

# VILLAGE OF KENESAW

## NUISANCE ABATEMENT PROGRAM



Dilapidated House

*Nuisance properties, such as this vacant and dilapidated house, lower home values throughout the neighborhood.*

### What Is the Nuisance Abatement Program?

#### The Nuisance Abatement Program Is All About INVESTING IN OUR COMMUNITY!

The program is designed to help our community deal with nuisances - properties that are safety hazards, reduce property valuations, and foster a negative image. Kenesaw has appointed SCEDD as our Nuisance Officer. The Village's Nuisance Ordinance is based on State Statutes, and addresses nuisance concerns that may include (see reverse for pictures):

- ⇒ Unlicensed and/or inoperable vehicles
- ⇒ Disassembled vehicle parts, including tires and batteries
- ⇒ Yard debris, including uncontrolled weeds/grass/trees, brush, broken branches, scrap cement/bricks/wood, etc.
- ⇒ Buildings in disrepair, including broken windows or doors
- ⇒ Outbuildings in disrepair
- ⇒ Vacant houses

Month 1: Courtesy Assessment

Month 2: Declared Nuisance

Month 3: Motion to Abate

### Three phases of the Nuisance Abatement Program:

- 1) **Courtesy**— Nuisance Officer assesses a quadrant of town using a camera while in a vehicle on the public rights of way. If potential nuisances are observed on your property, you will get a letter making you aware. If you have any questions about the letter, please call SCEDD. This is referred to as a "courtesy" because there has been no official action by the Village.
- 2) **Declared Nuisance**—Nuisance Officer conducts a "windshield" assessment to determine if potential nuisance issues have been removed. *If they have, post cards of thanks are mailed to property owners.* If not, Nuisance Officer presents evidence to the Village Board; by Resolution the Village Board declares a property a Nuisance; letters again are mailed to property owners with a date to get rid of nuisances.
- 3) **Abatement**—Nuisance Officer conducts a windshield assessment to determine if nuisance issues have been removed. *If they have, Village Board rescinds Declared Nuisance Resolutions and post cards of thanks are mailed to property owners.* If not, Nuisance Officer presents evidence to the Village Board; by motion, the Village Board certifies abatement; 5-day Notice to Remove for Private Property is published in the newspaper and mailed to property owners. The Village moves forward with abatement (or as appropriate towing or demolition); costs of abatement are billed to the property owner, and if unpaid, assessed against the property.

### Who is SCEDD?

South Central Economic Development District, Inc. (SCEDD) staff have extensive knowledge of nuisance procedures. SCEDD serves as a third party for oversight, and to provide fair and equitable treatment of all properties.



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Below are some of the most common issues and concerns related to the nuisance code.

## Properties

- Storage or accumulation of trash, garbage, scrap, or other items
- Miscellaneous debris and other visible rubbish is a code violation



## Unsafe, Abandoned, Dilapidated, or Unfinished Buildings



- Unsafe, unsightly building
- Abandoned or partially destroyed building
- Unfinished buildings or structures that are no longer progressing
- Houses that have only house-wrap

## Vehicle With Expired Tags, Unlicensed, Inoperable, or Junked Vehicles



- Any motor vehicle must be properly licensed, kept in an enclosed garage, or removed from the property
- Any Inoperable or Junked vehicle must be removed from the property or kept in an enclosed garage

## Disassembled Automobile Parts, Scrap



- Accumulation of garbage, scrap and wrecked, inoperative, disassembled personal or real property of any kind
- Property includes junk or abandoned motor vehicles, tractors, trailers, machinery and equipment

## Filthy or Littered Yards



- Trash covered yards, vacant areas, lots, houses, buildings or premises

## Noxious Weeds/Growth



- Lots, pieces of ground and the adjoining streets and alleys with growth of weeds or noxious growth