

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 11/20/2014

Action Requested By:
Community
Development

Agenda Item Type
Ordinance

Subject Matter:

Property Assessment

Exact Wording for the Agenda:

Public Hearing on a Resolution authorizing the City Clerk-Treasurer to assess the cost of the cutting and removing of grass and weeds against certain properties.

Note: If amendment, please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

The attached Resolution authorizes the assessments for the 65 properties listed. All procedural requirements for declaring, removing and billing the grass cutting and clean-up has been completed in accordance with The City of Huntsville Code of Ordinances, Chapter 27, Article III. As a result of nonpayment by a stipulated date, the property owner has also been notified that an assessment will be placed on the property at the November 20, 2014, City Council meeting,

Associated Cost:

Budgeted Item: Select...

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 11/7/2014

RESOLUTION NO: 14-_____

WHEREAS, the Director of Community Development for the City of Huntsville, Alabama, has executed all procedural requirements contained in the City of Huntsville Code of Ordinances, Chapter 27, Article III entitled "'Weeds and Overgrown Grass'"; and

WHEREAS, the Director of Community Development for the City of Huntsville, Alabama, has determined a nuisance to exist upon, in front of, or on property hereinafter more particularly identified; and

WHEREAS, the nuisance was subsequently removed by the City and the owner was mailed a copy of the report of cost of removal and notified by letter that an assessment would be placed against subject property for nonpayment of removal cost by a stipulated date; and

WHEREAS, it appears that all things necessary and proper have been done to make final the assessment against the property for the cost of abating the nuisance and that the stipulated date for payment of removal has expired on the property hereinafter described.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Huntsville, Alabama, that the City Clerk-Treasurer hereby assesses the cost of abating the nuisance against the described property listed in Attachment A of this Resolution in the amounts indicated; AND, that the City Clerk-Treasurer is hereby authorized, requested and directed to levy the amount of such assessments against the property indicated and to collect the same in the same manner as other assessments are collected.

BE IT FURTHER RESOLVED, by the City Council of the City of Huntsville, Alabama, that the Director of Community Development, or his/her appointed designee, is hereby authorized to file in the Office of the Judge of Probate of Madison County, Alabama, a lien instrument known as "Notice of Property Assessment, City of Huntsville - **Ordinance No. 86-294** " on all properties listed in Attachment A of this Resolution, in the amounts indicated plus any recording or filing fees and plus any legal late penalty fees as determined by the Division of Community Development of the City of Huntsville, Alabama.

ADOPTED this the 20th day of November, 2014.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 20th day of November, 2014.

Mayor of the City of Huntsville, Alabama

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	29990 ABBEYWOOD LN NW PPIN (unspecified)	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	29993 ABBEYWOOD LN NW PPIN (unspecified)	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30000 ABBEYWOOD LN NW PPIN (unspecified)	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30014 ABBEYWOOD LN NW PPIN (unspecified)	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30026 ABBEYWOOD LN NW PPIN (unspecified)	10-2-2014	\$201.37

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<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30040 ABBEYWOOD LN NW LOT 63 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525168	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30053 ABBEYWOOD LN NW LOT 2 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525150	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30054 ABBEYWOOD LN NW LOT 62 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525169	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30065 ABBEYWOOD LN NW LOT 1 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 63136	10-2-2014	\$201.37
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30066 ABBEYWOOD LN NW LOT 61 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525170	10-2-2014	\$201.37

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Geraldine H. Humphrey 382 Riverton Rd. Huntsville, AL 35811	620 Access Rd NW LOT 28 BLK 2 YARBROUGH EST 4TH ADD PB 2 PG 206 PPIN 12002	10-8-2014	\$219.74
James Anthony & April Joy Martinez 2100 Hathaway Pl. Riverside, CA 92506-5516	1408 Ascent Trl NW LOT 5 BLK 1 RE/SUB SUMMIT PLACE PPIN 018856	9-29-2014	\$224.34
Ralph C. Pilgrim & Bonnie Pilgrim 201 Baxter Ave., NW Huntsville, AL 35811	201 BAXTER AVE NW LOT 1 MOLLIE COUNTESS A RESUB OF LOTS 17, 18, 19, 20, 21, 22, 23 BLK C OF MOLLIE COUNTESS S/D PPIN 161791	9-29-2014	\$250.71
Brian D. Kinslow 4505 Baywood Dr., SW Huntsville, AL 35805	4505 Baywood Dr SW LOT 21 BL 2 TRIANA EST 2ND ADD PPIN 30782	9-25-2014	\$250.71
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16483 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16513 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97

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Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16525 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16537 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16549 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16559 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16571 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16583 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97

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<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16601 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16637 BELLA GRANDE LN NW PPIN (unspecified)	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16518 CAMBERWELL DR NW LOT 3 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF AF PART OF CARRIAGE STATION PPIN 525151	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16532 CAMBERWELL DR NW LOT 4 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525152	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16542 CAMBERWELL DR NW LOT 5 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525153	10-2-2014	\$205.97

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<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16556 CAMBERWELL DR NW LOT 6 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525154	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16566 CAMBERWELL DR NW LOT 7 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525155	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16580 CAMBERWELL DR NW LOT 8 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525156	10-2-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	16583 CAMBERWELL DR NW PPIN (unspecified)	10-2-2014	\$205.97

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Wild Boys Land & Cattle Co. Inc. c/o W. John Hathaway, Agt. 112-F South Side Square Huntsville, AL 35801	4901 Cotton Row NW PART OF LOT 1 BLK 1 COTTON ROW EST COMM AT SE COR OF SD LOT 1 FUR DESC AS BEING W MAR OF SPARKMAN DR R/O/W TH FR P/O/B S 86 DEG W 83.90 FT TH N 3 DEG W 159.97 FT TO PC ON S MAR OF COTTON ROW R/O/W MAR HAV RAD OF 525.85 FT TH ALG SD CUR TO RT & ALG S R/O/W MAR OF COTTON R/O/W CHORD BEAR & DIST N 82 DEG E 63.88 FT AN ARC DIST OF 63.92 FT TH CONT ALG COTTON ROW CHORD BEAR & DIST S 48 DEG E 36.05 FT AN ARC DIST OF 40.27 FT TH S 1 DEG E 138.32 FT TO P/O/B PPIN 41899	10-23-2014	\$232.34
Betty J. & Linzell Sykes 3021 Mountain Park Cir. Huntsville, AL 35810	2704 Dawson Cir NW LOT 14, BLOCK E, EASTBROOK MEADOWS, 3RD ADD PPIN 10934	9-29-2014	\$250.71
Lucius T. & Joy A. Moss 4302 Chalet Cir., NW Huntsville, AL 35810	3221 Delicado Dr NW LOT 1 BLK 5 GROVE PARK 2ND ADD SUV DB 705/1135 11/12/87 PPIN 30021	10-9-2014	\$232.34

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Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30045 GLENROSE WAY NW LOT 19 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525167	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30048 GLENROSE WAY NW LOT 9 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PAR TOF CARRIAGE STATION PPIN 525157	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30057 GLENROSE WAY NW LOT 18 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525166	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30060 GLENROSE WAY NW LOT 10 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525158	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30067 GLENROSE WAY NW LOT 17 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525165	10-6-2014	\$205.97

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Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30074 GLENROSE WAY NW LOT 11 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525159	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30075 GLENROSE WAY NW LOT 16 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525164	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30085 GLENROSE WAY NW LOT 15 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525163	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30086 GLENROSE WAY NW LOT 12 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525160	10-6-2014	\$205.97
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30089 GLENROSE WAY NW LOT 14 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525162	10-6-2014	\$205.97

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Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	30090 GLENROSE WAY NW LOT 13 CARRIAGE STATION PHASE 1 A RESUBDIVISION OF A PART OF CARRIAGE STATION PPIN 525161	10-6-2014	\$205.97
Daniel A. & Candice C. Williams 943 Starfish Ct. Annapolis, MD 21409	2125 Griffith Dr NW LOT 2 BL D LAKEWOOD MANOR 5TH ADD SEC 2 (CHG FR 3-1W-11.00-B-13 COMPUTER MAPPING) PPIN 3041	9-26-2014	\$250.71
Carrie M. Williams aka Carrie W. Douglas 4326 Irondale Dr., NW Huntsville, AL 35810	4326 Irondale Dr NW LOT 24 BL 3 OAK VALLEY 2ND ADD PPIN 6483	10-8-2014	\$246.11
Ebrahim A. & Farimak K. Tehrani 1444 Dalewood Dr. Atlanta, GA 30239	2408 Kildare St NW ALL OF N 167 FT OF LOT 17 BL 11 KILDARE EST EX N 78 FT LOT KILDARE DR & RUN BACK 227 FT ON N SIDE & 175 FT ON S SIDE LESS GARAGE LOT INSE COR OF ABOVE EXCEPTED OUT CHG PARCEL FROM 3_1w-25- r-71 PER COMPUTER MAPPING PPIN 13963	9-30-2014	\$250.71
Melvin J. Hines, Sr. D/B/A Dutch Properties 244 Twin Lakes Dr. New Market, AL 35761	6314 Maywick Rd NW LOT 8 BLK 20 WINDSOR MANOR 4TH ADD PPIN 27479	10-15-2014	\$261.94

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Rebecca Newman 3812 Meridian St., NE Huntsville, AL 35811	3812 Meridian St NE Lot 16, Blk B, Edmonton Hts, Part A PPIN 52266	9-24-2014	\$246.11
John A. Marks 1707 Oakwood Ave., NE Huntsville, AL 35811	1707 Oakwood Ave NE LOT 4 BL 1 CHAPMAN ACRES PPIN 21580	9-30-2014	\$250.71
W. H. Harmon 2531 Lex Cir. Huntsville, AL 35805	1014 PARKLANE AVE NW LOT 6 BL 6 F K NOOJINS HILLANDALE ADD PPIN 20544	9-25-2014	\$250.71
BANK OF AMERICA 7105 Corporate Drive, Mail Stop PTX-C-35 Plano, TX 75024	3700 Princess St NW LOT 2 BLK 5 PECAN GROVE S/D PB 1 PG 395 PPIN 6443	9-25-2014	\$250.71
Frank & Geraldine Russell 4125 Pulaski Pike NW Huntsville, AL 35810	4125 Pulaski Pke NW LOT 3 BL 2 GREENDALE MEADOWS PPIN 29673	9-30-2014	\$250.71
Bank Of New York Mellon Trust Company NA 1661 Worthington Rd. (Ste. 100) West Palm Beach, FL 33409	2500 Redmont Rd NW LOT 4 BL 5 SCENIC VIEW HILLS PB 3 PG 17 PPIN 9376	10-1-2014	\$250.71

LOTS CUT BY CITY

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Pantheon Tax Receivables, LP P. O. Box 54321 New Orleans, LA 70154	2621 Scenic View Dr NW LOT 3 BL 10 SCENIC VIEW HILLS 3RD ADD PPIN 11991	9-29-2014	\$250.71
Cedaric Collins 138 Populus Dr. Harvest, AL 35749	415 South Plymouth Rd NW LOT 11 BL E COLONIAL HILL ADD PB 1 PG 218 PPIN 11310	9-26-2014	\$250.71
Marsau Scott 699 Cambridge Dr. Madison, AL 35758	2221 Tanglewood Cir NW LOT 9 BL E LAKEWOOD MANOR 5TH ADD SEC 2 PPIN 3288	10-8-2014	\$246.11
Ebrahim A. & Farimak K. Tehrani 1444 Dalewood Dr. Atlanta, GA 30329	3215 Teton Dr NW LOT 4 BL 6 VALLEY PARK HOMES S/D 2ND ADD PPIN 3918	9-25-2014	\$224.34
TMS Properties c/o Torrey Cochrane 15622 Willow Pointe Dr. Northport, AL 35475	3616 Triana Blv SW LOT 10 BLK 20 HVILLE PARK S/D PPIN 21066	10-8-2014	\$246.11
Breland Homes, Inc. c/o D.R. Horton Inc.- Huntsville 2101 W. Clinton Ave. (Ste. 501) Huntsville, AL 35805	Vacant property east of 16000 blk of Camberwell Dr NW COMMON AREA A CARRIAGE STATION PHASE 1 A RESUBDIVISION OF AF PART OF CARRIAGE STATION PPIN 525172	10-2-2014	\$205.97

LOTS CUT BY CITY

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D. R. Horton DBA Breland Homes c/o Andy Cowan 2101 West Clinton Ave. (Ste. 501) Huntsville, AL 35805	Vacant property south of 300 block of Research Station Blv COMMON AREA A RESEARCH STATION PHASE 1A PPIN 525546	10-13-2014	\$472.02
Jeffrey Lee Sandy 114 Wilkenson Dr., NE Huntsville, AL 35811	114 Wilkenson Dr NE LOT 4, BLOCK D ACCORDING TO THE MAP OF SURVEY OF EDMONTON HEIGHTS SUBDIVISION, PART A, AS THE SAME APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, IN PLAT BOOK 2, AT PAGE 52. PPIN 52040	9-26-2014	\$250.71
Michael McLaughlin & Linda S. McLaughlin aka Linda Faye Saladino 13929 Wyandotte Dr., SW Huntsville, AL 35803	13929 WYANDOTTE DR SW LOT 15 BL 4 SANDHURST PARK S/D 4TH ADD PPIN 80440	9-24-2014	\$246.11
Steven & Lindsey Purviance 13932 Wyandotte Dr., SW Huntsville, AL 35803	13932 Wyandotte Dr SW LOT 3 BL 5 SANDHURST PARK 4TH ADD PB 12 PG 4 PPIN 80334	9-24-2014	\$246.11