

TOWN OF GREENVILLE
ORDINANCE NO. 2009-T-033

**ORDINANCE CONCERNING THE MOWING OF GRASS AND WEEDS
ON VACANT LOTS, STRUCTURES, WITHIN THE CORPORATE LIMITS
TOWN OF GREENVILLE, INDIANA**

WHEREAS, the town council for the Town of Greenville, Indiana, in the interest of public health, safety and welfare, has deemed it necessary that the Town develop an Ordinance to establish a fund for maintenance of grass and weeds on real property vacant or in repossession foreclosure within the Corporate limits of the Town of Greenville;

Whereas; the Town of Greenville Ordinance 2007-T-71 page 2, item 2 establishes a not to exceed height for grass and weeds;

Whereas; because of the difficulty of having these properties maintained after contact with the bank holding mortgage ownership after receiving information through the Floyd County Clerk Office.

Whereas; the number of property foreclosures and vacant properties within the Town of Greenville Corporate Limits makes it necessary that the Town of Greenville establishes a budgetary fund to contract a lawn maintenance company for mowing of these properties.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GREENVILLE, INDIANA, AS FOLLOWS:

1. A budgetary fund titled Maintenance for Vacant Properties is to be established under General Fund. \$2500.00 shall be transferred from the Inter Fund Operation after passing of this Ordinance. This fund shall carry over balance from year to year. If additional fund are needed the following year then a Resolution for transfer of funds shall be submitted.
2. After complaint is received or it is determined by a Greenville Town Council Member that a vacant property is in violation of Ordinance an effort will be made to contact responsible entity only one time.
3. After passing of this Ordinance the Greenville Town Council Committee Chair of Property Clean-up shall contact three {3} local Lawn Maintenance Companies for bidders list that will quote on an as needed basis.

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4. After 10 days if vacant property has not been brought into compliance with Ordinance 2007-T-71 the Greenville Town Council Committee Chair of Property Clean-up under the direction of the Greenville Town Council President shall contact Lawn Maintenance Companies on bidders list obtaining a cost for mowing such property.

5. These Lawn Maintenance Companies shall also be used for mowing of the Town of Greenville Right-of-Ways as needed. These funds shall be paid from the existing Maintenance ROW Fund under Local Roads and Streets.

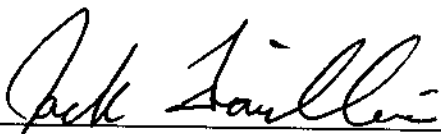
PENALTIES

1. When it is determined by the Greenville Town Council President that a vacant property requires that the Town of Greenville must contract a Lawn Maintenance Company to bring a vacant property into compliance with Ordinance 2007-T-71 a fine of \$500.00 per mowing shall be levied and the cost of maintaining the property per mowing with a 20% handling fee, plus attorney fees and court cost shall be sought by placing a lien against property in accordance with I.C. 36-1-6-2 and I.C. 34-28-5-1. All fines and liens received shall be placed in the Maintenance for Vacant Properties Funds.

ADOPTED BY THE TOWN COUNCIL OF GREENVILLE, INDIANA, ON THE
8th DAY OF JUNE, 2009.

PRESIDENT OF THE TOWN
COUNCIL OF GREENVILLE,
INDIANA


TALBOTTE RICHARDSON,


JACK TRAVILLIAN,
CLERK/TREASURER

PREPARED BY:
RANDAL JOHNES

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**IC36-1-6-1 Application
of chapter**

Sec. 1. This chapter applies to all municipal corporations having the power to adopt ordinances. >As added by Acts 1980, P.L211, SEC. 1.

IC 36-1-6-2

Real property; action to bring compliance; expense as lien against property

Sec. 2. (a) If a condition violating an ordinance of a municipal corporation exists on real property, employees or contractors of a municipal corporation may enter onto mat property and take appropriate action to bring the property into compliance with the ordinance. However, before action to bring compliance may be taken, all persons holding a substantial interest in the property must be given a reasonable opportunity of at least ten (10) days but not more than sixty (60) days to bring the property into compliance. If the municipal corporation takes action to bring compliance, the expenses incurred by the municipal corporation to bring compliance constitute a lien against the property. The lien attaches when notice of the lien is recorded in the office of the county recorder in which the property is located. The lien is superior to all other liens except liens for taxes, in an amount that does not exceed:

(1)ten thousand dollars (\$10,000) for real property that:

(A) contains one (1) or more occupied or unoccupied single or double family dwellings or the appurtenances or additions to those dwellings; or

(B) is unimproved; or

(2) twenty thousand dollars (\$20,000) for all other real property not described in subdivision (1).

(b)The municipal corporation may issue a bill to the owner of the real property for the costs incurred by the municipal corporation in bringing the property into compliance with the ordinance, including administrative costs and removal costs.

(c)A bill issued under subsection (b) is delinquent if the owner of the real property fails to pay the bill within thirty (30) days after the date of the issuance of the bill.

(d)Whenever a municipal corporation determines it necessary, the officer charged with the collection of fees and penalties for the municipal corporation shall prepare:

(1) a list of delinquent fees and penalties that are enforceable under this section, including:

(A) the name or names of the owner or owners of each lot or parcel of real property on which fees are delinquent;

(B) a description of the premises, as shown on the records of the county auditor; and

(C) the amount of the delinquent fees and the penalty; or

(2) an instrument for each lot or parcel of real property on which the fees are delinquent.

(e)The officer shall record a copy of each list or each instrument with the county recorder, who shall

charge a fee for recording the list or instrument under the fee schedule established in IC 36-2-7-10. (f)The amount of a lien shall be placed on the tax duplicate by the auditor. The total amount, including any accrued interest, shall be collected in the same manner as delinquent

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taxes are collected and shall be disbursed to the general fund of the municipal corporation.

(g) A fee is not enforceable as a lien against a subsequent owner of property unless the lien for the fee was recorded with the county recorder before conveyance to the subsequent owner. If the property is conveyed before the lien is recorded, the municipal corporation shall notify the person who owned the property at the time the fee became payable. The notice must inform the person that payment, including penalty fees for delinquencies, is due not later than fifteen (15) days after the date of the notice. If payment is not received within one hundred eighty (180) days after the date of the notice, the amount due may be considered a bad debt loss.

(h) The municipal corporation shall release:

(1) liens filed with the county recorder after the recorded date of conveyance of the property; and

(2) delinquent fees incurred by the seller;

upon receipt of a written demand from the purchaser or a representative of the title insurance company or the title insurance company's agent that issued a title insurance policy to the purchaser. The demand must state that the delinquent fees were not incurred by the purchaser as a user, lessee, or previous owner and that the purchaser has not been paid by the seller for the delinquent fees.

(i) The county auditor shall remove the fees, penalties, and service charges that were not recorded before a recorded conveyance to a subsequent owner upon receipt of a copy of the written demand under subsection (h).

4s added by Acts 1980, P.L.211, SEC.1. Amended by P.L. 50-2002, SEC.1; P.L.144-2003, SEC.1; P.L.777-2003, SEC.2; P.L.131-2005, SEC.5; P.L.88-2006, SEC.1; P.L.194-2007, SEC. 8.

IC 34-28-5 Chapter 5. Infraction and Ordinance

Violation Enforcement Proceedings

IC 34-28-6-1

Prosecution in name of state or municipality; rules; limitations; burden of proof; deferral programs; agreement for community restitution or service

Sec. 1. (a) An action to enforce a statute defining an infraction shall be brought in the name of the state of Indiana by the prosecuting attorney for the judicial circuit in which the infraction allegedly took place. However, if the infraction allegedly took place on a public highway (as defined in IC 9-25-2-4) that runs on and along a common boundary shared by two (2) or more judicial circuits, a prosecuting attorney for any judicial circuit sharing the common boundary may bring the action.

(b) An action to enforce an ordinance shall be brought in the name of the municipal corporation. The municipal corporation need not prove that it or the ordinance is valid unless validity is controverted by affidavit.

(c) Actions under this chapter (or IC 34-4-32 before its repeal):

(1) shall be conducted in accordance with the Indiana Rules of Trial Procedure; and

(2) must be brought within two (2) years after the alleged conduct or violation occurred.

(d) The plaintiff in an action under this chapter must prove the commission of an infraction or defendant pay under section 4(e) of this chapter for the ordinance violation if the defendant fails to perform the

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community restitution or service provided for in the agreement as approved by the court; and(B) are recorded in a written instrument signed by the defendant and the attorney for the municipal corporation;

(3) the agreement is filed in the court where the judgment was entered; and

(4) the court approves the agreement.

If a defendant fails to comply with an agreement approved by a court under this subsection, the court shall require the defendant to pay up to the amount of the judgment requested in the action under section 4(e) of this chapter as if the defendant had not entered into an agreement under this subsection. *As added by P.L 1-1998, SEC.24. Amended by P.L98-2000, SEC.12;P.L98-2004, SEC. 123; P.L 176-2005, SEC.24; P.L200-2005, SEC./*