

this chapter shall constitute a privileged lien against the property upon which such nuisance existed, which privileged lien shall be filed, proven and collected as provided by law. Whenever the City shall have performed any work or paid any necessary expenses in connection with any work done in the removal of abatement of any nuisance, it shall be the duty of the City Secretary to immediately prepare and deliver or mail to the owner of the property upon which the nuisance was located an itemized statement with certificate by notary attached to verify all such work performed, all costs and expensed incurred and paid by the City in connection wherewith, and the civil penalty assessed. Said statement shall be sent to the owner of said property if his true address is known; if not, then to the owner of record according to the last official tax roll of the City at the address on the roll. Such expense statement shall contain the following:

(1) Name and address of owner, and name and address of tenant or agent of property, if known, and if unknown recite that fact;

(2) Description of the property sufficient to identify same, and where property had been subdivided, a description by lot and block number of any particular subdivision shall be sufficient, or the description as per the map of the City;

(3) Statement of the action of the City;

(4) Itemized statement the work done and performed, together with the cost thereof opposite each item, and penalties assessed; and

(5) Statement of payment made by the City to other parties, and to who made, or reasonable charges by any concerned City department.

(b) Upon delivery of mailing of the statement provided for above, the City shall be entitled to the payment of the aggregated amount so expended, or reasonable charges for City work, or Costs paid, and penalties assessed, as therein set forth. Should the owner fail or refuse to pay the amount due within thirty (30) days thereafter, the notarized statement containing the cost information, signed by the City Administrator, shall be filed with the County Clerk of Coke County, Texas. Such statement, when filed, shall constitute a lien upon the property on which the expense was incurred second only to tax liens, and liens for street improvements and the amount remaining unpaid on said statement shall accrue interest at the rate of 10% per annum from the date of the expenditure by the City or from the date that the City itself performed such work and incurred said expense, or at a rate otherwise specified in Texas Health and Safety Code, section 342.007 or subsequent statute. The City may bring a suit for foreclosure of the lien in the name of the City.

SECTION 9. DISPOSITION OF ITEMS OF PERSONAL PROPERTY

In the event there are salvageable items of personal property of more than minimal value removed from the real property according to the provisions of this ordinance, the items shall be placed in storage. Additional notice shall be given to the effect that if such items of personal property are not retrieved from the city within ninety (90) days, the city may cause the same to be sold at auction. The proceeds of the sale shall be used to pay for any costs incurred in the storage of the property and any excess amount shall be set off against the costs and penalties to be charged against the owner, tenant, or person in control of the premises.

SECTION 10. VARIANCE

B. WEEDS, ETC.

SECTION 1. MAXIMUM GROWTH

It shall be unlawful for any person, firm, corporation, partnership, association of persons, owner, agent, occupant or anyone having supervision, possession or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the City to suffer or permit vegetation other than cultivated crops or vegetation maintained for landscaping purposes to grow to a height greater than twelve (12) inches on any lot, tract, parcel of land or portion thereof within the corporate limits of the City which is adjacent to any public street or road extending back from said street or road a reasonable distance as determined under the circumstances, but in my circumstance no less than twenty five (25) feet or within one hundred (100) feet of any lot, tract, parcel of land or portion thereof that is occupied by a residence or business within the corporate limits of the City

SECTION 2. NOTICE TO PROPERTY OWNERS AND ANNUAL NOTICE

When any violation of this article is found to exist, a notice by letter will be addressed to the owner of the property in question by certified mail return receipt requested; or if the address of the property owner is unknown, then notice may be given by publication one time in the local newspaper.

Annual notice may be given to property owners, as above provided, prior to the grass growing season.

Upon the giving of said annual notice, no further notice shall be required pursuant to the subsection.

SECTION 3. NOTICE OF VIOLATION

The notice of violation shall contain the following:

(a) You are required to maintain all of your property so as to keep grass, brush and weeds at a height of less than twelve (12) inches;

(b) In the event you fail to do so, the City or someone hired by

the City will enter upon your property and mow or have it mowed at thirty (30) day intervals during such annual growing season;

(c) You have ten (10) days from the date of this notice to correct the violation; and

(d) Tall weeds are breeding ground for rats and mice; and are a source of fuel for many fires. Please help us clean up Bronte.

SECTION 4. ACTION BY CITY

In addition to court action, the City may enter upon the property found in violation of this article and mow or have said property mowed at thirty (30) day intervals during such annual growing season in the event such owner fails to mow same.

SECTION 5. ASSESSMENT OF CITY'S EXPENSES; BILLING

Expenses incident to the action taken by the City to correct any condition coming under the provisions of this article, including a service charge to cover the administration costs, plus a penalty charge of Thirty Dollars (\$30.00) assessed against the owners of all outstanding interest in the lot or parcel of land involved. An itemized bill of such costs shall be mailed by the City Secretary to each owner if his address is known.

SECTION 6. CITY'S EXPENSES DECLARED A PRIVILEGED LIEN; RECOVERY

If the bill for the City's expenses in correction any

condition coming under the provisions of this article including the administrative and penalty charges, shall remain unpaid for a period of thirty (30) days after the date of the mailing of such bill, the City Secretary shall file a statement of such bill and the reasons therefore with the County Clerk. From the date of such filing, the City shall have a privileged lien on the lot or parcel upon which such expenses are incurred second only to tax liens and liens for street improvements. The amount of such debt shall accumulate interest at the rate of ten (10%) per annum from the date on which payment was due. For any such debt and interest, suit may institute and recovery and foreclosure held in the name of the City. In such suits, the aforementioned statement, or certified copy thereof, shall be deemed prima facie evidence of the debt and interest thereon.

C. LIABILITY

Neither the City of Bronte nor any authorized agent acting under the terms of this

ordinance shall be liable or have any liability by reason of orders issued or work done in compliance within the terms of this ordinance.

D. FINE

Persons found in violation of this ordinance, and found guilty by a Judge of the Municipal Court, will be guilty of a Class "C" Misdemeanor, and be fined not more than \$500 except for health violations which may be fined not more than \$2000. Each day such violation continues, or be permitted to continue, shall be a separate offense.

E. NON-EXCEPTION.

No exception to this ordinance shall be made for any condition which existed at the time of this passage.

PASSED, APPROVED AND ADOPTED this 9th day of October, 2014.

Gerald Sandusky
MAYOR
ATTEST:
Tammy Thorn
CITY SECRETARY
25-1tc

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You may be eligible for a free mammogram if meet the following criteria:

- Texas resident
- 40 years of age or older
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