

**CITY CLERK'S OFFICE MEMORANDUM
#6-2026**

DATE: Oct. 26, 2026

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Jason Loveland, Acting City Manager *AL*

FROM: Johanna Small, City Clerk *JS*

SUBJECT: CR-130 – Certification of Delinquent Nuisance Abatement Charges; and
CR-131 – Certification of Delinquent Water and Sewer Charges

PURPOSE

To consider CR-130 and CR-131, resolutions certifying unpaid nuisance abatement and water and sewer charges to the Adams County Treasurer for collection through the property tax process.

BACKGROUND

The City Clerk's Office works with Neighborhood Services and Utility Billing to record liens against properties with unpaid nuisance abatement or water and sewer charges. These liens secure payment of amounts owed to the City.

Under C.R.S. § 31-20-105 and the City's ordinances, the City may certify these unpaid charges to the Adams County Treasurer for collection. Certification allows the Treasurer to add the charges to the properties' tax accounts as special assessments. The Treasurer collects the payments and remits funds to the City each month, less a 1.5% administrative fee. The City releases the liens after receiving full payment.

To qualify for certification, accounts must have an unpaid balance greater than \$150 and be at least six months delinquent. Liens must also be recorded with the Adams County Clerk and Recorder before certification requests are submitted to the Treasurer.

Certification helps the City recover unpaid charges sooner. Without certification, payment may not occur until a property is sold and the lien is paid as part of the closing process.

BUDGET/TIME IMPLICATIONS

Staff proposes certifying five nuisance abatement accounts associated with three properties under CR-130 and eleven water and sewer accounts under CR-131.

The proposed certifications total \$32,449.01. After the County's 1.5% administrative fee of \$486.74, the City would receive \$31,962.27 if all certified charges are collected.

Account Type	Property Address	Amount to be Certified
Nuisance – Property Abatement	10526 Humboldt Street	\$11,736.63
Nuisance – Property Abatement	11570 Irma Drive	\$6,800.46
Nuisance – Property Abatement	11920 Lavinia Lane	\$3,242.91
Utility – Water & Sewer Services	Parcel 0171911102034	\$357.52
Utility – Water & Sewer Services	844 W. 101 st Place	\$963.08
Utility – Water & Sewer Services	11255 Downing Drive	\$539.76
Utility – Water & Sewer Services	541 Emery Road	\$410.70
Utility – Water & Sewer Services	11545 Fowler Drive	\$962.55
Utility – Water & Sewer Services	10526 Humboldt Street	\$1,606.80
Utility – Water & Sewer Services	11304 Humboldt Street	\$687.37
Utility – Water & Sewer Services	11470 Huron Street	\$2,802.45
Utility – Water & Sewer Services	11262 Lafayette Street	\$1,118.32
Utility – Water & Sewer Services	11907 Lavinia Way	\$527.27
Utility – Water & Sewer Services	11500 Ogden Street	\$693.19
Total Amounts Due		\$32,449.01
Less County Administrative Fee (1.5%)		\$(486.74)
Total Remitted to City Upon Payment		\$31,962.27

If Council approves the resolutions, the City could receive these funds in 2027 as the County Treasurer collects payments.

The City must submit the certified account lists to the Adams County Treasurer by Nov. 15, 2026. Without certification, these accounts will not be included in the 2027 special assessment collection process. The liens will remain in place until the amounts owed are paid.

STAFF RECOMMENDATION

Staff recommends approval of CR-130 and CR-131.

STAFF REFERENCE

If Council members have any questions, please contact Johanna Small, City Clerk, at jsmall@northglenn.org or 303.450.8757.

CR-130 – Certification of Delinquent Nuisance Abatement Charges; and
CR-131 – Certification of Delinquent Water and Sewer Charges

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

Section 1. The delinquent utility 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 16-10-6(i) of the Municipal Code of the City of Northglenn, Colorado.

DATED, at Northglenn, Colorado, this _____ day of _____ 2026.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

**2026 Lien Certification Properties
Utility Accounts**

Owner of Record: Joseph G. Harrington
Street Address: N/A
Legal Description: E 8/5 FT of S 278/30 FT Tract 16, Northglenn 7th Filing
Parcel No.: 0171911102034
Account No.: R0037723
Amount: \$357.52

Owner of Record: John Michael Cherniak Jr. and Brooke Lea Cherniak
Street Address: 844 W. 101st Place
Legal Description: Lot 14, Block 12, Victoria Heights West Subdivision
Parcel No.: 0171916113016
Account No.: R0042783
Amount: \$963.08

Owner of Record: Rex L. Rabas
Street Address: 11255 Downing Drive
Legal Description: Lot 18, Block 28, Northglenn 18th Filing
Parcel No.: 0171902322023
Account No.: R0029426
Amount: \$539.76

Owner of Record: David Manuel Trejo
Street Address: 541 Emery Road
Legal Description: Lot 5, Block 44, Northglenn 2nd Filing
Parcel No.: 0171910104006
Account No.: R0036244
Amount: \$410.70

Owner of Record: Donald Berger and Debra K. Berger
Street Address: 11545 Fowler Drive
Legal Description: Lot 23, Block 39, Northglenn 21st Filing
Parcel No.: 0171902304019
Account No.: R0029012
Amount: \$962.55

Owner of Record: Colorado REO Properties LLC
Street Address: 10526 Humboldt Street
Legal Description: Lot 10, Block 49, Northglenn 13th Filing
Parcel No.: 0171911323001
Account No.: R0038865
Amount: \$1,606.80

Owner of Record: Eugene Avelino Baca and Rose E. Baca
Street Address: 11304 Humboldt Street
Legal Description: Lot 7, Block 21, Northglenn 18th Filing
Parcel No.: 0171902318007
Account No.: R0029308
Amount: \$687.37

Owner of Record: Gratus Wash LLC
Street Address: 11470 Huron Street
Legal Description: Executive Plaza RESB Lot 2 Exc Portion, Block 3, Lot 5
Parcel No.: 0171903005010
Account No.: R0030086
Amount: \$2,802.45

Owner of Record: William L. Foglesong
Street Address: 11262 Lafayette Street
Legal Description: Lot 11, Block 22, Northglenn 18th Filing
Parcel No.: 0171902319011
Account No.: R0029339
Amount: \$1,118.32

Owner of Record: Linda M. Geary
Street Address: 11907 Lavinia Way
Legal Description: Lot 21, Block 69, Northglenn 23rd Filing
Parcel No.: 0171902107028
Account No.: R0028081
Amount: \$527.27

Owner of Record: Marilyn S. Samora
Street Address: 11500 Ogden Street
Legal Description: Lot 10, Block 38, Northglenn 21st Filing
Parcel No.: 0171902306005
Account No.: R0029044
Amount: \$693.19