

#502473 672 Rivoli St - Q4 2023 Assessment Inquiry (WM) - LH Contesting

Submitted April 6, 2024 at 00:05
Received via Web Form
Requester Qamar Ahmed <homesofinfinity@gmail.com>

CCs

Sarah Haas <sarah.haas@ci.stpaul.mn.us>

Status category	Ticket status	Type	Priority	Group	Assignee
On-hold	On-hold	Question	Normal	PW - Garbage	Lydia Campbell

Assessment No.	Property ID Number	Project Number	Do you need an interpreter?
240112	322922220066	CG2401A2	No

Latitude/Longitude	Location	Other Name	Garbage Hauler
-93.08269,44.96138	672 Rivoli St, St. Paul, Minnesota, 55130	Qamar Ahmed	Waste Management

Have you contacted your hauler about this garbage bill before?

No

Staff Comments

PO has been getting billed for service since he purchased the property 4/18/2023. He is stating that there was no container on the property when he purchased and he did not use garbage service. He states that he was unaware the a hold needed to be requested to discontinue billing. He has been receiving assessments since Q2 2023. WM states that the property should have a 32-gal weekly container on site. They have been sending bills to the property address. WM also states that the driver has reported the container to not be out on pickup days. PO believes that the garbage assessment should be removed.

Billing year for Delinquent Garbage Bill Assessment	Date of CP (MM/DD/YYYY)
2023	05/15/2024

Total amount due for Delinquent Garbage Bill Assessment	Legislative Hearing Required
85.47	Yes

Other Telephone	Date of LH (MM/DD/YYYY)	Other Email
5072026177	04/25/2024	homesofinfinity@gmail.com

Stated Reason for Appeal (if given)

This is a vacant property, we never asked for garbage service and we were never provided any garbage bins ever

Did you receive a Saint Paul City Council Public Hearing Notice Ratification of Assessment?

No

Garbage Invoice Dates (i.e. January 1- March 31)

October 1 - December 31

Billing period for Delinquent Garbage Bill Assessment	Time of LH
Quarter 4 (October - December)	10:00 AM

Qamar Ahmed April 6, 2024 at 00:05

This is a vacant property, we never asked for garbage service and we were never provided any garbage bins since the date we purchased this property.

Lydia Campbell April 9, 2024 at 09:14

Internal note

PO was assessed Q2-Q4 2023 and Q1 2024

Assessment Number	Improvement	Interest Rate	Levied Date	Term Years	Levied Amount	Balance Due	Select to Pay Partial Payment Accepted
230113	Delinquent Garbage Bill April to June 2023	0.00%	3/13/2024	1	\$85.47	\$85.47	
230115	Delinquent Garbage Bill July to September 2023	0.00%	3/13/2024	1	\$85.47	\$85.47	
Levied Balance Due:						\$170.94	\$0.00

Fees and Pending Assessments (Payments are accepted)						
Project Number	Improvement	Pending Date	Term Years	Pending Amount	Select to Pay Partial Payment Accepted	
2024SSSC	2024 SSSC / Storm Sewer (Invoices to be mailed in July)	1/4/2024	1	\$119.71		
CG2401A2	Delinquent Garbage Bill October to December 2023	1/18/2024	1	\$85.47		
Pending Balance Due:				\$205.18	\$0.0	

Lydia Campbell April 9, 2024 at 09:36

Qamar,

I will reiterate what I explained when you emailed in early January of this year:

If you do not want to use or pay for garbage services, you need to request a hold. This process is outlined on our website: <https://www.stpaul.gov/departments/public-works/residential-garbage/garbage-service-holds>. Because I have no record of a hold request, I cannot waive this bill for you.

Background on why you received these notices:

Your Quarterly bills since last April went unpaid. As a result, Waste Management sent your delinquent bills to the City which the City paid on your behalf (that is why your payment history with Waste Management shows a zero balance). Therefore, you currently owe the City \$256.41 for 2023 and \$86.49 for 2024.

If you paid the hauler within the service period and believe the assessment was applied in error, please provide verification of payment and we can research removing the assessment. **If you would like to contest the assessment for any reason, you can request a legislative hearing.** To do that you, you can reply to this email stating you'd like to appeal.

If you'd like to pay the assessment, listed on your letter from the City, there is a website (stpaul.gov/assessments) where you may pay online. If you prefer to send a check, there is also an address listed where you may send your payment:

CITY OF ST PAUL - ASSESSMENTS
 700 CITY HALL
 15 WEST KELLOGG BOULEVARD
 ST PAUL, MN 55102-1658

Thank you,

Lydia

City of Saint Paul
Public Works - Solid Waste
651-266-6101

Qamar Ahmed April 9, 2024 at 15:01

Hold is only possible when something started. Garbage service never started on this property. We never received any bins or any paper work showing the service. Do you expect the consumer to read million of pages of bylaws and procedures before buying a property in St. Paul? Why can't people be a little considerate and human instead of behaving like a robot?

And yes I would like to contest and request for a legislative hearing.

I wish the procedures are made little easier, that could save so much of time and government money.

Infinity Homes LLC
5072026177

Lydia Campbell April 10, 2024 at 18:02

Qamar,

To answer your question, yes, we understand that almost nobody will read all of the paperwork they receive when they buy a house. That said, we do expect new homeowners to investigate requirements for their basic services upon purchase: water, electric, gas, trash, etc. I'm sorry that this was not intuitive for you. The City also sends guide in the mail each year to every unit of every home so that any new homeowners will at least get the information within a year. Again, I'm sorry if that information did not reach you for some reason.

I will begin the process of setting you up for a hearing the morning of April 25 and be in touch soon with details.

Lydia

City of Saint Paul
Public Works - Solid Waste
651-266-6101

Lydia Campbell April 23, 2024 at 09:22

Qamar,

The hearing for your Quarter 4 (Oct-Dec) 2023 delinquent garbage bill at 672 Rivoli St is this Thursday at 10am.
Do you plan to attend in person or by phone?

Thank you,

Lydia

Qamar Ahmed April 23, 2024 at 09:45

I would like to attend by phone

Infinity Homes LLC
5072026177

Lydia Campbell April 23, 2024 at 11:09

Qamar,

Thank you for the quick reply. You will receive a phone call from our assessments office between 10am - 11am. Please be ready to answer the call and provide the reason you believe this assessment should be removed or reduced.

To be clear-- Are you contesting all of the 2023 delinquent garbage pending/levied assessments: Quarters 2-4? Or just Quarter 4? As a reminder, that list can be found here: <https://eproperty.logis.org/stpaul/assessments/list?pid=322922220066>

Thank you,

Lydia

Qamar Ahmed April 23, 2024 at 11:39

I am contesting charges for all the quarter in the past and future until the property is sold. The property is vacant from day 1 and it's going to be vacant until sold.

The garbage company never even provided the bins. If the bins were supplied then I would have contacted the company myself.

Infinity Homes LLC
5072026177

Lydia Campbell April 23, 2024 at 12:10

Qamar,

I am sorry for the confusion, but I should not have asked about Quarter 2-3 of 2023. Those assessments have already been levied, so the time has passed to contest them. I have you on the schedule this Thursday to discuss Quarter 4 of 2023 only.

Also, I have not received a request from you to place the service on hold. As a reminder, if you do not want to use or pay for garbage services, you need to request a hold. This process is outlined on our website: <https://www.stpaul.gov/departments/public-works/residential-garbage/garbage-service-holds>. Until you request the hold, you will continue to be billed. If you already called/emailed Waste Management directly about the hold, that is fine.

Lydia

Qamar Ahmed April 23, 2024 at 13:04

Submitted the hold request

Infinity Homes LLC
5072026177

Lydia Campbell April 23, 2024 at 13:29

We received the hold request. One of our staff will respond with a confirmation.

Have you been to the property? Waste Management has no record of removing the small black garbage cart that the previous owner had at the property.

Thank you

Qamar Ahmed April 23, 2024 at 14:21

I have been to the property multiple times. I have never seen any garbage bin after closing. And I was not expecting one either because this is the first time I have experienced this kind of a rule where city enforce mandatory garbage service.

Infinity Homes LLC
5072026177

Lydia Campbell April 23, 2024 at 17:05

Internal note

PO has been getting billed for service since he purchased the property 4/18/2023. He is stating that there was no container on the property when he purchased and he did not use garbage service. He states that he was unaware the a hold needed to be requested to discontinue billing. He has been receiving assessments since Q2 2023. WM states that the property should have a 32-gal weekly container on site. They have been sending bills to the property address. WM also states that the driver has reported the container to not be out on pickup days. PO believes that the garbage assessment should be removed.

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