RECORD OF LEGISLATION

No. 11.72.2026 Passed 11-3, 20 26

A RESOLUTION AUTHORIZING THE MAYOR TO FACILITATE THE DEMOLITION OF THE STRUCTURE LOCATED AT 301 SUMPTER AVE., CIRCLEVILLE, OHIO, SEEKING RECOUPMENT FOR THE COSTS ASSOCIATED WITH SUCH DEMOLITION, AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Circleville, Ohio, finds that the City has found that the structure located at 301 Sumpter Ave., Parcel No. A0520590003600, has been determined to be unsafe, and in violation of applicable provisions of the International Property Code, Circleville Zoning Code, and the Codified Ordinances of the City of Circleville; and

WHEREAS, the condition of said structure constitutes a nuisance and presents an immediate danger to the health, safety, and welfare of the citizens of Circleville as such home has arisen to drug trafficking and criminal activity; and such home has no septic system nor utilities; and

WHEREAS, pursuant to Ohio Revised Code Sections 715.26 and 715.261, the City is authorized to remove unsafe structures and to assess the costs of such removal against the property provided it has followed strict procedures ensuring notice, due process, and rights of appeal; and

WHEREAS, the prompt demolition of the structure is necessary to abate the nuisance and to facilitate planned public improvements and redevelopment in the affected area.

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

SECTION I. The Mayor in conjunction with the Service and Safety Directors or designees, is hereby authorized and directed to facilitate and enter into any and all contracts necessary for the demolition and removal of the structure located at 301 Sumpter Ave., Circleville, Ohio, Parcel No. A0520590003600, in accordance with applicable laws and regulations.

SECTION II. The total cost of demolition, including administrative expenses, shall be assessed against the property owner and may be certified to the County Auditor for collection as a lien upon the property pursuant to Ohio Revised Code Section 715.261. **SUCH LIEN IS TO IMMEDIATELY BE PLACED UPON THE PROPERTY UPON PASSAGE AND PRESENTATION OF THE COST TO THE COUNTY AUDITOR.** Any funds that the City must utilize and seek recoupment regarding the demolition and its costs are ordered to be paid from International Property Maintenance Code expense line: 101.0128.53150.

SECTION III. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare, and shall take effect and be in force immediately upon its passage due to unsafe structures, abandonment, criminal activity and no septic systems or waste removal structures putting the public at risk for harm and health and safety issues.

PASSED: 11-3-2026
DATE

Barry D. Keller
PRESIDENT OF COUNCIL

ATTEST:
CLERK OF COUNCIL

APPROVED: 11-3-2026
DATE

Nathan L. Blanton
MAYOR

APPROVED AS FORM:

KENDRA C. KINNEY - LAW DIRECTOR

RECORD OF LEGISLATION

No. _____ *Passed* _____, *20* ____

City of Circleville

Department of Public Service
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Michelle L. Blanton
Mayor

James A. Stanley
Director

AFFIDAVIT

301 Sumpter Avenue

1. This affidavit concerns the property located at 301 Sumpter Avenue.

2. All three parties associated with the property were notified by certified mail and were provided thirty (30) days to abate the cited violations.

3. The thirty-day deadline to abate the violations was October 8, 2026.

4. On October 7, 2026, Eric and William, identified as Misty Lee's children, each called regarding the notice and asked what could be done to keep the property in good standing.

5. Eric and William were each advised that no-trespass restrictions were in place and that they would need to seek their own legal counsel.

6. Each notified party had the right to appeal the notice within thirty (30) days after receiving it.

7. The violations have not been abated as of October 26, 2026.

Michelle Cockerham

Michelle Cockerham

Code Enforcement/Zoning Inspector