

## Naylor, Racquel (CI-StPaul)

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**From:** Nathan Klinkhammer <nathan\_j\_klinkhammer@hotmail.com>  
**Sent:** Monday, May 3, 2021 1:42 PM  
**To:** \*CI-StPaul\_Contact-Council  
**Subject:** Fw: 654 CARROLL AVENUE: Formal Objection to Assessment of Alley Sealcoating Charges  
**Attachments:** 654 Carroll Avenue Sealcoating Objection Form.jpg; 654 Carroll Avenue Alley Sealcoating Objection.pdf

Please confirm this appeal was received and will be considered at the meeting scheduled for Wednesday, May 5, 2021 at 3:30 PM.

Thank you,

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Nathan J. Klinkhammer, CPA  
654 Carroll Avenue  
Saint Paul, MN 55104  
(701) 367-4558

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**From:** Nathan Klinkhammer  
**Sent:** Wednesday, April 21, 2021 12:50 AM  
**To:** Contact-Council@ci.stpaul.mn.us <Contact-Council@ci.stpaul.mn.us>  
**Subject:** 654 CARROLL AVENUE: Formal Objection to Assessment of Alley Sealcoating Charges

Per the attached notification dated 03/31/2021, Please consider this email as my formal objection to the alley sealcoating assessment charge for the property located at 654 Carroll Avenue in St. Paul. The Assessment # shown on the received document is #205600 corresponding to Property ID Number 35-29-23-44-0036.

Basis for objection: This objection only applies to the charges related to the alley sealcoating due to the disproportionate amount charged against the property relative to the block as a whole. The charge for sealcoating of 83 feet of alley against the subject property is disproportionate not only to the size of the property relative to the block, but also the number of units that require use of the alley for property access, utility access, and waste management services.

The sealcoating charge billed to 654 Carroll Avenue accounts for an estimated 21% of the total cost of alley sealcoating assessed for entire block. Conversely, the land area of 654 Carroll Avenue accounts for an estimated 3% of the land area of the block. Additionally, the alley serving the block is bordered by two multi-unit dwellings, five single family unit dwellings, a church, and a non-profit organization. All properties have various use of the alley for property access, utility maintenance, and trash/recycling services. As such, the subject property accounts for only 1 of 13 users of the alley, or 8%. Although the irregular L-shape of the alley abuts the property on both the side and rear, this proximity and the resulting charge is disproportionately weighted against one taxpayer.

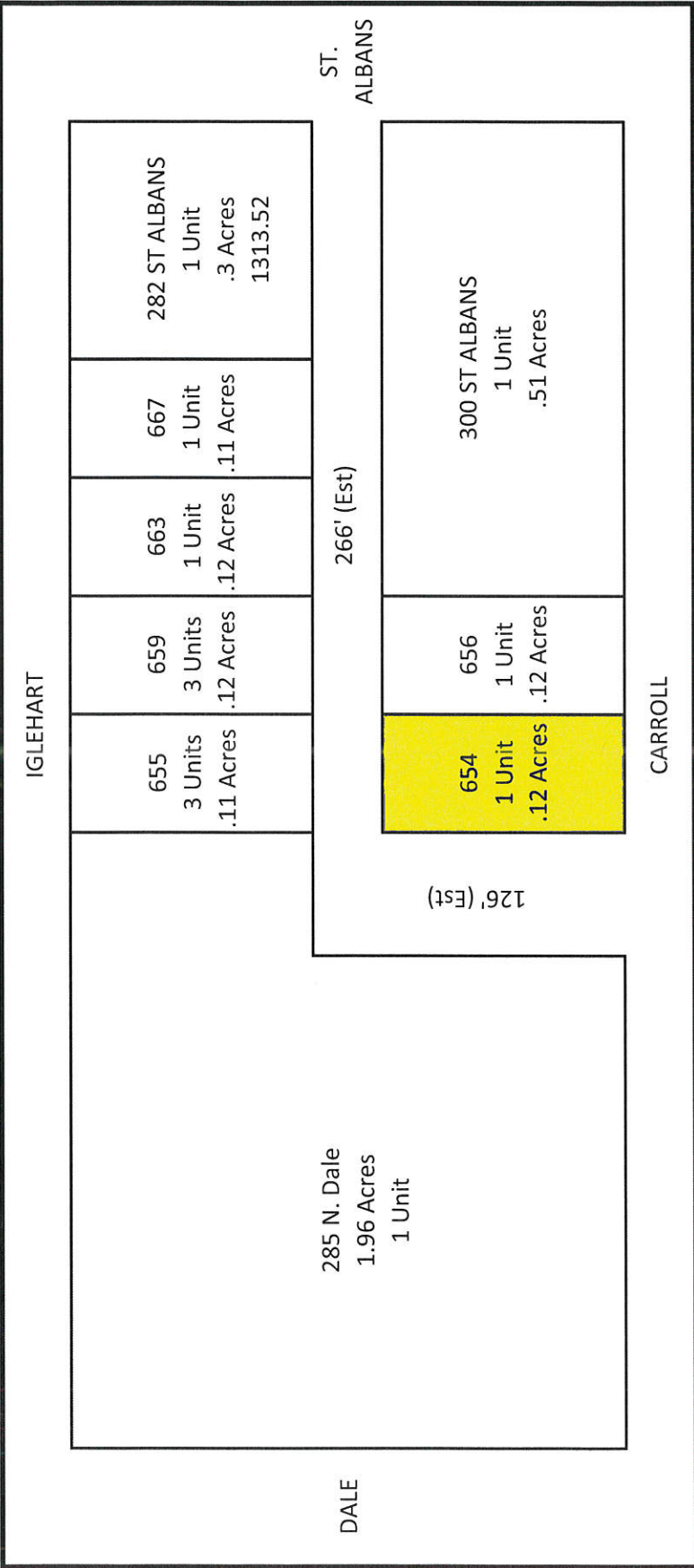
Please confirm receipt of this objection.

Thank you,

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Nathan J. Klinkhammer  
654 Carroll Avenue  
Saint Paul, MN 55104  
(701) 367-4558

Analysis of Disproportionate Sealcoating Costs Charged to 654 Carroll Avenue



Total Alley Length	392 Feet	Total Acres on Block	3.47
Sealcoating - Alley	5.23 \$/Foot	654 Carroll Ave Acres	0.12
Total Block Sealcoat Cost	2,050.16	654 Carroll Ave as % of Acres	3%
654 Carroll Ave Alley Sealcoat Charge	434.09	Total Units on Block	13
(83 feet x \$5.23)	21%	654 Carroll Household Units	1
% of total alley cost		654 Carroll as % of Units	8%



**SAINT PAUL**  
MINNESOTA

# Saint Paul City Council

## Public Hearing Notice

### Ratification of Assessment

#### OWNER OR TAXPAYER

Nathan J Klinkhammer  
654 Carroll Ave  
St Paul MN 55104-5504

ASSESSMENT #205600

PROPERTY ADDRESS  
654 CARROLL AVE

PROPERTY ID NUMBER  
35-29-23-44-0036

#### PROPERTY TAX DESCRIPTION

SWIFTS SUBDIVISION OF LOTS 10 AND 11 "SMITH & LOTT'S OUT LOTS" EX ALLEY LOT 9 BLK 2

TIME: Wednesday, May 5, 2021 at 3:30 PM

PLACE: Electronic Meeting

**THE PUBLIC HEARING:** Written or oral statements by any owner will be considered by the Council at this hearing by:  
1) submitting written objections by US Mail to City Clerk, 15 W Kellogg Blvd., 310 City Hall, St. Paul, MN 55102 or by email to [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us), or 2) providing objections by voicemail (651-266-6805).

In order to appeal this assessment, property owners must file a written or voicemail objection and state an objection to the assessment.

**PURPOSE:** To consider approval of the assessment and adoption of the assessment roll for 2020 Street Maintenance Service Program - Sealcoating Street and/or Alley

<b>ASSESSMENT CALCULATION</b>	Sealcoating - Alley (1)	20.00 feet	X	\$5.23 / foot	= \$104.60
	Sealcoating - Alley (1)	63.00 feet	X	\$5.23 / foot	= \$329.49
	Sealcoating - Carroll (1)	40.00 feet	X	\$6.63 / foot	= \$265.20

**ASSESSMENT AUTHORIZATION:** The City of Saint Paul is authorized by ordinance to assess property owners for unpaid street maintenance charges. Unpaid fees are collected by special assessment under the authority of Minn. Stat. Chap. 429.101 and the Saint Paul City Charter by the procedure outlined in Minn. Stat. Chap. 429.

**ASSESSMENT INFORMATION:** The proposed assessment for the above property is \$699.29. The proposed assessment may be less than the assessment calculation if you made any payments before receiving this notice. If the City Council approves the assessment you will have 30 days from the date listed above to pay without interest. Any unpaid balance will be collected with your property taxes over 8 year(s) at 1.75% interest, plus an annual \$1.30 flat fee per city ordinance to cover administrative costs related to the assessment. The assessment roll for this project is available for review in the Real Estate Office, 700 City Hall, 15 W Kellogg Blvd.

**THIS IS NOT A BILL** - An invoice for this fee was previously mailed to you. Since the fee was not paid by the due date, it is now being processed as an assessment on your property. If you have misplaced your invoice and would like to pay during the 30-day period referenced above, please call 651-266-8858 for another invoice or simply mail payment to the address on the back and be sure to include your name and property address.

**QUESTIONS:** If you have questions about your assessment prior to the public hearing, call 651-266-8858.