



Item: Resolution 9979 to Levy and Assess Properties for Unpaid Utility Services
From: Judy Burg, Taxes and Assessments
Initiated By: Annual Assessment Process
Presented By: Melissa Kinzler, Fiscal Services Director
Action Requested: City Commission conduct public hearing and adopt Resolution 9979

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move the City Commission (adopt/deny) Resolution 9979.”

2. Mayor calls for a second, discussion, and calls for the vote.
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Staff Recommendation: Staff recommends the City Commission adopt Resolution 9979 to levy and assess properties for unpaid utility services.

Background: State statutes and City of Great Falls Municipal Code authorizes the City Commission to assess lienable charges against a property to which utility services were furnished and for which payment is delinquent. Properties in the City of Great Falls which had utility services provided to them prior to June 30, 2012, but remain unpaid, are subject to the City’s right to assess the property for the amount owed. The Fiscal Services Department reviews the accounts annually and notifies property owners of the delinquent charges and right to assess the property. The legal owners of the properties, as listed on Exhibit “A” of the Resolution, were notified in a letter dated June 21, 2012 that unless these charges were paid within 30 days, they would be levied as a tax against the lot or parcel. These properties also received the normal monthly billing statements. A final letter stating the date and time of the Public Hearing was sent to the owners of the property with charges remaining unpaid on August 2, 2012. This assessment will appear on the property tax bill received from the Cascade County Treasurer.

Concurrences: Public Works staff is responsible for the operation expenses of the Utility System. Fiscal Services staff is responsible for assessing and collecting the revenue. Notices of delinquencies in the total of \$27,115.44 were sent to 108 property owners. Since that time, a total of \$9,728.62 has been received and 35 parcels will not be subject to the lien. Any additional payments made prior to the processing of the tax file will be applied accordingly to avoid placing an assessment on the property owner's tax bill.

Fiscal Impact: Adoption of Resolution 9979 will allow the City to collect delinquent utility service charges in the amount of \$17,386.82. Any payments received prior to the charges being forwarded to the Cascade County Treasurer will be removed from the assessment listing.

Alternatives: The City Commission could choose to deny the adoption of Resolution 9979; however, as stated in OCCGF 13.2.030 all users of City services are expected to pay their share of the costs incurred to provide those services. The proposed assessments enable the collection of revenues necessary to recover costs to provide the services.

Attachments/Exhibits: Resolution 9979
Exhibit "A" Unpaid Utility Charges

RESOLUTION 9979

A RESOLUTION TO LEVY AND ASSESS PROPERTIES FOR UNPAID UTILITY SERVICES IN THE CITY OF GREAT FALLS, MONTANA

WHEREAS, the properties listed on the attached Exhibit "A" were issued a notice of delinquent amounts; and,

WHEREAS, after due notice and review, the accounts have not been paid and are outstanding to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

1. The costs of said charges are hereby assessed upon the aforementioned properties in accordance Montana Code Annotated Section 7-12-4611, 4612, Section 7-13-128, and Section 7-13-4309, and City of Great Falls Municipal Code 8.32.332 and 13.26.060.
2. The description of each lot or parcel of land which is hereby levied upon and assessed, with the name of the owner and the amount of each assessment to be made, is as set out in the Assessment List, attached as Exhibit "A", which said list is incorporated herein and made a part of this Resolution by this reference.

PASSED by the Commission of the City of Great Falls, Montana, on this 21st day of August, 2012.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

Approved for Legal Content:
James W. Santoro
City Attorney

**UNPAID UTILITY CHARGES
ASSESSMENTS FY 2012
RESOLUTION #9979 - EXHIBIT "A"**

PARCEL #	SUB DIV	LOT	BLK	PROPERTY ADDRESS	PROPERTY OWNER	MAILING ADDRESS	CITY	ST	ZIP	ASSESSED AMT	
1	25650	GF4	10	114	2217 7TH AVE N	BANK OF AMRICA NA	1800 TAPO CANYON RD	SIMI VALLEY	CA	93063	23.31
2	25650	GF4	10	114	2219 7TH AVE N	BANK OF AMRICA NA	1800 TAPO CANYON RD	SIMI VALLEY	CA	93063	23.42
3	52050	GF3	11	146	1813 6TH AVE N	LEONARD GLENN M	165 W FUNDERBURG RD APT P6	FAIRBORN	OH	45324	74.27
4	52100	GF3	12	146	1809 6TH AVE N	LEPE, JUAN & FLAVIA	1809 6TH AVE N	GREAT FALLS	MT	59401	575.88
5	70600	GF3	3	176	1510 6TH AVE N	SAMMONS JOHN J	1510 6TH AVE N	GREAT FALLS	MT	59401-1718	19.47
6	79150	GFO	S 47' of Lot 14	186	503 5TH AVE N	SECRETARY OF HUD/MICHAELSON, CONNOR & BOHL	5312 BOLSA AVE., STE #200	HUNTINGTON BEACH	CA	92649	1187.74
7	81650	GFO	E 1/2 of Lot 4	192	514 5TH AVE N	GROVE TRAVIS G & STEPHANI D	231 US HIGHWAY 89	VAUGHN	MT	59487-9530	65.65
8	117900	GFO	3	246	410 4TH AVE N	PARISH GREGORY ETAL	410 4TH AVE N	GREAT FALLS	MT	59401	334.08
9	124000	GFO	4A	257	818 3RD AVE N	RIEGLER PAMELA	627 4TH AVE NW	GREAT FALLS	MT	59404-2702	30.97
10	144700	GF11	11	288	2413 1ST AVE N	HANNAH LARRY	4619 WILKINSON LN	GREAT FALLS	MT	59404	314.54
11	145300	GF11	S 52' of Lot 7	289	112 24TH ST N	HIGHFILL, DARREN	2825 1ST AVE S	GREAT FALLS	MT	59401	10.47
12	151200	GF3	S 50' of Lot 1	297	115 15TH ST N	SUNRISE FINANCIAL GROUP LLC	PO BOX 1952	GREAT FALLS	MT	594031952	45.71
13	151200	GF3	S 50' of Lot 1	297	113 15TH ST N	SUNRISE FINANCIAL GROUP LLC	PO BOX 1952	GREAT FALLS	MT	594031952	45.71
14	171400	GF4	2	333	2206 1ST AVE N	HORTON WALTER E II & REBECCA REAHANNE	2206 1ST AVE N	GREAT FALLS	MT	59401	74.27
15	181400	GF4	12	348	2011 1ST AVE S	SHORT ALFRED R	2011 1ST AVE S	GREAT FALLS	MT	59401	359.37
16	198250	GF1	W 1/2 of Lot 10	377	1017 2ND AVE S	BROWN JANE N	21404 48TH AVE W APT E101	MOUNTLAKE TERRACE	WA	98043-3498	56.13
17	201400	GF1	8	381	112 15TH ST S	BARNES DENNIS C & MICHELLE D	120 15TH ST S	GREAT FALLS	MT	59401-3811	15.14
18	210200	GF4	6	396	2220 2ND AVE S	TURRIN FAUSTO G	3424 13TH AVE S	GREAT FALLS	MT	59405-5553	561.47
19	210650	GF4	14	396	2201 3RD AVE S	MCCANN, MARIE L	2201 3RD AVE S	GREAT FALLS	MT	59405	176.64
20	225650	GFO	3	420	410 3RD AVE S	STOCKINGER GAIL	3527 4TH AVE N	GREAT FALLS	MT	59401	74.07
21	229300	GFO	4	425	912 3RD AVE S	HAGLUND-STEWART KORY	2504 8TH AVE N, APT 2	GREAT FALLS	MT	59401-1957	320.69
22	233200	GF1	3	444	1110 4TH AVE S	GIGER DAVID A	1110 4TH AVE S	GREAT FALLS	MT	59405	38.14
23	238700	GFO	E 47 1/2' of Lot 3	451	408 4TH AVE S	GONZALES, ANGELITA	408 4TH AVE S	GREAT FALLS	MT	59405	251.29
24	250650	GFO	E 1/2 of Lot 11	470	915 7TH AVE S	CONROY JAMES A & BRENDA J	3730 HEATHER DR	HELENA	MT	59602	37.45
25	251250	GFO	6	471	822 6TH AVE S	GARTON MADALYN M	822 6TH AVE S	GREAT FALLS	MT	59405-2117	630.72
26	251600	GFO	13	471	807 7TH AVE S	KELLY PATRICIA G	807 7TH AVE S	GREAT FALLS	MT	59405-2118	194.69
27	258200	GFO	2	482	506 7TH AVE S	PALMERTON MARIAN E	506 7TH AVE S	GREAT FALLS	MT	59405-2039	486.22
28	262850	GF1	N 75' of Lot 1	488	1100 7TH AVE S	ROCKWELL, PAUL F & YVONNE	1100 7TH AVE S	GREAT FALLS	MT	59404	765.26
29	269450	GFO	9	498	621 9TH AVE S	STRICKLAND CHARLES & DAVELYN	86-266 ALAMIHI ST	WAIANAEE	HI	96792	61.80
30	270700	GFO	W 1/2 of Lot 2	500	404 8TH AVE S	JENKS HILMA E ETAL	404 8TH AVE S	GREAT FALLS	MT	59405-2049	56.13
31	277250	GFO	Lots 1 - 2	512	901 9TH ST S	BROWN BENJAMIN L	8056 MOLT RD	BILLINGS	MT	59106-9604	236.52
32	288750	GF6	10	558	711 4TH AVE SW	HEPPNER, RUDOLPH C	1625 E LYNDAL AVE	HELENA	MT	59601	251.14
33	318550	GF10	9	739	1317 4TH AVE S	TACKE ANNA E	1317 4TH AVE S	GREAT FALLS	MT	59405-2319	206.59
34	320050	GF10	11	742	1515 5TH AVE S	FEIST LOIS L	1515 5TH AVE S	GREAT FALLS	MT	59405-2562	124.84
35	325200	GF10	14	754	1301 7TH AVE S UNIT 2	REICHEL, CLIFTON M	610 10TH ST S	GREAT FALLS	MT	59405	447.03
36	325200	GF10	14	754	1301 7TH AVE S UNIT 1	REICHEL, CLIFTON M	610 10TH ST S	GREAT FALLS	MT	59405	95.06
37	366800	BEF	6	7	3120 CENTRAL AVE	STATEWIDE MORTGAGE LOAN TRUST 2006 1	323 FIFTH ST	EUREKA	CA	95501	74.27

**UNPAID UTILITY CHARGES
ASSESSMENTS FY 2012
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	PARCEL #	SUB DIV	LOT	BLK	PROPERTY ADDRESS	PROPERTY OWNER	MAILING ADDRESS	CITY	ST	ZIP	ASSESSED AMT
38	371400	BEF	Lots 10 - 11	10	2917 2ND AVE S	CONRAD GERTRUDE	2917 2ND AVE S	GREAT FALLS	MT	59405-3105	200.51
39	373800	BEF	5	12	2716 1ST AVE S	HELDT RITA F	2716 1ST AVE S	GREAT FALLS	MT	59401-3948	74.27
40	393700	BEF	8	33	2825 6TH AVE S	CARMICHAEL STACIE L	2825 6TH AVE S	GREAT FALLS	MT	59405	252.28
41	429856	BEP	3	23	2708 JASPER RD	HIGHTOWER WILLIAM D	513 50TH ST S	GREAT FALLS	MT	59405	81.32
42	440600	BO1	19	5	1629 5TH AVE NW	WOODS PATRICK BLAINE	1635 5TH AVE NW	GREAT FALLS	MT	59403	29.84
43	449300	BO1	4	9	1242 8T AVE NW	MIESMER CHARLES	PO BOX 6765	GREAT FALLS	MT	59406-6765	36.53
44	497000	BOS	11	27	3515 2ND AVE N	BEST VALUE HOMES LLC	PO BOX 924	GREAT FALLS	MT	59403	69.46
45	497900	BOS	6	28	3420 3RD AVE N	KELLER ERIC E & MEAGAN M	3420 3RD AVE N	GREAT FALLS	MT	59401-3028	47.59
46	498300	BOS	10	28	3419 2ND AVE N	GAMBLE ERIC S	3419 2ND AVE N	GREAT FALLS	MT	59401	414.70
47	527150	CP1	Lots 3 - 5	6	2504 CASTLE PINES WAY	BERRY MELINDA A	2504 CASTLE PINES WAY	GREAT FALLS	MT	59405	245.34
48	527249	CP2	21	4	2608 16TH ST S	BOLENDER JOSHUA L & HEATHER J	2608 16TH ST S	GREAT FALLS	MT	59405	74.67
49	589200	COM	3	2	2006 CENTRAL AVE W	ARMSTRONG, ALDEN & VIVIAN	2006 CENTRAL AVE W	GREAT FALLS	MT	59404	406.34
50	592800	COM	E 1/2 of Lot 6	4	2031 4TH AVE SW	CRACRAFT SANDRA MCCLURE	2031 4TH AVE SW	GREAT FALLS	MT	59404-2609	86.35
51	597300	COM	15	6	27 20TH ST SW	MARNEY, LAITEN G	27 20TH ST SW	GREAT FALLS	MT	59404	244.32
52	602200	COM	By M&B Lot 10A	10	1418 3RD AVE SW	LUNDIN TAMMI L	1418 3RD AVE SW	GREAT FALLS	MT	59404	29.15
53	613300	COM	Mark 12OT		943 13TH ST SW	SCOTT CALVIN B	PO BOX 495 MAPLECREEK SK	CANADA SON 1NO			50.12
54	768500	FAT	6B	2	514 6TH ST NW	BIG SKY HOMES & RECREATIONAL PROPERTIES	514 6TH ST NW	GREAT FALLS	MT	59404	164.43
55	796200	FAV	13	18	1605 13TH AVE S	CHRISTOPOULOS GEORGE	1605 13TH AVE S	GREAT FALLS	MT	59405	195.57
56	848800	FOX	5	1	811 CHICKADEE CT	WEST JESSE T	811 CHICKADEE CT	GREAT FALLS	MT	59404	164.96
57	885500	GAR	15B		604 10TH AVE SW	SOWA THEODORE F	6750 GHARRETT AVE	MISSOULA	MT	59803	264.33
58	1040400	LC3	12	2	4244 LEWIS AVE	BRYANT JOSHUA M	13335 FOX GLOVE LN	WINNEBAGO	IL	61088-9011	76.13
59	1084800	MNT	15	2	46 TREASURE STATE DR	ZIGAN ABRAHAM A & JANICE A	1321 7TH ST S APT 47	GREAT FALLS	MT	59405-4398	72.05
60	1114000	MNT	E 75' of Lot 6	16	1021 26TH AVE SW	US BANK NATIONAL ASSOCIATION	4801 FREDERICA ST WEST B	OWENSBORO	KY	42301	620.94
61	1230900	PM2	15	9	5121 SILVERWOOD CT	AMAN JOSEPH N & JULIE A	5121 SILVERWOOD CT	GREAT FALLS	MT	59405-1313	43.19
62	1340400	NR2	12	4	144 RIVERVIEW 5 W	DEHN, RICHARD W	144 RIVERVIEW 5 W	GREAT FALLS	MT	59404	955.41
63	1411600	N43	18	3	733 RIVERVIEW DR E	ROBINSON FRANK A & SALLIE A	733 RIVERVIEW DR E	GREAT FALLS	MT	59404-1638	996.13
64	1555600	SO5	E 47' of Lot 2 & W 13' of Lot 3	3	3604 9TH AVE S	GESKE MICHAEL L	12644 W EUCLID AVE	NEW BERLIN	WI	53151-4610	870.20
65	1614600	ST2	17	5	4812 7TH AVE S	ELDER, JEREMY & TAHRAN	4812 7TH AVE S	GREAT FALLS	MT	59405	278.35
66	1625700	ST2	7	12	725 51ST ST S	ZUHOSKI MICHAEL J & MELODY A	725 51ST ST S	GREAT FALLS	MT	59405-5740	471.56
67	1747000	VV1	19	4	1203 10TH AVE NW	ALTMAN JERALD W & PAMELA A	PO BOX 6052	GREAT FALLS	MT	59406	153.12
68	1748500	VV1	4	5	1416 AVENUE B NW	HEINAN, ADAM	1416 AVENUE B NW	GREAT FALLS	MT	59404	443.17
69	1799100	WGF	Lot 4 - E 30' of Lot 5	8	1014 7TH AVE NW	STEEN, ELDORA G	1014 7TH AVE NW	GREAT FALLS	MT	59404	476.56
70	1810400	WGF	1B	16	1204 5TH AVE NW	GOULDEN THOMAS M	1204 5TH AVE NW	GREAT FALLS	MT	59404-2224	114.92
71	1833100	WGF	15	34	1501 1ST AVE NW APT 1	HOSKINS, MARK & REBECCA	1122 8TH AVE N	GREAT FALLS	MT	59401	143.04
72	2177400	PEA	19	2	116 SHARON DR	LUNDQUIST BRIAN	116 SHARON DR	GREAT FALLS	MT	59405-7255	101.50
73	2177500	PEA	20	2	120 SHARON DR	MABERRY DAVID LOREN & BOBBIE RAE	120 SHARON DR	GREAT FALLS	MT	59405-7255	92.32

TOTAL:

17386.82