

RECORD OF LEGISLATION

No. 09.51.2026

Passed 9-1, 20 26

AN ORDINANCE LEVYING ASSESSMENTS FOR OUTSTANDING DELINQUENT WATER AND/OR SEWER BILLS ON SPECIFIC UTILITIES ACCOUNTS AND DECLARING AN EMERGENCY.

WHEREAS, Chapter 927.15 of the Codified Ordinances of the City of Circleville requires property owners to pay all invoiced water and sewer usages, fees, and costs; and

WHEREAS, Chapter 927.15 of the Codified Ordinances of the City of Circleville and Section 743.04 of the Ohio Revised Code provides a method by which the City may collect outstanding billings by being assessed to the property owner if the property owner fails to act upon notification of payment; and

WHEREAS, pursuant to Section 743.04 of the Ohio Revised Code, proper written notice has been served upon the owners of specific parcels within the city requesting that outstanding and delinquent water and/or sewer bills, including fees, be paid; and

WHEREAS, the owners of specific parcels within the city, after receiving such notification of payment request, have failed to comply with such notice to pay outstanding water and sewer monies due, and the Director of Public Service is sending costs by certified by letter to the Council of the City of Circleville pursuant to Section 743.04 of the Ohio Revised Code;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO AS FOLLOWS:

SECTION I: That in accordance with Section 927.15 of the Codified Ordinances of the City of Circleville and Section 743.04 of the Ohio Revised Code, this Council finds that the Department of Public Utilities of the City of Circleville has invoiced and been unsuccessful in collecting water and/or sewer charges on certain city parcels within the city hereby assesses and requests the County Auditor enter upon the tax duplicate the cost for such services in the amounts indicated upon the following described parcels of real estate:

Property Location: 348 Eva Dr.
Tax Parcel #: A0541410002100
Total Assessment Cost: \$77.56
Owner: Patrick Boysel
8411 Stout Rd.
Circleville, OH 43113

Property Location: 211 S Scioto St & 209 ½ S
Scioto St.
Tax Parcel #: A0530620001200
Total Assessment Cost: \$57.48
Owner: Mary & Brad Ellis
1733 Simpson Dr.
Columbus, OH 43227

Property Location: 819 S. Scioto St.
Tax Parcel #: A0530750001100
Total Assessment Cost: \$29.89
Owner: Empire Property Group LLC
6563 State Route 316
Circleville, OH 43113

Property Location: 520 ½ E Union St.
Tax Parcel #: A0520580002100
Total Assessment Cost: \$62.28
Owner: Mattelyn H. Fout
9181 Stoutsville Pike
Stoutsville, OH 43154

Property Location: 348 Logan St.
Tax Parcel #: A0541040003000
Total Assessment Cost: \$69.80
Owner: Orchard Capital LLC
13425 State Route 38
Marysville, OH 43040

Property Location: 1209 Norfolk Ave.
Tax Parcel #: A0541130001300
Total Assessment Cost: \$208.35
Owner: Nell N. Stidham
28700 US Highway 23 S Unit 1
Circleville, OH 43113

Property Location: 215 ½ W Mound St.
Tax Parcel #: A0530630001700
Total Assessment Cost: \$55.30
Owner: Trecha Interiors, LLC
8042 Perrill Rd.
Groveport, OH 43125

Property Location: 1251 S Pickaway St.
Tax Parcel #: A0541100001800
Total Assessment Cost: \$225.05
Owner: Carolyn Jane & Jeffery Alan Uhrig
510 Renick Ave., #37
Circleville, OH 43113

Property Location: 446 E. Ohio St.
Tax Parcel #: A0540930003700
Total Assessment Cost: \$304.30
Owner: US Bank National Association
P.O. Box 21948
Eagan, MN 55121

Property Location: 459 Half Ave.
Tax Parcel #: A0540930000800
Total Assessment Cost: \$315.71
Owner: Renee Lochbaum
459 Half Ave.
Circleville, OH 43113

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Property Location: 366 Logan St.
Tax Parcel #: A0541040004000
Total Assessment Cost: \$258.13
Owner: Woodrow Collins
161 Main St. W
Ashville, OH 43103

Property Location: 1313 South St.
Tax Parcel #: A0541100000900
Total Assessment Cost: \$1,305.89
Owner: Charles & Rosemary Pennington
1313 South St.
Circleville, OH 43113

Property Location: 352 Watt St.
Tax Parcel #: A0510300002400
Total Assessment Cost: \$181.13
Owner: Carson E. Cantrell
480 Lancaster Pike, Apt. 180
Circleville, OH 43113

Property Location: 123 Highland Ave.
Tax Parcel #: A0510100000400
Total Assessment Cost: \$1,266.26
Owner: Terry A. Cottrell
123 Highland Ave.
Circleville, OH 43113

Property Location: 153 York St.
Tax Parcel #: A0510110004000
Total Assessment Cost: \$258.13
Owner: Danny R. Shaffer
153 York St.
Circleville, OH 43113

Property Location: 381 Walnut St.
Tax Parcel #: A0541040000300
Total Assessment Cost: \$258.13
Owner: Leslie & Rhonda Crosby
381 Walnut St.
Circleville, OH 43113

Property Location: 125 W. Corwin St.
Tax Parcel #: A0530700000200
Total Assessment Cost: \$166.45
Owner: Seth R. Sias
4602 Grove City Rd.
Grove City, OH 43123

Property Location: 116 Highland Ave., Front
Tax Parcel #: A0510110000200
Total Assessment Cost: \$147.16
Owner: Roberta L. Rocha
116 Highland Ave. Front
Circleville, OH 43113

Property Location: 476 Dearborn Ave.
Tax Parcel #: A0540860003200
Total Assessment Cost: \$245.42
Owner: Tommy L. Raymond
476 Dearborn Ave.
Circleville, OH 43113

Property Location: 377 Town St.
Tax Parcel #: A0541130002500
Total Assessment Cost: \$267.97
Owner: Arthur Crosby
377 Town St.
Circleville, OH 43113

Property Location: 617 E. Mound St.
Tax Parcel #: A0520590002000
Total Assessment Cost: \$258.13
Owner: Barbara E. Davis
617 E Mound St.
Circleville, OH 43113

Property Location: 430 W. High St.
Tax Parcel #: A0510400000400
Total Assessment Cost: \$107.61
Owner: Circle Express
P.O. Box 598
Granville, OH 43023

Property Location: 459 Watt St.
Tax Parcel #: A0510330000900
Total Assessment Cost: \$258.13
Owner: Nathan E. Lotton
459 Watt St.
Circleville, OH 43113

Property Location: 210 Walnut Creek Pike
Tax Parcel #: A0511360001200
Total Assessment Cost: \$277.69
Owner: John Charles Gutheil Karen Gutheil
210 Walnut Creek Pike
Circleville, OH 43113

Property Location: 123 W Corwin St.
Tax Parcel #: A0530700000200
Total Assessment Cost: \$147.20
Owner: Seth R. Sias
4602 Grove City Rd.
Grove City, OH 43123

Property Location: 451 Watt St.
Tax Parcel #: A0510330001300
Total Assessment Cost: \$262.29
Owner: Bruce S. Shepard
451 Watt St.
Circleville, OH 43113

Property Location: 901 S. Court St.
Tax Parcel #: A0530760001001
Total Assessment Cost: \$258.13
Owner: Kirill Yudovski
1100 Brickell Bay Dr. Apt 57F
Miami, FL 33131

Property Location: 566 Willow Lane
Tax Parcel #: A0511450000300
Total Assessment Cost: \$196.53
Owner: Christopher S Minnis
566 Willow Lane
Circleville, OH 43113

SECTION II: That the Clerk of this Council is hereby authorized and directed to forward a certified copy of this Ordinance to the County Auditor and request that the above amounts, upon collection, be returned to the appropriate utilities' funds of the City of Circleville.

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SECTION III: That this ordinance is hereby declared to be an emergency measure necessary for the preservation of health, safety, and welfare of the citizens of the City of Circleville, to ensure the prompt assessment of past due utility accounts for assessment to the County Auditor, so that this ordinance shall take effect and be in force immediately from and after its passage and approval.

PASSED: 9-1-2026
DATE

Sheryl L. Theis
PRESIDENT OF COUNCIL
Pro Tempore

ATTEST: Melissa J. Shaw
CLERK OF COUNCIL

APPROVED: 9-1-2026
DATE

Michael L. Blanton
MAYOR

APPROVED AS FORM:

KC
KENDRA C. KINNEY - LAW DIRECTOR

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