


REQUEST FOR COUNCIL ACTION

Date: 01-25-2010
Item No.: 10.c

Department Approval

City Manager Approval

PT/DM



Item Description: **Receive Annual Reports for Community Development's Land Use Code Enforcement and Neighborhood Enhancement Program Activities in 2009**

BACKGROUND

- The Community Development Department is responsible for enforcement of the public nuisance provisions of the City Code. It accomplishes this through two separate programs: Land Use Code Enforcement and the Neighborhood Enhancement Program.
- Land Use Enforcement primarily addresses City Code public nuisance violations reported to staff by the public, such as: junk/debris, outside storage, long grass, junk vehicles, building maintenance, illegal signs, noise, etc:
 - This program is funded from Community Development Department revenue.
 - Land Use Enforcement's 2009 Year End Report is attached.
- The Neighborhood Enhancement Program is a more proactive type program that initiates neighborhood inspections (from the street) for similar public nuisance violations in an attempt to discover and resolve them before they become large enough to negatively impact neighborhoods and property values:
 - This program is funded by Roseville's Housing Redevelopment Authority.
 - The Neighborhood Enhancement Program's 2009 Year End report is attached.
- Council has requested a specific report on the status of Abatement and Court Citation cases initiated in 2009:
 - The 2009 Abatement and Court Citation Cases Status Report is attached.

POLICY OBJECTIVE

- The City goals within Roseville's Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

REQUESTED COUNCIL ACTION

- **RECEIVE THE REPORTS**

Prepared by: Don Munson, Codes Coordinator

Attachments: A: Land Use Enforcement's 2009 Year End Report
B: Neighborhood Enhancement Program's 2009 Year End Report
C: 2009 Abatement and Court Citation Cases Status Report

Land-Use Code Enforcement Program 2009 Year End Report



Background:

- The Community Development Department is responsible for enforcement of most of the public nuisance provisions of the City Code.
- Land-use enforcement primarily addresses public nuisance violations reported to staff by the public, such as: junk/debris, outside storage, long grass, junk vehicles, building maintenance, illegal signs, noise complaints, un-shoveled public sidewalks, etc.
- Program is funded by Community Development Department revenue.

Goals of the Program:

- Greater public awareness and compliance with city codes and ordinances through education, cooperation and enforcement.
- Enhanced property values and livability of neighborhoods.
- Minimize negative effects of public nuisance violations upon surrounding neighborhoods.
- Maintenance of the city's tax base.

Case files per year:

- | | |
|--------------|------------|
| • 2004 – 449 | 2007 - 425 |
| • 2005 – 380 | 2008 - 730 |
| • 2006 – 474 | 2009 - 736 |

Public Nuisance Violations (2009):

- Types of violations:
 - 21% - Grass over 8".
 - 9% - Junk/Debris.
 - 18% - Outside Storage.
 - 42% - Residential.
 - 8% - Commercial.
 - 8% - Junk vehicles.
 - 1% - Signs
- Resolution of cases:
 - 625 - 85% of cases resolved within 20 days.
 - 653 - 89% of cases resolved within 40 days.
 - 679 - 92% of cases resolved within 60 days.
 - 716 - 97% of the 736 opened cases were resolved in 2009.
 - 37 – 5% of cases pending resolution.

Expenses:

- 2009 – Staffing, vehicle, gas, office, postage - aprox. \$125,000.00.

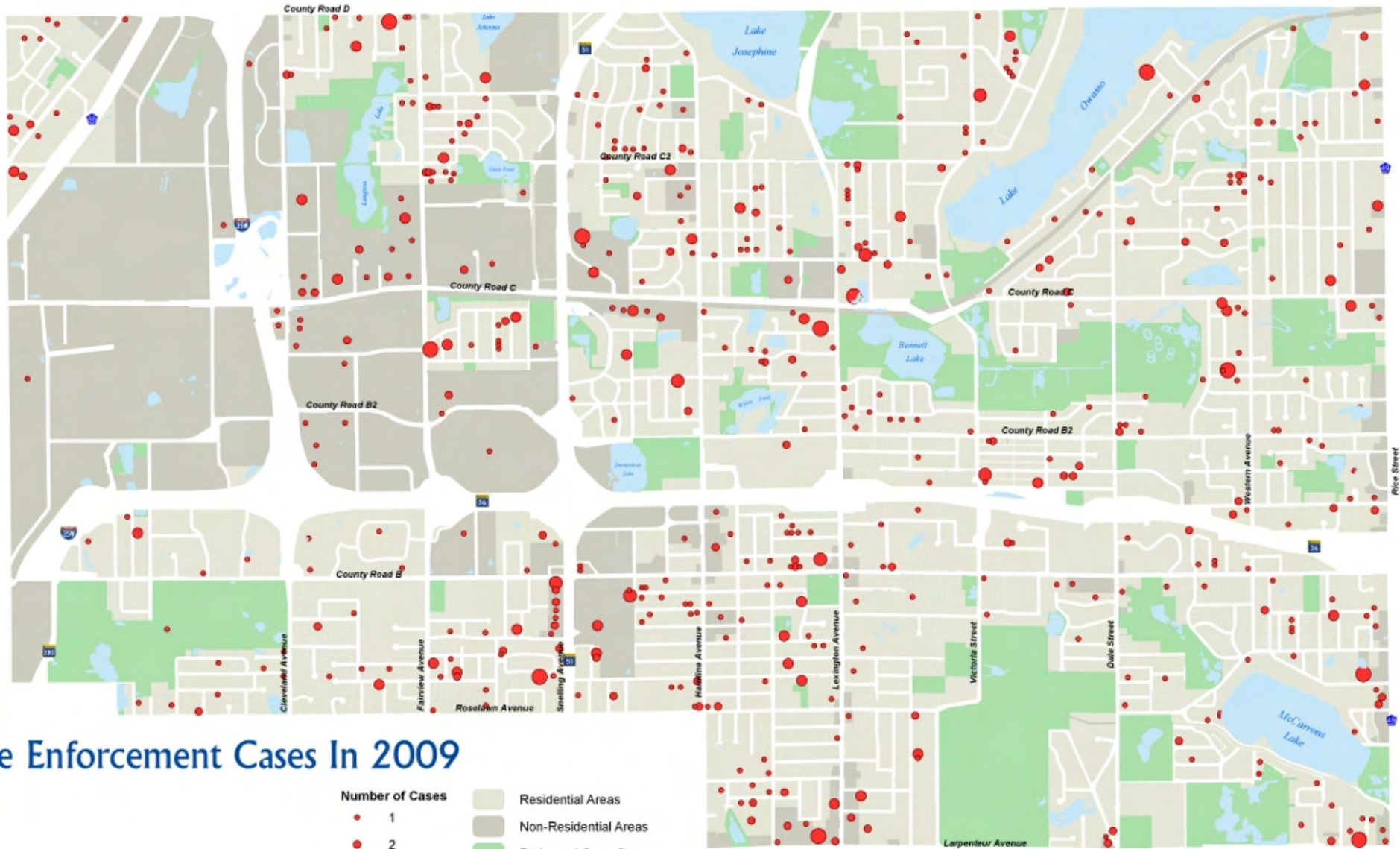
Accomplishments:

- Have significantly increased the numbers of cases addressed each year through reassignment of staff duties, streamlining procedures and shortening timeframes for compliance.
- To date have closed 97% of the 736 cases opened in 2009:
 - Cooperation from the public on correcting public nuisances is typically very positive. 89% have complied with simple letter requests for compliance.
- Include in initial notices an informational brochure to educate residents about common public nuisance violations in an effort to minimize violations through education and cooperation.
- When a violation is a building maintenance issue staff includes additional HRA Program information as well as HRC Program information.
- Generating goodwill:
 - Have received many supportive comments from the public about the cooperative and respectful approach staff takes when dealing with residents.
- The code enforcement program helps maintain the livability of neighborhoods.
- The code enforcement program helps maintain the city's tax base.

Observations:

- Still observing where one public nuisance in an area tends to promote more of the same - a clustering effect.
- Still observing more violations in neighborhoods of older homes; this is to be expected due to typically smaller lots, smaller garages and older construction.
- Some property maintenance cases remain difficult to resolve due to financial/physical hardship by the property owner. Many of the unresolved 'pending' cases are of this type.
- Because of the typical turnover in rental properties, a "Renters Rules" handout has been created for posting in rental properties in an educational effort to minimize public nuisance occurrences at these homes.

| 2009 Code Enforcement Report | | | | | | | | | | | | | |
|--|------------|------------|------------|------------|------------|-------------|-------------|------------|-------------|------------|------------|--------------|--------------|
| Land Use Cases Ending December 31, 2009 | | | | | | | | | | | | | |
| Case Counts by Month | | | | | | | | | | | | | |
| Type | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | TOTAL |
| Business | 17 | 12 | 7 | 11 | 8 | 13 | 10 | 15 | 14 | 6 | 3 | 14 | 130 |
| Cars | 2 | 1 | 1 | 8 | 6 | 12 | 11 | 3 | 2 | 5 | 1 | 7 | 59 |
| Debris | 0 | 2 | 9 | 18 | 6 | 10 | 5 | 1 | 4 | 1 | 5 | 6 | 67 |
| Residential | 5 | 5 | 18 | 25 | 40 | 56 | 34 | 33 | 25 | 28 | 28 | 15 | 312 |
| Signs | 3 | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 10 |
| Weeds | 0 | 0 | 0 | 0 | 31 | 56 | 35 | 19 | 14 | 3 | 0 | 0 | 158 |
| TOTAL | 27 | 21 | 37 | 62 | 91 | 149 | 96 | 72 | 59 | 43 | 37 | 42 | 736 |
| Cases Opened/Closed by Month | | | | | | | | | | | | | |
| Month | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | TOTAL |
| Opened | 27 | 21 | 37 | 62 | 91 | 149 | 96 | 72 | 59 | 43 | 37 | 42 | 736 |
| Closed | 27 | 21 | 38 | 58 | 95 | 154 | 95 | 62 | 55 | 41 | 34 | 36 | 716 |
| Problem Cases in 2009 - Year to Date | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 12 |
| | | | | | | | | | | | | | 47 |
| | | | | | | | | | | | | | 12 |
| | | | | | | | | | | | | | 8 |
| | | | | | | | | | | | | TOTAL | 79 |



Code Enforcement Cases In 2009

| Number of Cases | | Residential Areas | Non-Residential Areas | Parks and Open Spaces |
|-----------------|-------|-------------------|-----------------------|-----------------------|
| ● | 1 | | | |
| ● | 2 | | | |
| ● | 3 | | | |
| ● | 4 | | | |
| ● | 5 - 8 | | | |

Neighborhood Enhancement Program 2009 Year End Report



Background:

- Program began in 2008 and funded by Roseville's Housing and Redevelopment Authority.

Goals of the Program:

- Greater public awareness and compliance with city codes and ordinances through education, cooperation and enforcement.
- Enhanced property values and livability of neighborhoods.
- Minimize negative effects of rental properties upon surrounding neighborhoods.
- Maintenance of the city's tax base.
- Inspect all 8,500 residential properties over a three year period.

Residential Properties Inspected:

- 2008 – 1,900
- 2009 – 3,159
- 2010 – 3,440 properties to be inspected properties.

Public Nuisance Violations Observed:

- Numbers of violations observed:
 - 2008 - 144 violations out of 1,900 properties inspected (7.6% violation rate)
 - 2009 - 195 violations out of 3,159 properties inspected (6.2% violation rate)
- Types of violations observed:
 - 2% - Commercial equipment in residential area.
 - 4% - Grass over 8".
 - 26% - Junk/Debris in public view.
 - 18% - Outside Storage in public view.
 - 23% - Property Maintenance.
 - 24% - Unlicensed/Inoperable Vehicles.
 - 3% - Misc.
- Resolution of cases:
 - 168 - 86% of cases resolved within 20 days.
 - 11 - 92% of cases resolved within 40 days.
 - 3 - 93% of cases resolved within 60 days.
 - 13 - 7% of cases pending resolution (primarily property maintenance).

Extension of Program:

- HRA approved extending the program in 2009 for an additional 30 days. Staff increased the number of properties inspected in 2009 from 2,700 to 3,159. With a similar extension in 2010, this will allow program completion (inspecting all 8,500 residential properties) in three years instead of the original four years anticipated.

Expenses:

- 2009 - Budgeted expenses - \$16,400.00
 One month extension - \$3,100.00
 Total - \$19,500.00
- The extension of the program from 5 to 6 months in 2009 (and 2010) will allow the program to be completed one full year ahead of schedule and reduce overall cost of the program by approximately \$10,200.00.

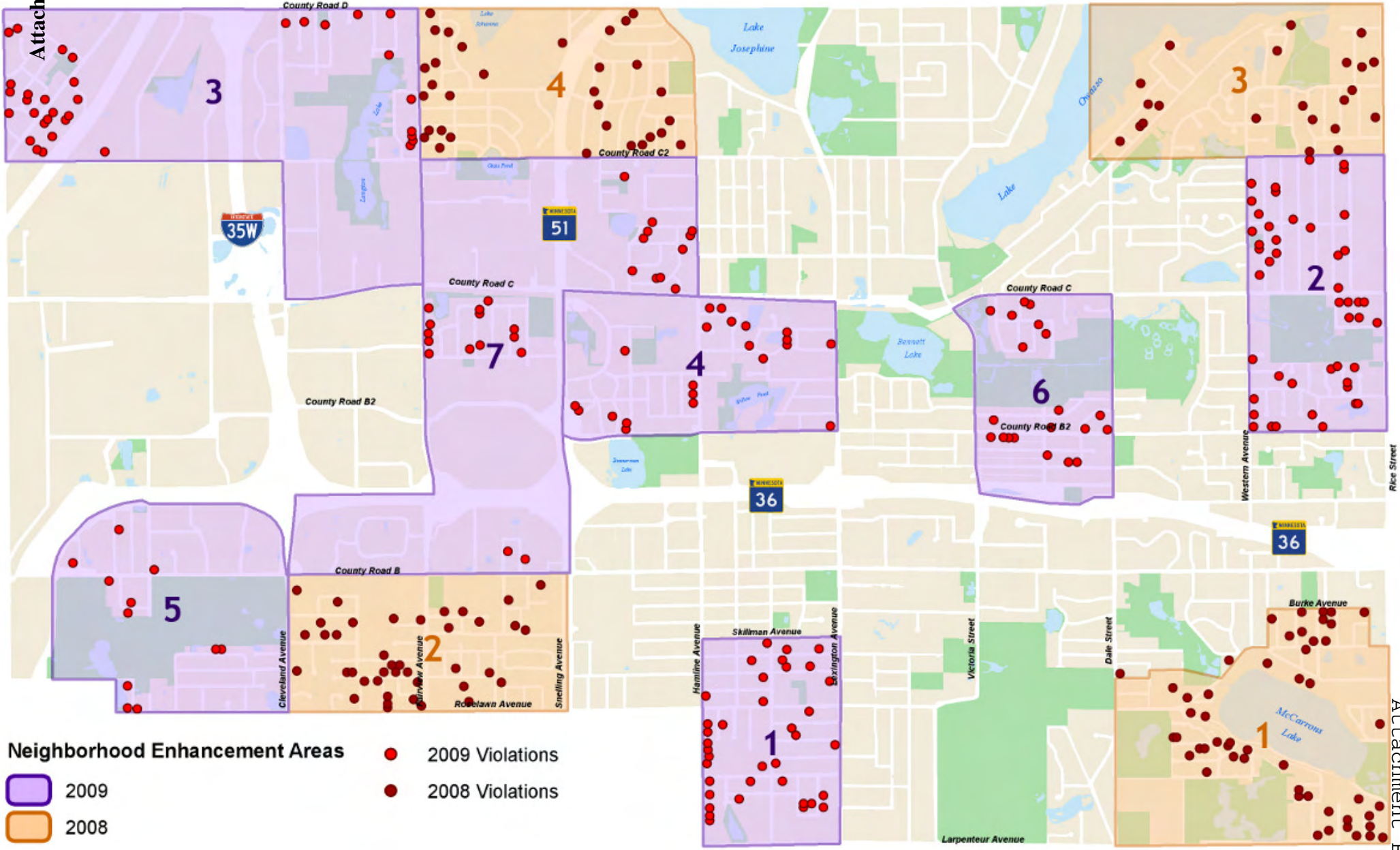
Accomplishments:

- To date (2008 and 2009) have inspected 5,059 residential properties, observed 339 public nuisance violations, and corrected 326 public nuisances:
 - Public cooperation on correcting public nuisances has been exceptional. 96% complied with simple letter requests for compliance. Most, who have not complied, have not done so due to financial and/or physical hardship.
- Created an informational brochure to educate residents about common public nuisance violations in an effort to minimize violations through education and cooperation:
 - Each initial letter includes this brochure.
 - Distributed this brochure to all 8,500 residential properties in water bill notices.
 - This brochure is also included in the City's Welcome Packet.
- Including in initial letter additional HRA Program information and HRC Program information.
- Generating goodwill:
 - Have received many supportive comments from the public about the Program.
 - League of Women Voters endorsement of the program.
- The program helps maintain the livability of neighborhoods.
- The program helps maintain the city's tax base.

Observations:

- Public comment has been overwhelmingly supportive of the program.
- This year observing a lower percentage violation rate (6.2% vs. 7.6% in 2008), indicating residents are aware of the program and cooperating when they receive the initial letter.
- Still observing a clustering effect where one violation promotes more.
- Still observing more violations in neighborhoods of older homes; this is to be expected due to typically smaller lots, smaller garages and older construction.
- Some property maintenance cases remain difficult to resolve due to financial/physical hardship by the property owner. Most of the unresolved 'pending' cases are of this type.

| Case Counts by Month | | | | | | | |
|--|-----------------------|-------------|-------------|------------|-------------|------------|--------------|
| Type | May | June | July | Aug | Sept | Oct | TOTAL |
| Commercial in Res. Zone | 2 | 0 | 2 | 0 | 0 | 0 | 4 |
| Grass | 3 | 3 | 1 | 1 | 0 | 0 | 8 |
| Junk/Debris | 15 | 11 | 14 | 4 | 4 | 2 | 50 |
| Miscellaneous | 3 | 2 | 1 | 0 | 0 | 0 | 6 |
| Outside Storage | 8 | 8 | 7 | 7 | 5 | 1 | 36 |
| Property Maintenance | 10 | 16 | 4 | 8 | 5 | 2 | 45 |
| Vehicles | 15 | 12 | 4 | 8 | 4 | 3 | 46 |
| TOTAL | 56 | 52 | 33 | 28 | 18 | 8 | 195 |
| Cases Closed Within Number of Days - Year to Date | | | | | | | |
| | Closed within 20 days | | | | | | 168 |
| | Closed within 40 days | | | | | | 11 |
| | Closed within 90 days | | | | | | 3 |
| | Pending | | | | | | 13 |
| | TOTAL | | | | | | 195 |



2009 Abatement and Court Citation Report

| Address | Abatement Reason | Council Approval Date | Violation Corrected by | Estimated Cost | Actual Cost Including Admin. Service Charges | Date Completed |
|---|------------------------------|-----------------------|------------------------|----------------|--|----------------|
| Abatements Approved by City Council | | | | | | |
| 182 McCarrons | Debris/Junk | 5/11/09 | Property Owner | \$600.00 | \$0.00 | 6/2/09 |
| 3076 Woodbridge | Debris/Junk | 6/15/09 | Property Owner | \$500.00 | \$0.00 | 6/26/09 |
| 190/192 Transit | Building Maint. | 6/29/09 | Property Owner | \$15,000.00 | \$0.00 | 7/13/09 |
| 2240 St. Stephens | Building Maint. | 6/29/09 | City | \$22,700.00 | \$18,569.85 | 11/23/09 |
| 2178 Cohansey Blvd | Building Maint., Debris/Junk | 6/29/09 | City | \$2,000.00 | \$2,738.75 | 7/28/09 |
| 3065 Sandy Hook | Building Maint. | 7/20/09 | City | \$25,000.00 | \$23,114.75 | 10/25/09 |
| 2904 Pascal | Building Maint. | 7/20/09 | Property Owner | \$7,000.00 | \$0.00 | In Progress |
| 2558 Fairview | Debris/Junk | 9/28/09 | City | \$550.00 | \$639.09 | 10/22/09 |
| 681 Lovell | Debris/Junk | 10/19/09 | City | \$350.00 | \$346.00 | 10/22/09 |
| 807 Sandhurst | Debris/Junk | 10/19/09 | City | \$400.00 | \$864.35 | 10/22/09 |
| 2026 Asbury | Debris/Junk | 11/9/09 | Property Owner | \$1,000.00 | Pending | 12/16/09 |
| 177 Owasso | Debris/Junk | 11/9/09 | City | \$300.00 | Pending | 11/18/09 |
| Court Citations Approved by City Council | | | | | | |
| 1408 County Road C | Debris/Junk | 1/12/09 | In Court | \$0.00 | \$0.00 | In Progress |
| 648 Iona | Building Maint. | 2/13/09 | Property Owner | \$0.00 | \$0.00 | 6/18/09 |
| 1128 Sextant | Debris/Junk | 6/8/09 | Property Owner | \$0.00 | \$0.00 | 6/12/09 |
| 2992 Victoria | Building Maint. | 6/15/09 | Property Owner | \$0.00 | \$0.00 | 12/3/09 |
| 2174 Snelling | Debris/Junk | 6/15/09 | Property Owner | \$0.00 | \$0.00 | 7/7/09 |
| 1927 Rosedale | Building Maint. | 8/24/09 | Property Owner | \$0.00 | \$0.00 | 9/15/09 |
| 2443 Simpson | Building Maint. | 9/14/09 | In Court | \$0.00 | \$0.00 | In Progress |
| 2750 Snelling | Hazardous Building | 12/7/09 | In Court | \$75,000.00 | \$0.00 | In Progress |

CITY OF ROSEVILLE - ABATEMENT BILLING - 2009

| Invoice Date | File No. | House No. | Street Name | Property Owner | Abatement Reason | Res. Contractor Charges | Com. Contractor Charges | Admin. Charges *** | Date Sent to Finance | Charged to | Total Abatement Amount |
|--------------|----------|-----------|-----------------|------------------|------------------|-------------------------|-------------------------|--------------------|----------------------|------------|------------------------|
| 6/10/09 | 09-332 | 2663 | Marion St | John Penton | Grass | \$47.95 | | \$125.00 | 6/22/09 | HRA | \$172.95 |
| 6/10/09 | 09-316 | 2520 | Millwood | Anthony Williams | Grass | \$69.22 | | \$125.00 | 6/22/09 | HRA | \$194.22 |
| 6/10/09 | 09-276 | 2071 | Fry St | Shu Lein Wu | Grass | \$69.22 | | \$125.00 | 6/22/09 | HRA | \$194.22 |
| 6/10/09 | 09-322 | 1783 | County Road C-2 | Joanne Lo | Grass | \$69.22 | | \$125.00 | 6/22/09 | HRA | \$194.22 |
| 6/22/09 | 09-358 | 1780 | Centennial | Edward Erickson | Grass | \$69.22 | | \$125.00 | 7/10/09 | HRA | \$194.22 |
| 6/22/09 | 09-366 | 363 | Millwood | Robert Herforth | Grass | \$69.22 | | \$125.00 | 7/10/09 | HRA | \$194.22 |
| 6/22/09 | 09-341 | 2240 | St. Stephens | Daniel Thompson | Grass | \$69.22 | | \$125.00 | 7/10/09 | HRA | \$194.22 |
| 6/22/09 | 09-340 | 2998 | Victoria St | James Konold | Grass | \$69.22 | | \$125.00 | 7/10/09 | HRA | \$194.22 |
| 7/25/09 | 09-59 | 190 | Transit | Dan Bucholz | Grass | \$58.55 | | \$125.00 | 8/11/09 | HRA | \$183.55 |
| 7/25/09 | 09-436 | 2085 | Marion St | George Farkas | Grass | \$69.55 | | \$125.00 | 8/11/09 | HRA | \$194.55 |
| 7/25/09 | 09-433 | 2558 | Fairview Ave | Nam Nguyen | Grass | \$69.55 | | \$125.00 | 8/11/09 | HRA | \$194.55 |
| 7/25/09 | 09-465 | 3065 | Sandy Hook | Marlene Lee | Grass | \$69.55 | | \$125.00 | 8/11/09 | HRA | \$194.55 |
| 7/25/09 | 09-431 | 2239 | Cohansey Blvd | Amelia Ramirez | Grass | \$69.55 | | \$125.00 | 8/11/09 | HRA | \$194.55 |
| 7/25/09 | 09-427 | 3111 | Mildred | Cary Welter | Grass | \$69.22 | | \$125.00 | 8/11/09 | HRA | \$194.22 |
| 7/25/09 | 09-367 | 2468 | Oxford | Xiaoyi Chen | Grass | \$69.22 | | \$125.00 | 8/11/09 | HRA | \$194.22 |
| 7/25/09 | 09-394 | 421 | Rose Place | Bremer Bank | Grass | \$69.22 | | \$125.00 | 8/11/09 | HRA | \$194.22 |
| 7/28/09 | 09-350 | 2178 | Cohansey Blvd | Khai Lim | Building Maint. | \$498.00 | | \$242.25 | 8/26/09 | HRA | \$740.25 |
| 9/10/09 | 09-562 | 411 | Highway 36W | Roger Magnuson | Grass | \$48.09 | | \$125.00 | 9/25/09 | HRA | \$173.09 |
| 9/10/09 | 09-605 | 2558 | Fairview Ave | Nam Nguyen | Grass | \$69.46 | | \$125.00 | 9/25/09 | HRA | \$194.46 |
| 9/10/09 | 09-734 | 2558 | Fairview Ave | Nam Nguyen | Grass | \$69.46 | | \$125.00 | 9/25/09 | HRA | \$194.46 |
| 9/1/09 | 09-501 | 2071 | Fry St | Shu Lein Wu | Grass | \$69.46 | | \$125.00 | 9/25/09 | HRA | \$194.46 |

CITY OF ROSEVILLE - ABATEMENT BILLING - 2009

| Invoice Date | File No. | House No. | Street Name | Property Owner | Abatement Reason | Res. Contractor Charges | Com. Contractor Charges | Admin. Charges *** | Date Sent to Finance | Charged to | Total Abatement Amount |
|--------------|----------|-----------|------------------|-------------------|--------------------|-------------------------|-------------------------|--------------------|----------------------|------------|------------------------|
| 9/1/09 | 09-706 | 3111 | Mildred | Cary Welter | Grass | \$69.47 | | \$125.00 | 9/25/09 | HRA | \$194.47 |
| 9/1/09 | 09-528 | 3111 | Mildred | Cary Welter | Grass | \$69.46 | | \$125.00 | 9/25/09 | HRA | \$194.46 |
| 9/1/09 | 09-502 | 1624 | Ridgewood Lane S | Barry Evans | Grass | \$69.46 | | \$30.00 | 9/25/09 | HRA | \$99.46 |
| 9/1/09 | 09-101 | 2410 | Brenner Court | Country Home Loan | Grass | \$69.46 | | \$125.00 | 9/25/09 | HRA | \$194.46 |
| 9/18/09 | 09-289 | 3065 | Sandy Hook | Marlene Lee | Immediate Threat | \$209.00 | | \$125.00 | 9/25/09 | HRA | \$334.00 |
| 9/1/09 | 09-526 | 2663 | Marion St | John Penton | Grass | \$69.46 | | \$125.00 | 9/25/09 | HRA | \$194.46 |
| 9/10/09 | 09-619 | 2815 | Rice St | Max Sterling Prop | Grass | | \$69.46 | \$125.00 | 9/10/09 | Com Dev | \$194.46 |
| 9/10/09 | 09-623 | 310 | Elmer St | Harold Stadstad | Grass | \$69.46 | | \$125.00 | 9/10/09 | HRA | \$194.46 |
| 9/10/09 | 09-515 | 2998 | Victoria St | James Konold | Grass | \$69.46 | | \$125.00 | 9/10/09 | HRA | \$194.46 |
| 9/24/09 | 09-780 | 2750 | Snelling | S. Anderson Rest | Danger to Children | | \$147.75 | \$125.00 | 10/1/09 | Com Dev | \$272.75 |
| 9/5/09 | 09-350 | 2178 | Cohansey Blvd | Khai Lim | Debris/Junk | \$1,657.50 | | \$341.00 | 10/1/09 | HRA | \$1,998.50 |
| 9/25/09 | 09-698 | 1371 | Eldridge | Herbert Kath | Grass | \$45.42 | | \$125.00 | 10/1/09 | HRA | \$170.42 |
| 9/25/09 | 09-655 | 2560 | Fry St | Morrissey Dev | Grass | | \$90.83 | \$125.00 | 10/1/09 | Com Dev | \$215.83 |
| 9/25/09 | 09-617 | 1430 | Brenner Ave | Leo Rosier | Grass | \$69.46 | | \$125.00 | 10/1/09 | HRA | \$194.46 |
| 9/25/09 | 09-582 | 1803 | Centennial | Barry O'Meara | Grass | \$69.46 | | \$125.00 | 10/1/09 | HRA | \$194.46 |
| 9/25/09 | 09-581 | 1801 | Burke Ave | Barry O'Meara | Grass | \$69.46 | | \$125.00 | 10/1/09 | HRA | \$194.46 |
| 9/25/09 | 09-747 | 2663 | Marion St | John Penton | Grass | \$107.13 | | \$125.00 | 10/1/09 | HRA | \$232.13 |
| 10/1/09 | 09-712 | 1107 | Oakcrest Ave | Hassan Tetteh | Grass | \$69.46 | | \$125.00 | 10/21/09 | HRA | \$194.46 |
| 10/1/09 | 09-762 | 2991 | Woodbridge | Betty Schmidt | Grass | \$32.06 | | \$125.00 | 10/21/09 | HRA | \$157.06 |
| 10/1/09 | 09-772 | 405 | Minnesota Ave | Kirk Piepho | Grass | \$39.40 | | \$125.00 | 10/21/09 | HRA | \$164.40 |
| 10/1/09 | 09-757 | 177 | S Owasso Blvd W | Felecia Hodge | Grass | \$69.46 | | \$125.00 | 10/21/09 | HRA | \$194.46 |

CITY OF ROSEVILLE - ABATEMENT BILLING - 2009

| Invoice Date | File No. | House No. | Street Name | Property Owner | Abatement Reason | Res. Contractor Charges | Com. Contractor Charges | Admin. Charges *** | Date Sent to Finance | Charged to | Total Abatement Amount |
|-----------------------|----------|-----------|-----------------|--------------------|-------------------|-------------------------|-------------------------|--------------------|----------------------|------------|------------------------|
| 10/1/09 | 09-696 | 2165 | Western Ave | Eugene Gorman | Grass | \$26.70 | | \$105.00 | 10/21/09 | HRA | \$131.70 |
| 10/1/09 | 09-741 | 2558 | Fairview Ave | Nam Nguyen | Immediate Threa | \$299.74 | | \$339.35 | 10/21/09 | HRA | \$639.09 |
| 10/1/09 | 09-175 | 2240 | St. Stephens | Vacant Home | Immediate Threa | \$75.00 | | \$125.00 | 10/21/09 | HRA | \$200.00 |
| 11/10/09 | 09-177 | 3065 | Sandy Hook | Marlene Lee | Building Maint. | \$22,035.00 | | \$1,079.75 | 11/16/09 | HRA | \$23,114.75 |
| 11/10/09 | 09-161 | 681 | Lovell | Ms. Solorzano | Debris/Junk | \$37.50 | | \$308.50 | 11/16/09 | HRA | \$346.00 |
| 11/10/09 | 09-846 | 807 | Sandhurst Dr | Dennis Fitzsimmons | Danger to Childre | \$528.50 | | \$125.00 | 11/16/09 | HRA | \$653.50 |
| 11/10/09 | 09-727 | 807 | Sandhurst Dr | Dennis Fitzsimmons | Debris/Junk | \$525.00 | | \$339.35 | 11/16/09 | HRA | \$864.35 |
| 11/19/09 | 09-175 | 2240 | St. Stephens | Vacant Home | Building Maint. | \$17,274.15 | | \$1,295.70 | 12/3/09 | HRA | \$18,569.85 |
| 12/2/09 | 09-771 | 177 | S Owasso Blvd W | Felecia Hodge | Debris/Junk | \$566.00 | | \$125.00 | 12/15/09 | HRA | \$691.00 |
| 12/1/09 | 09-796 | 619 | Larpenteur Ave | Ficek Investment | Grass | | \$69.42 | \$125.00 | 12/30/09 | Com Dev | \$194.42 |
| 12/1/09 | 09-465 | 3065 | Sandy Hook | Marlene Lee | Grass | \$69.42 | | \$125.00 | 12/30/09 | HRA | \$194.42 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| TOTALS TO DATE | | | | | | \$46,192.42 | \$377.46 | \$9,580.90 | | | \$56,150.78 |

*** Admin. Charges do not come out of HRA Budget