

City Policy on the Disposition of Nuisance Personal Property.

1. If not removed within the times specified in the notice to abate provided for within the applicable City of Arnold ordinance or Code Section, or as so ordered by the court having jurisdiction of such offense, the nuisance property shall be removed as follows by or at the direction of the Code Enforcement Officer or other City-authorized person, at the expense of the person creating the nuisance, the owner or owners of the property, lessees or other persons having control of such property, both jointly and severally [*Hereinafter referred to as "the owner or person in charge thereof"*]:
 - a. Vehicles shall be hauled by a certified towing company and stored on their lot pursuant to state law;
 - b. Miscellaneous personal items that appear to be readily usable or reasonably repairable, including but not limited to lawn care items, yard decorative items, car parts, furniture, children's toys, clothing, household items, appliances or building materials shall be taken to a storage area/building and stored for a period of at least 30 days. The aforementioned owner or person in charge thereof may redeem the property by payment to the city of the actual costs of removal and the storage fee. Whether an item is readily usable or reasonably repairable shall be made by the City in its sole discretion;
 - c. Garbage/trash/broken items shall be bagged/stacked and disposed of by the City or its authorized contractor.
2. The owner or person in charge thereof, or his or her agent, shall be notified of the right to redeem the property pursuant to the subsection above. The notice shall be served in the manner outlined in Section 220.080, *Notice to Abate*, of the Arnold Code of Ordinances before the 30-day redemption period expires.
3. If the vehicle or miscellaneous personal items are unredeemed after the expiration of the 30-day period, the City may sell the vehicle or miscellaneous personal items to the highest bidder or, if the vehicle or miscellaneous personal items has no resale value, may otherwise dispose of such vehicle or miscellaneous personal items.
4. Prior to the sale or disposal of any nuisance property under the provisions of this section, the City shall notify the owner or person in charge thereof or his or her agent in the manner outlined in Section 220.080, *Notice to Abate*, of the Arnold Code of Ordinances, and shall cause to be posted in City Hall, the place of storage and at least one other public place in the City, a notice of sale stating:
 - i. The terms of the sale;
 - ii. The date, time and place of the sale; and
 - iii. An itemized description of the property.

The notice shall be published not less than ten, nor more than 30 days prior to the sale.

5. Any money received from the sale or disposal of any vehicle or miscellaneous personal items shall first be applied to the abatement expenses charged to the owner or person in charge thereof. Any money received from the sale in excess of the actual costs of abatement and storage shall be returned to the owner or person in charge thereof provided that:

NOTES:

1. *The forgoing policy shall not apply to the demolition of dangerous buildings or structures and the disposition of the contents therein. (See Chapter 220, Article IV Dangerous Buildings or Structures of the Arnold Code of Ordinances)*
2. *The city may change or eliminate this policy, or portions thereof, at its discretion at any time, and without notice.*