

October 20, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager **202102891**

Subject: Illegal Dumping Abatement Activities in the Neighborhoods of South Cumminsville,
North and South Fairmont

Reference Document #202102029

On May 24, 2021, the Neighborhoods Committee referred the following for a report:

MOTION, submitted by Councilmembers Kearney and Sundermann, WE MOVE for the City Administration to work with all pertinent departments to ensure the cleaning and removal of dumped litter in the North and South Fairmont neighborhoods, as well as South Cumminsville. WE FURTHER MOVE that the Administration make recommendations for lighting, cameras and/or other remediation to stop the dumping and trash disposal on Faraday Road that stretches from the Villages at Roll Hill to South Cumminsville.

This report serves as the Administration's update on nuisance abatement activities at 3812 Cass Avenue, 2550-54 Beekman Street, 1794 Esmonde Street, and 1769 Westwood Avenue. These properties were toured by members of City Council, community members, and City staff.

The following information details City enforcement efforts, preventive strategies, and evaluation plans for each of these addresses. The Department of Buildings & Inspections (B&I) will continue to monitor these properties to determine the effectiveness of enlisted strategies for the identification of any outstanding solutions necessary to sustain the lots as blight free.

ABATEMENT, PREVENTION, AND EVALUATION

3812 CASS AVENUE - This is a "ravine" type dump site with a significant accumulation of household rubbish.

1. **Enforcement:** Civil Citations and \$500 fines were issued to the owner on May 25, 2021, and on June 9, 2021. An order to install a fence was issued on June 8, 2021. During the course of enforcement and monitoring, additional dumping was found on the abutting lots at 3814, 3816, 3818, 3820 Cass Avenue. Civil fines of \$500.00, were issued to each owner on August 17, and again on August 24. Orders were issued to install a fence to the owners of the additional four properties on August 23, 2021. The owners failed to comply
2. **Abatement:** The cleanup was completed on August 25, 2021, at a cost of \$4,500.00.
3. **Prevention:**
 - a. A 6-foot chain link fence, at a cost of \$5,532, to discourage dumping will be installed by Security Fence Company, the vendor under contract with the city (owners to be

charged). The fence will extend 115 feet, from 3812 Cass to 3820 Cass. Security Fence has confirmed the work is scheduled for their soonest possible timeframe and will be completed by October 8, 2021.

- b. A No Dumping Sign displaying code section and penalties, and “area under surveillance warning” will be installed on the completed fence to discourage violators.
 - c. Keep Cincinnati Beautiful has installed a site monitoring camera.
4. **Tracking and Evaluation:** Inspectors will monitor the effectiveness of the preventive measures and take enforcement action against anyone photographed dumping. The property will be proactively inspected every 30 days for the first quarter, and if no dumping, inspected quarterly for the next 12 months.

2550-54 BEEKMAN STREET - This is a “ravine” type dump site consisting of two parcels with a significant accumulation of household rubbish.

1. **Enforcement:** Civil Citations and \$500 fines were issued to the owner on December 13, 2019, and on January 23, 2020. An order to install a fence was issued on June 8, 2021.
2. **Abatement:** The site clean-up work was completed on July 28, 2021, at a cost of \$14,011.00
3. **Prevention:**
 - a. A 6-foot chain link fence is under contract to be installed at a cost of \$7,841.00 along the front property line to discourage dumping. In consultation with DOTE, and due to the condition of the paving and retaining wall, a change order was necessary to bring the temporary fence into the ROW for stability and public safety. Security Fence has confirmed the work is scheduled for their soonest possible timeframe to be completed by October 8, 2021.
 - b. A No Dumping Sign displaying code section and penalties, and “area under surveillance warning,” will be installed on the completed fence installation.
 - c. Keep Cincinnati Beautiful has installed a site monitoring camera. As part of the cleanup work, the lower tree branches obstructing the view of the site were authorized to be cut and removed to improve coverage for cameras and visibility of the public.
4. **Tracking and Evaluation:** Inspectors will monitor the effectiveness of the preventive measures and take enforcement action against anyone photographed dumping. The property will be proactively inspected every 30 days for the first quarter and, if no dumping, inspected quarterly for the next 12 months.

1769 WESTWOOD AVENUE - This is a level site with an accumulation of household rubbish behind a vacated building.

1. **Enforcement:** Civil Citations and \$500 fines were issued to the owner on May 7, 2021, and on May 21, 2021. During a tracking and evaluation inspection of September 2, 2021, weeds in the front and rear of the property were cited and a \$500 fine issued for weeds. The weeds were cut on September 15, 2021.
2. **Abatement:** The abatement was completed on July 2, 2021, at a cost of \$1,491.42. The invoice for the weed cutting completed on September 15, 2021, has not been received.
3. **Prevention:**
 - a. Keep Cincinnati Beautiful has installed a site monitoring camera.
4. **Tracking and Evaluation:** The property will be proactively inspected every 30 days for the first quarter and, if no dumping, inspected quarterly for the next 12 months.

NOTE: 1769 Westwood Avenue has been certified tax delinquent for 8 (eight years) since 2013. There is no tax foreclosure found in the county records. The building is condemned and has a building value for tax purposes of \$1,210.00 (cleanup costs are more than the value of the building.) The owner was issued multiple civil fines and criminally prosecuted for failure to maintain the

property. The building is scheduled for a Nuisance Hearing to determine if it should be demolished by the City as a last resort. A cooperative system of working with County agencies to expedite foreclosures on high maintenance cost, tax delinquent, abandoned properties could move properties into responsible ownership sooner to eliminate protracted blight and reduce the high municipal costs of cleaning, cutting, barricading, and demolition.

1794 ESMONDE STREET - This is a hillside site with an accumulation of household rubbish. Due to sparse occupied housing and numerous vacant lots on Esmonde Street, several sites on this street are being used for dumping. Additional locations on Esmonde are included in the matrix below, and all are assigned for cleaning/cutting.

1. **Enforcement:** Civil Citations and fines of \$500.00 were issued to the owner on May 21, 2021, and June 7, 2021.
2. **Abatement:** The abatement was completed by July 30, 2021, at a cost of \$967.00.
3. **Prevention:**
 - a. No Dumping Signs are installed.
5. Keep Cincinnati Beautiful has installed site monitoring camera.
5. **Tracking and Evaluation:** Inspectors will monitor the effectiveness of the preventive measures and take enforcement action against anyone photographed dumping. The property will be proactively inspected every 30 days for the first quarter, and if no dumping, then inspected quarterly for the next 12 months.

Additional Locations on Esmonde Street

SR TYPE	RECEIVED	ADDRESS	HISTORY	CLOSED COMPLAINTS	PSA STATUS
Tall grass/weeds	05/21/2021	1784 ESMONDE ST	CIVIL CITATION ISSUED 5/21	OWNER ABATED 6/7	
Trash improper s	05/21/2021	1784 ESMONDE ST	CIVIL CITATION ISSUED 5/21	OWNER ABATED 6/7	
Litter private prc	05/21/2021	1772 ESMONDE ST	CIVIL CITATION ISSUED 5/21 & 6/7		ASSIGNED ON 7/23 LIST
Tall grass/weeds	05/21/2021	1758 ESMONDE ST	CIVIL CITATION ISSUED 5/21 & 6/7		ASSIGNED ON 6/25 LIST
Tall grass/weeds	05/21/2021	1752 ESMONDE ST	CIVIL CITATION ISSUED 5/21 & 6/7		ASSIGNED ON 6/25 LIST
Tall grass/weeds	05/21/2021	1740 ESMONDE ST	CIVIL CITATION ISSUED 5/21 & 6/7		ASSIGNED ON 6/25 LIST
Litter private prc	05/21/2021	1740 ESMONDE ST	CIVIL CITATION ISSUED 5/21 & 6/7		ASSIGNED ON 7/23 LIST
Litter private prc	05/13/2021	1794 ESMONDE ST	CIVIL CITATION ISSUED 5/14 & 5/21		ASSIGNED ON 7/23 LIST

Since the time of the neighborhood tour, the Hamilton County Land Reutilization Corporation (The Landbank) has acquired title to 2550 Beekman Street. Buildings & Inspections will continue to refer chronically blighted properties to The Landbank for foreclosure of our cleaning and weed cutting liens. The liens facilitate reutilization by The Landbank by having abandoned lots transferred to abutting responsible property owners, or for other responsible reutilization and consistent maintenance.

SITE PHOTOS ATTACHED:

2550-54 BEEKMAN ST



2550-54 BEEKMAN ST -CLEANED JULY 28, 2021



1769 WESTWOOD -Rear



1769 WESTWOOD Rear – CLEANED 7-7-2021



1769 WESTWOOD



1769 WESTWOOD -CUT- 9-15-2021



1794 ESMONDE ST



1794 ESMONDE ST- CLEANED 7-24-2021



3812 CASS AVE



3812 CASS AVE - CLEANED 8-24-2021



CC: Art Dahlberg, Director of Buildings and Inspections