


**CITY CLERK'S OFFICE MEMORANDUM**  
**#09-02**

October 22, 2009

**TO:** Honorable Mayor Kathleen M. Novak and City Council Members

**FROM:** Johanna Small, City Clerk 

**SUBJECT:** CR-117, Certification of Delinquent Municipal Charges;  
CR-118, Certification of Delinquent Nuisance Abatement Charges; and  
CR-119, Certification of Delinquent Water and Sewer Charges

**RECOMMENDATION:**

Attached to this memorandum are resolutions which, if approved, would authorize the City to certify delinquent municipal charges, nuisance abatement, and water and sewer charges to the Adams County Treasurer to be collected as special assessments with property taxes and paid to the City. Staff recommends approval of the proposed resolutions.

**BACKGROUND:**

C.R.S. § 31-20-105 authorizes municipalities to certify delinquent charges to the County Treasurer for collection if the municipality has adopted an enabling ordinance to do so. The City has adopted ordinances to allow the certification of these types of charges. Once the amounts are certified, the County Treasurer assigns these special assessments to the property accounts and collects the charges with the property tax payments. The County then remits payment, less their fee of one percent (1%), to the City on a monthly basis. The property liens are released by the City upon full payment.

There are a total of 120 liens proposed to be certified. Each of the property owners were sent a notice of the City's intent to certify the delinquent amounts and were given a deadline of October 5, 2009 to pay the charges due and avoid the 10% fee, which is added as part of the certification process.

**BUDGET/TIME IMPLICATIONS:**

The City is required to submit the lists of accounts to be certified to the County Treasurer by October 30, 2009. If the attached resolutions are approved and the special assessments are paid in 2010, an amount of \$113,426.48 could be remitted to the City from the County Treasurer in 2010 for the delinquent charges collected.

If the delinquent charges are not certified to the County, the liens that have been filed against the properties to secure the charges would remain in place until the property changes ownership and a person or title company pays the amounts due to clear the property's title in the transaction.

**STAFF REFERENCE:**

Please contact Johanna Small, City Clerk at [jsmall@northglenn.org](mailto:jsmall@northglenn.org) or 303-450-8757 with any questions or comments.

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-117  
Series of 2009

\_\_\_\_\_  
Series of 2009

A RESOLUTION CERTIFYING DELINQUENT MUNICIPAL CHARGES TO THE ADAMS COUNTY TREASURER FOR COLLECTION PURSUANT TO C.R.S. SECTION 31-20-105.

WHEREAS, C.R.S. Section 31-20-105 authorized municipalities to certify delinquent charges to the county treasurer for collection and provides as follows:

C.R.S. 31-20-105. Municipality may certify delinquent charges. Any municipality, in addition to the means provided by law, if by ordinance it so elects, may cause any or all delinquent charges, assessments, or taxes made or levied to be certified to the treasurer of the county in the same manner as the taxes are authorized to be by this title; and

WHEREAS, Section 5-14-1 of the Municipal Code specifically authorizes the City of Northglenn to certify delinquent charges for any municipal advance, loan, fee or charge to the Adams County Treasurer for collection, providing as follows:

Section 5-14-1. Certification of delinquent charges. In the event that any municipal advance, loan, fee or charge is not repaid in accordance with its terms, the unpaid amount of the loan and any interest and costs thereof, shall be assessed upon the lot or lots or tracts of land in the City of Northglenn for the benefit of which such advance, loan, fee or charge was made. Such assessment shall be made pursuant to the procedures provided by law in the ordinances of the City of Northglenn for special assessments. Every such assessment shall be a lien in the several amounts assessed against such lot or tract of land until paid, and shall have priority over all other liens, except general taxes and prior special assessments. In case any assessment is not paid within thirty (30) days after the same have been certified to the City Clerk by the City Council, the City Clerk shall then be and is hereby authorized to certify to the County Treasurer of the County in which the property is located, the list of all delinquent assessments, giving the name of the owner as appears of record, the number of lot, block and subdivision, or other legal descriptions sufficient to identify such property upon the records of the said County Treasurer, and the amount of the assessment. Said certification shall be the same in substance and in the same form as required for the certification of special assessment, and the County Treasurer, upon the receipt of such certified list is hereby authorized to place the same upon the tax list for the current year and to collect the special assessment in the same manner as other taxes are collected with a ten percent (10%) penalty thereon; and all the laws of the State for the assessment and collection of general taxes, including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full force and effect for the collection of such assessments.

WHEREAS, the City Council of the City of Northglenn wishes to avail itself of these provisions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

The delinquent municipal charges set forth in Exhibit A, attached hereto, are hereby certified to the Adams County Treasurer to be collected and paid over by the Treasurer in the same manner as other taxes pursuant to C.R.S. Section 31-20-105 and Section 9-11-12 of the Municipal Code of the City of Northglenn, Colorado.

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
KATHLEEN M. NOVAK  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

## EXHIBIT A

### 2009 Lien Certification Properties Municipal Charges

Owner of Record: Sytech Development Inc.  
Street Address: N/A  
Legal Description: Northglenn Pavilion Filing #2 Desc: Tract A  
Parcel No.: 0157335403033  
Acct. No.: R0153540  
Amount: \$3,075.60

Owner of Record: Albert L. Minton  
Street Address: 1540 E. 112<sup>th</sup> Place  
Legal Description: Lot 12, Block 23, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902418001  
Acct. No.: R0029929  
Amount: \$205.70

Owner of Record: Rodney L. Rabideau and Diane A. Wilson  
Street Address: 2145 E. 116<sup>th</sup> Drive  
Legal Description: Lot 14, Block 79, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902118015  
Acct. No.: R0028317  
Amount: \$205.70

Owner of Record: Perry Velasquez and Janet G. Velasquez  
Street Address: 9762 Alamo Drive  
Legal Description: Lot 11, Block 4, Northglenn 19<sup>th</sup> Filing  
Parcel No.: 0171915312011  
Acct. No.: R0042130  
Amount: \$205.70

Owner of Record: Joseph Medina and Alexander Koehler  
Street Address: 11623 Claude Court  
Legal Description: Lot 21, Block 81, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902120021  
Acct. No.: R0028380  
Amount: \$205.70

Owner of Record: Jay M. Bradley  
Street Address: 11737 Delaware Court  
Legal Description: Lot 7, Block 5, Huron Heights 1<sup>st</sup> Filing  
Parcel No.: 0171903206008  
Acct. No.: R0030810  
Amount: \$205.70

Owner of Record: Daniel Rodriguez III  
Street Address: 11768 Delaware Court  
Legal Description: Lot 11, Block 6, Huron Heights 1<sup>st</sup> Filing  
Parcel No.: 0171903207004  
Acct. No.: R0030820  
Amount: \$205.70

Owner of Record: David Samora and Antoinette Casias  
Street Address: 809 Emerson Circle  
Legal Description: Lot 11, Block 14, Northglenn 9<sup>th</sup> Filing  
Parcel No.: 0171911211005  
Acct. No.: R0038023  
Amount: \$1,936.00

Owner of Record: Dennis Kathrens  
Street Address: 9651 Fox Street  
Legal Description: Lot 9, Block 4, Tol Win Subd  
Parcel No.: 0171915321014  
Acct. No.: R0042273  
Amount: \$205.70

Owner of Record: Federal National Mortgage Association  
Street Address: 10525 Franklin Way  
Legal Description: Lot 11, Block 49, Northglenn 13<sup>th</sup> Filing  
Parcel No.: 0171911407001  
Acct. No.: R0038974  
Amount: \$205.70

Owner of Record: Steve Anthony Salazar and Rosa Maria Salazar  
Street Address: 2022 Graves Court  
Legal Description: Lot 14, Block 2, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902421022  
Acct. No.: R0029985  
Amount: \$796.40

Owner of Record: John P. Magnuson and Michele Hunt  
Street Address: 10440 Inca Street  
Legal Description: Lot 4, Block 1, Northglenn 4<sup>th</sup> Filing  
Parcel No.: 0171909411005  
Acct. No.: R0035960  
Amount: \$5,698.00

Owner of Record: Michael L. Sergeeff and Keli J. Stipe  
Street Address: 10680 Larry Drive  
Legal Description: Lot 14, Block 35, Northglenn 11<sup>th</sup> Filing  
Parcel No.: 0171911305014  
Acct. No.: R0038470  
Amount: \$1,936.00

Owner of Record: Colleen Asay  
Street Address: 11668 Lincoln Street  
Legal Description: DESC: S 21 FT OF THE N 120/33 FT OF BLK 15, Northglenn  
25<sup>th</sup> Filing  
Parcel No.: 0171903105010  
Acct. No.: R0030319  
Amount: \$205.70

Owner of Record: Nancy S. Ward  
Street Address: 11681 Logan Street  
Legal Description: DESC: N 36/33 FT BLK 8, Northglenn 25<sup>th</sup> Filing  
Parcel No.: 0171903104046  
Acct. No.: R0030314  
Amount: \$205.70

Owner of Record: Jeremy Steward and Cassie Wilkins  
Street Address: 10763 Loren Lane  
Legal Description: Lot 34, Block 31, Northglenn 11<sup>th</sup> Filing  
Parcel No.: 0171911309032  
Acct. No.: R0038606  
Amount: \$796.40

Owner of Record: Tara Archer and January Cisneros  
Street Address: 9618 Lou Drive  
Legal Description: Lot 8, Block 7, Tol Win Subd  
Parcel No.: 0171915318008  
Acct. No.: R0042228  
Amount: \$205.70

Owner of Record: Hilaria Alcarraz De Orosco  
Street Address: 1424 Lucille Court  
Legal Description: Lot 27, Block 6, Northglenn 6<sup>th</sup> Filing  
Parcel No.: 0171911213021  
Acct. No.: R0038069  
Amount: \$205.70

Owner of Record: Mike Reust  
Street Address: 10500 Marion Street  
Legal Description: Lot 8, Block 47, Northglenn 13<sup>th</sup> Filing  
Parcel No.: 0171911321003  
Acct. No.: R0038832  
Amount: \$810.70

Owner of Record: Michele Cohig  
Street Address: 11534 Marion Street  
Legal Description: Lot 8, Block 39, Northglenn 21<sup>st</sup> Filing  
Parcel No.: 0171902304004  
Acct. No.: R0028997  
Amount: \$205.70

Owner of Record: Fern Lee Vaughn C/O Don Vaughn  
Street Address: 11842 McCrumb Drive  
Legal Description: Lot 5, Block 49, Northglenn 22<sup>nd</sup> Filing  
Parcel No.: 0171902212005  
Acct. No.: R0028618  
Amount: \$205.70

Owner of Record: Joel Ortiz and James C. Adkisson  
Street Address: 9780 Melody Drive  
Legal Description: Lot 13, Block 2, Northglenn 19<sup>th</sup> Filing  
Parcel No.: 0171915313013  
Acct. No.: R0042154  
Amount: \$411.40

Owner of Record: Matias Serbantez  
Street Address: 9781 Melody Drive  
Legal Description: Lot 15, Block 4, Northglenn 19<sup>th</sup> Filing  
Parcel No.: 0171915312015  
Acct. No.: R0042134  
Amount: \$205.70

Owner of Record: Kenneth J. Doll  
Street Address: 10989 Murray Drive  
Legal Description: Lot 21, Block 6, Northglenn 6<sup>th</sup> Filing  
Parcel No.: 0171911107004  
Acct. No.: R0037780  
Amount: \$205.70

Owner of Record: Kevin A. and Johnny C. Padilla  
Street Address: 10953 Northglenn Drive  
Legal Description: Lot 52, Block 36, Northglenn 2<sup>nd</sup> Filing  
Parcel No.: 0171910108018  
Acct. No.: R0036332  
Amount: \$616.55

Owner of Record: Andrew R. Dechant  
Street Address: 11029 Pearl Circle  
Legal Description: Lot 25, Block 40, Northglenn 2<sup>nd</sup> Filing  
Parcel No.: 0171910112020  
Acct. No.: R0036495  
Amount: \$205.70

Owner of Record: Alicia Menocal  
Street Address: 11658 Pennsylvania Street  
Legal Description: DESC: S 21 FT OF N 162/33 FT BLK 5, Northglenn 25<sup>th</sup> Filing  
Parcel No.: 0171903102045  
Acct. No.: R0030241  
Amount: \$411.40

Owner of Record: Matthew L. Wilson and Kenneth J. Wilson  
Street Address: 1441 Phillips Drive  
Legal Description: Lot 23, Block 43, Northglenn 22<sup>nd</sup> Filing  
Parcel No.: 0171902216014  
Acct. No.: R0028724  
Amount: \$205.70

Owner of Record: Reginald Allen Cowperthwaite  
Street Address: 10429 Quivas Street  
Legal Description: Lot 6, Block 3, Northglenn 24<sup>th</sup> Filing  
Parcel No.: 0171909313017  
Acct. No.: R0035688  
Amount: \$205.70

Owner of Record: Richard K. Knight and Natalya N. Knight  
Street Address: 10569 Ronald Lane  
Legal Description: Lot 4, Block 5, Northglenn 12<sup>th</sup> Filing  
Parcel No.: 0171909416028  
Acct. No.: R0036096  
Amount: \$205.70

Owner of Record: Gavino Mesa  
Street Address: 10567 Washington Way  
Legal Description: Lot 18, Block 5, Northglenn 1<sup>st</sup> Filing  
Parcel No.: 0171910414019  
Acct. No.: R0037521  
Amount: \$205.70

Owner of Record: Daniel J. Clarine  
Street Address: 11834 Williams Way  
Legal Description: Lot 5, Block 66, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902111001  
Acct. No.: R0028152  
Amount: \$1,909.60