


**CITY CLERK'S OFFICE MEMORANDUM**  
**#10-04**

October 14, 2010

**TO:** Honorable Mayor Joyce Downing and City Council Members

**FROM:** Johanna Small, City Clerk 

**SUBJECT:** CR-133, Certification of Delinquent Municipal Charges;  
CR-134, Certification of Delinquent Nuisance Abatement Charges; and  
CR-135, 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 124 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 1, 2010 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 20, 2010. If the attached resolutions are approved and the special assessments are paid in 2011, an amount of \$73,093.36 could be remitted to the City from the County Treasurer in 2011 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 DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-134  
Series of 2010

\_\_\_\_\_  
Series of 2010

A RESOLUTION CERTIFYING DELINQUENT NUISANCE ABATEMENT 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 9-11-12 of the Municipal Code specifically authorizes the City of Northglenn to certify unpaid nuisance charges to the Adams County Treasurer for collection, providing as follows:

Section 9-11-12. Recovery of Expense of Abatement. Upon the expiration of the period of notice provided in Section 9-11-7 or at any time thereafter, if the nuisance has not been abated on the property described in such notice, the City of Northglenn may enter upon such property and abate the nuisance pursuant to the provisions of this ordinance, and actual costs thereof, including five (5) percent for inspection, a minimum fee assessment of twenty-five (\$25.00) dollars and other incidental costs in connection therewith, shall be assessed upon the lot or lots or tracts of land in the City of Northglenn upon which such nuisance is abated. 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 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:

Section 1. The delinquent nuisance abatement 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 \_\_\_\_\_ 2010.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

**EXHIBIT A**

**2010 Lien Certification Properties  
Nuisance Abatements**

Owner of Record: Colleen B. Wager  
Street Address: 500 W. 100<sup>th</sup> Place  
Legal Description: DESC: LOT 16 TOG WITH THAT PT OF LOT 15 DESC AS BEG AT MOST NLY COR LOT 15 TH SWLY ALG NLY LN LOT 15 8 FT TH ON AN ANG TO LEFT OF 88D 26M 130/55 FT TO A PT ON SLY LN LOT 15 TH ELY 12/99 FT TO MOST ELY COR SD LOT TH NLY 136/44 FT TO POB, Block 10, Northglenn 19<sup>th</sup> Filing  
Parcel No.: 0171915213004  
Acct. No.: R0041904  
Amount: \$233.86

Owner of Record: Janine L. Ziegler  
Street Address: 1203 W. 100<sup>th</sup> Place  
Legal Description: Lot 15, Block 24, Heftler Homes Hillcrest 2<sup>nd</sup> Filing  
Parcel No.: 0171916115014  
Acct. No.: R0042838  
Amount: \$843.84

Owner of Record: Charlene A. Lyons  
Street Address: 1348 W. 102<sup>nd</sup> Avenue  
Legal Description: Lot 7, Block 22, Heftler Homes Hillcrest 2<sup>nd</sup> Filing  
Parcel No.: 0171916111025  
Acct. No.: R0042736  
Amount: \$281.70

Owner of Record: Alvin M. Jiron  
Street Address: 1681 E. 105<sup>th</sup> Place  
Legal Description: Lot 34, Block 33, Northglenn 13<sup>th</sup> Filing  
Parcel No.: 0171911406012  
Acct. No.: R0038959  
Amount: \$486.52

Owner of Record: Secretary of Housing and Urban Dev C/O Michaelson Conner / Attn: Single Family  
Street Address: 169 E. 109<sup>th</sup> Avenue  
Legal Description: Lot 12, Block 28, Northglenn 2<sup>nd</sup> Filing  
Parcel No.: 0171910118007  
Acct. No.: R0036630  
Amount: \$836.48

Owner of Record: Raymond J. Meyer and Helen E. Meyer  
Street Address: 1640 E. 112<sup>th</sup> Place  
Legal Description: Lot 16, Block 23, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902418005  
Acct. No.: R0029933  
Amount: \$264.90

Owner of Record: Richard J. Yanez  
Street Address: 1846 E. 113<sup>th</sup> Place  
Legal Description: Lot 2, Block 13, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902419008  
Acct. No.: R0029944  
Amount: \$722.09

Owner of Record: Dimitriy Podyuchenko and Valentina Podyuchenko  
Street Address: 480 W. 114<sup>th</sup> Place  
Legal Description: Lot 12, Block 9, Huron Crossing  
Parcel No.: 0171903008012  
Acct. No.: R0030165  
Amount: \$264.90

Owner of Record: Michael C. Gold and Angelique R. Warnke  
Street Address: 632 W. 114<sup>th</sup> Way  
Legal Description: Lot 3, Block 8, Huron Crossing  
Parcel No.: 0171903007035  
Acct. No.: R0030152  
Amount: \$264.90

Owner of Record: David A. and Cara J. Nicoll  
Street Address: 1781 E. 114<sup>th</sup> Place  
Legal Description: Lot 59, Block 12, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902408010  
Acct. No.: R0029731  
Amount: \$1,362.76

Owner of Record: Adrian Ayaquica and Tonie Arias  
Street Address: 1948 E. 114<sup>th</sup> Avenue  
Legal Description: Lot 1, Block 3, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902413001  
Acct. No.: R0029828  
Amount: \$535.90

Owner of Record: Phillip J. Rendon and Alia J. Gonzales  
Street Address: 1823 E. 115<sup>th</sup> Avenue  
Legal Description: Lot 19, Block 15, Northglenn 18<sup>th</sup> Filing Resubd  
Parcel No.: 0171902405019  
Acct. No.: R0029680  
Amount: \$2,484.26

Owner of Record: Lucy A. Cruz-Gharibi and Nicholas V. Cruz  
Street Address: 500 E. 116<sup>th</sup> Avenue  
Legal Description: DESC: THE W 64/33 FT OF BLK 3, Northglenn 25<sup>th</sup> Filing  
Parcel No.: 0171903103002  
Acct. No.: R0030253  
Amount: \$201.81

Owner of Record: Randall R. Priest and Pamela S. Priest  
Street Address: 1922 E. 116<sup>th</sup> Place  
Legal Description: Lot 3, Block 81, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902120003  
Acct. No.: R0028362  
Amount: \$1,046.25

Owner of Record: Blanca Nunez and Juan F. Nunez and Manuela Nunez  
Street Address: 2143 E. 116<sup>th</sup> Place  
Legal Description: Lot 7, Block 80, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902119008  
Acct. No.: R0028351  
Amount: \$340.99

Owner of Record: Charles W. Roussel and Marcie A. Roussel  
Street Address: 10839 Carrol Lane  
Legal Description: Lot 9, Block 15, Northglenn 2<sup>nd</sup> Filing  
Parcel No.: 0171910122010  
Acct. No.: R0036722  
Amount: \$537.96

Owner of Record: Alfirio Gallegos  
Street Address: 11500 Clarkson Street  
Legal Description: Lot 8, Block 33, Northglenn 21<sup>st</sup> Filing  
Parcel No.: 0171902311001  
Acct. No.: R0029138  
Amount: \$640.16

Owner of Record: Pete Mendez Jr.  
Street Address: 11844 Claude Court  
Legal Description: Lot 22, Block 74, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902102012  
Acct. No.: R0027916  
Amount: \$405.09

Owner of Record: Darrel G. Cates Jr. and Wendy M. Cates  
Street Address: 11165 Clayton Street  
Legal Description: Lot 16, Block 2, Fox Run Filing No. 8  
Parcel No.: 0171912010016  
Acct. No.: R0114461  
Amount: \$202.29

Owner of Record: Wilshire Holding Group Inc.  
Street Address: 9960 Croke Drive  
Legal Description: Lot 1, Block 7, Victoria Heights West Amended  
Parcel No.: 0171916408001  
Acct. No.: R0044083  
Amount: \$2,133.81

Owner of Record: Rosalie Montoya  
Street Address: 11226 Downing Drive  
Legal Description: Lot 40, Block 27, Northglenn 18<sup>th</sup> Filing  
Parcel No.: 0171902317027  
Acct. No.: R0029272  
Amount: \$2,935.81

Owner of Record: R and R Daugherty LLC  
Street Address: 11255 Grant Drive  
Legal Description: DESC: TRACT 2, Bee Hive Homes Subdivision  
Parcel No.: 0171903417026  
Acct. No.: R0116158  
Amount: \$1,979.96

Owner of Record: R and R Daugherty LLC  
Street Address: 11275 Grant Drive  
Legal Description: DESC: TRACT 1, Bee Hive Homes Subdivision  
Parcel No.: 0171903417025  
Acct. No.: R0116157  
Amount: \$1,548.28

Owner of Record: Salvatore Conti  
Street Address: 11956 High Street  
Legal Description: Lot 15, Block 69, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902107001  
Acct. No.: R0028054  
Amount: \$854.68

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: \$810.18

Owner of Record: Federal National Mortgage Association  
Street Address: 1321 Kennedy Drive  
Legal Description: Lot 22, Block 20, Northglenn 20<sup>th</sup> Filing  
Parcel No.: 0171909107022  
Acct. No.: R0035029  
Amount: \$329.60

Owner of Record: Arthur N. Skipper Revocable Trust C/O Arthur Norman Skipper as Trustee  
Street Address: 11457 Larson Lane  
Legal Description: Lot 13, Block 35, Northglenn 21<sup>st</sup> Filing  
Parcel No.: 0171902309011  
Acct. No.: R0029116  
Amount: \$319.33

Owner of Record: Joe A. and Susan M. Folks  
Street Address: 390 Leonard Lane  
Legal Description: Lot 39, Block 29, Northglenn 2<sup>nd</sup> Filing  
Parcel No.: 0171910117021  
Acct. No.: R0036605  
Amount: \$1,489.02

Owner of Record: Kandis Marie Jayne  
Street Address: 10696 Logan Court  
Legal Description: Lot 6, Block 13, Northglenn 2<sup>nd</sup> Filing  
Parcel No.: 0171910404007  
Acct. No.: R0037286  
Amount: \$1,409.10

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: \$2,038.55

Owner of Record: Mark R. Wilson  
Street Address: 1325 Lucille Court  
Legal Description: Lot 2, Block 5, Northglenn 6<sup>th</sup> Filing  
Parcel No.: 0171911206002  
Acct. No.: R0037946  
Amount: \$408.87

Owner of Record: Malley Heights LLC  
Street Address: 530 Malley Drive  
Legal Description: Lot 2, Webster Lake 1<sup>st</sup> Fil Amnd Resubd Block 1  
Parcel No.: 0171903409019  
Acct. No.: R0031061  
Amount: \$287.38

Owner of Record: Daniel Joe Foster and Melissa D. Foster  
Street Address: 663 Melody Drive  
Legal Description: Lot 36, Block 3, Northglenn 19<sup>th</sup> Filing  
Parcel No.: 0171915310006  
Acct. No.: R0042066  
Amount: \$1,123.82



Owner of Record: Richard F. Siminas II  
Street Address: 841 Niver Avenue  
Legal Description: Lot 13, Block 8, Victoria Heights West Amended  
Parcel No.: 0171916407008  
Acct. No.: R0044077  
Amount: \$405.09

Owner of Record: Jared L. Bender  
Street Address: 908 Ogden Circle  
Legal Description: Lot 16, Block 9, Northglenn 9<sup>th</sup> Filing  
Parcel No.: 0171911216021  
Acct. No.: R0038138  
Amount: \$2,876.04

Owner of Record: Secretary of Housing and Urban Development  
Street Address: 10489 Ogden Street  
Legal Description: Lot 14, Block 42, Northglenn 13<sup>th</sup> Filing  
Parcel No.: 0171911316014  
Acct. No.: R0038747  
Amount: \$348.67

Owner of Record: Carl Virgil Bowden  
Street Address: 9840 Palmer Lane  
Legal Description: Lot 17, Block 6, Deza Estates Filing No. 1  
Parcel No.: 0171916412002  
Acct. No.: R0044154  
Amount: \$475.78

Owner of Record: Bank of New York Mellon Trust Company  
Street Address: 2061 Phillips Drive  
Legal Description: Lot 8, Block 76, Northglenn 23<sup>rd</sup> Filing  
Parcel No.: 0171902113009  
Acct. No.: R0028206  
Amount: \$1,117.29

Owner of Record: Frank Lucas Martinez and Laura Rashel Martinez  
Street Address: 11703 Quam Drive  
Legal Description: Lot 23, Block 49, Northglenn 22<sup>nd</sup> Filing  
Parcel No.: 0171902212023  
Acct. No.: R0028636  
Amount: \$1,100.00

Owner of Record: Federal Home Loan Mortgage Corporation  
Street Address: 10419 Quivas Street  
Legal Description: Lot 5, Block 3, Northglenn 24<sup>th</sup> Filing  
Parcel No.: 0171909313016  
Acct. No.: R0035687  
Amount: \$914.19

Owner of Record: William Howeth  
Street Address: 11808 Sherman Street  
Legal Description: Lot 15, Block 3, Northglenn 27<sup>th</sup> Filing  
Parcel No.: 0171903115007  
Acct. No.: R0030487  
Amount: \$480.86

Owner of Record: Carlos J. Baca and Geralyn E. Baca  
Street Address: 10721 Sully Way  
Legal Description: Lot 5, Block 9, Northglenn 24<sup>th</sup> Filing  
Parcel No.: 0171909305011  
Acct. No.: R0035523  
Amount: \$233.86

Owner of Record: Thomas A. and Kristin A. Shipley  
Street Address: 10748 Varese Lane  
Legal Description: Lot 18, Block 12, Northglenn 24<sup>th</sup> Filing  
Parcel No.: 0171909302001  
Acct. No.: R0035420  
Amount: \$280.79