratt, the Mayor's office and the Service Department started using the same spreadsheet which greatly improved our effectiveness in tracking & following up on nuisance complaints. Since March, Officer Pratt has checked over 800 different properties for nuisance issues with 743 needing a 1st & 2nd 10 day notice being sent. This translates into 1,486 1st & 2nd notices being issued by him. This does not include subsequent notices sent for continued nuisance issues that required this Board to become involved.

We continue to see an increase in nuisance event notices issued by this Board.

For comparison: 2013 saw a total of 59 notices sent to property owners,
 2014 had 313,
 2015 had 325 and
 2016 had 432 notices sent (a 32.9% increase over 2015)

This is a direct result to Officer Pratt's ability to track nuisance properties and follow up almost immediately after the 10 days are up.

As is shown by the numbers for 2016 - 28.2% of this board's notices sent were to owner occupied property. And 71.8% were sent to rental property owners.

Finally, as shown by the type of nuisance events, large item drop off goes a long way to improving the looks of the City. 218 notices, or 50.4% were for trash/junk/large item.

Continuing large item pickup is highly recommended, but offering large item pickup with intense advertising is strongly supported by this Board.