

ATTACHMENT 2

Property Owner: Dave Rampey
Property Address: 2445 S Hall Street
APN: 122-071-017
Acct#: 899318
Lien Amount: \$351.42

History:

October 6, 2022 – A returned payment of \$112.22 was processed for the payment made on September 9, 2022 due to Beneficiary deceased. Autopay deleted from account.

December 12, 2022 – Services at 2445 S Hall St were not started under tenant, Julie L Gabel, because the property owner had a high outstanding balance.

January 10, 2023 – Past Due Notice mailed.

April 6, 2023 – Tax Roll notice mailed.

May 10, 2023 – Past Due Notice mailed.

Account Background:

Tammy Rampey, relationship unknown, attended the Public Hearing on June 6, 2023, contesting the delinquent balance proposed to be tax rolled. Unfortunately, since Tammy is not listed on the account nor is she a property owner, we are not authorized to make any changes to Dave's account. While speaking to Tammy she confirmed that her mailing address is 2445 S Hall St and believes that her roommate has been discarding the invoices.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent utilities as a means of collection. (VMC 13.08.880; VMC 8.28.170). This method has become the most effective way of collection of past due charges since 2014 when the City was separated from CalWater for billing.

Staff Recommendation: The Finance Department and Utility Billing have determined that the property at 2445 S Hall is still owned by Dave Rampey. Services were rendered at this property which gets charged to the property owner. If the property owner is deceased these charges will need to be paid before the property is sold. This typically happens during the close of escrow. Staff recommends placing the 2022 charges of \$351.42 on the property taxes.

City of Visalia

707 West Acequia Ave
PO Box 5078
Visalia, CA 93292



Finance Division

Utility Billing
Tel: (559) 713-4499
Fax: (559) 713-4801

April 6, 2023

RAMPEY DAVID JAMES
2445 SO HALL ST
VISALIA CA 93277

OWNER NOTICE of PUBLIC HEARING

A public hearing has been set for **Monday June 5, 2023 at approximately 7:00 PM.** The meeting is to be held at the City of Visalia Council Chambers located at 707 W. Acequia in Visalia, CA 93291 for the purpose of placing the delinquent refuse and utility charges billed up to December 31, 2022 on the tax roll for the 22/23 tax year.

Our records indicate a delinquent balance for utility charges as shown below. If you wish to pay the balance prior to it being placed on the tax roll you must do so **NO LATER THAN May 31, 2023.** If your payment is not received by this date, we will continue with the tax roll process of your past due balance. Payment can be made payable to City of Visalia and mailed to:

City of Visalia
ATTN: Utility Billing
707 W Acequia Ave
Visalia CA 93291

Account No.	APN No.	Site Address	Amount Due billed up to 12/31/22
899318	122071017	2445 S Hall St	\$351.42

City Ordinance regarding delinquent refuse/sewer charges.

Once a year, the City Council shall cause to be prepared a report of delinquent fees including late charges and shall set a public hearing date. Council shall cause notice of the hearing to be mailed to the landowners listed on the report. At the hearing the Council shall hear any objections or protests of landowners liable to be assessed for delinquent fees and late charges and shall confirm the report. The delinquent fees in the report shall constitute a special assessment(s) against the respective parcel(s) of land and shall be placed on the county's current assessment roll as a lien on the property. For complete information refer to Ordinance, VMC 8.28.200 (B,C,D) and SEC 13.08.880 (E 1,2,3,4).

Per Resolution 2007-68 – A property tax administration fee of \$50.00 will be assessed for each delinquent account placed on the property tax rolls.

If you have any questions regarding these charges, please contact our office at 559-713-4499.