



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final

### Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
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*651-266-8585*

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Thursday, November 13, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

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#### 9:00 a.m. Hearings

##### Special Tax Assessments

- 1     **RLH TA 25-427**     Ratifying the Appealed Special Tax Assessment for property at 263 COLBORNE STREET. (File No. CG25Q2B2, Assessment No. 250119)

Sponsors:     Noecker

*Delete the assessment.*

*Staff report by Jillian Barden: the property owner submitted an Unoccupied Dwelling Registration Form (UDRF) hold to Waste Management in February 2025 but Waste Management didn't report that hold correctly to us, so it was not processed correctly and not found when a UDRF search was done. Staff recommends removing the assessment.*

*Moermond: poor communication with Waste Management during transfer of information. Recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

- 2     **RLH TA 25-445**     Ratifying the Appealed Special Tax Assessment for property at 629 HALL AVENUE. (File No. YW25Q2B1, Assessment No. 250500)

Sponsors:     Noecker

*Delete the assessment.*

*Staff report by Jillian Barden: property owner was billed for yard waste but did not have a cart. Staff recommends removing the assessment as service was never provided.*

*Moermond: if you were signed up for yard waste in 2024 you were automatically reenrolled in 2025 but it wasn't transferred through correctly due to the transfer of haulers. Recommend deleting assessment.*

**Referred to the City Council due back on 12/17/2025**

- 3     **RLH TA 25-446**     Ratifying the Appealed Special Tax Assessment for property at 629 HALL AVENUE. (File No. CG25Q2B1, Assessment No. 250118)

**Sponsors:** Noecker

*Delete the assessment.*

*Staff report by Jillian Barden: property owner didn't have a cart until August 2025 so they didn't utilize the service during quarter 2 of 2025. Staff recommends removing the Quarter 2, 2025.*

*Moermond: no cart, no bill. Recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

- 4 RLH TA 25-443** Ratifying the Appealed Special Tax Assessment for property at 2030 PINEHURST AVENUE. (File No. CG25Q2B2, Assessment No. 250119)

**Sponsors:** Jost

*Delete the assessment.*

*Staff report by Jillian Barden: property owner had Aspen cart for all of 2025 up until recently. It was not serviced by FCC Environmental during Quarter 2, 2025. They were out of town until recently and just learned of the program changes. They reached out to restart service after a vacation hold.*

*Moermond: another case of transition of records from old hauler to City, and they were misinformed they couldn't do a longer hold until they contacted City later.*

**Referred to the City Council due back on 12/17/2025**

- 5 RLH TA 25-447** Ratifying the Appealed Special Tax Assessment for property at 211 STEVENS STREET WEST. (File No. CG25Q2B1, Assessment No. 250118)

**Sponsors:** Noecker

*Delete the assessment.*

*Staff report by Jillian Barden: property owner purchased home in January 2025 and experienced flood shortly after closing and was unable to set up a hold due to misinformation from staff. Property is still completely vacant. Set up Unoccupied Dwelling Registration Form on both sides until repairs are completed. Staff recommends removing assessment.*

*Moermond: recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

### 10:00 a.m. Hearings

#### Special Tax Assessments

- 6 RLH TA 25-444** Ratifying the Appealed Special Tax Assessment for property at 1142 FARRINGTON STREET. (File No. CG25Q2B4, Assessment No. 250121)

Sponsors: Kim

Reduce assessment from \$357.75 to \$273.39.

*Staff report by Jillian Barden: purchased February 2025 and requested a cart swap in April however the billing was incorrect due to transfer of information and they should have only been charged for two 96 gallon carts for Quarter 2, 2025 if they didn't request a cart swap. The swap was processed and there was an error that caused it to undercharge the 25 gallon carts and leave the 96 gallon cart charges on the account. Staff recommends reducing the Quarter 2, 2025 bill from \$357.75 to \$273.39, which is 3 weeks of having two 96 gallon carts and 11 weeks of having three 35 gallon carts because it was a tri-plex.*

*Moermond: another case of the new system needing tweaks during transfer of information. Recommend reduction to \$273.39.*

**Referred to the City Council due back on 12/17/2025**

- 7      **RLH TA 25-449**      Ratifying the Appealed Special Tax Assessment for property at 11 COMO AVENUE, UNIT 1. (File No. CG25Q2B4, Assessment No. 250121)

Sponsors: Bowie

Reduce the assessment from \$275.06 to \$137.53.

*Staff report by Jillian Barden: property owner was billed for two 96 gallon carts at this property id but there was only one cart due to it being a legal duplex recently split into 3 condos. The condo conversion never happened and the property manager passed away. Owner is remodeling so it can be sold as a legal duplex and inquired how to merge property id's again. They were billed for 4 96 gallon carts but only 2 carts were on site. Staff recommends reducing the assessment to \$137.53.*

*Moermond: that makes sense, recommend the reduction from \$275.06 to \$137.53.*

**Referred to the City Council due back on 12/17/2025**

- 8      **RLH TA 25-450**      Ratifying the Appealed Special Tax Assessment for property at 11 COMO AVENUE, UNIT 3. (File No. CG25Q2B4, Assessment No. 250121)

Sponsors: Bowie

Delete the assessment.

*Staff report by Jillian Barden: recommend removing Quarter 2 assessment because 2 units are livable but one is complete uninhabitable and should have had a Unoccupied Dwelling Registration Form.*

*Moermond: intention was to make this a 3 unit building which was never completed, cart was assigned to the unit and shouldn't have been. Recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

**11:00 a.m. Hearings**

**Special Tax Assessments**

- 9 RLH TA 25-435** Ratifying the Appealed Special Tax Assessment for property at 545 COMO AVENUE. (File No. YW25Q2B1, Assessment No. 250500)
- Sponsors: Kim
- Delete the assessment.*
- Staff report by Jillian Barden: property owner was billed for yard waste without a cart. Staff recommends removing the assessment.*
- Moermond: another assumption that yard waste would transfer from 2024 to 2025 but that didn't work out because they didn't have a cart from 2024. Recommend deletion.*
- Referred to the City Council due back on 12/17/2025**
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- 10 RLH TA 25-426** Ratifying the Appealed Special Tax Assessment for property at 1544 EDGCUMBE ROAD. (File No. YW25Q2B1, Assessment No. 250500)
- Sponsors: Jost
- Delete the assessment.*
- Staff report by Jillian Barden: property owner was billed for yard waste without a cart. Staff recommends removing the assessment.*
- Moermond: another assumption that yard waste would transfer from 2024 to 2025 but that didn't work out because they didn't have a cart from 2024. Mix up of information. Recommend deletion.*
- Referred to the City Council due back on 12/17/2025**
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- 11 RLH TA 25-439** Ratifying the Appealed Special Tax Assessment for property at 667 FOURTH STREET EAST. (File No. CG25Q2B5, Assessment No. 250122)
- Sponsors: Johnson
- Delete the assessment.*
- Staff report by Jillian Barden: When property owner called in about the Quarter 1 assessment on 1517 Van Buren Avenue, PO requested Unoccupied Dwelling Registration Form on all four units on 667 4th Street East. The property owner was charged for garbage service for half of the quarter, but the service holds should have been backdated to April 1, 2025 due to the vacant building registration. Staff recommends removing assessment.*
- Moermond: recommend deletion.*
- Referred to the City Council due back on 12/17/2025**
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- 12 RLH TA 25-419** Ratifying the Appealed Special Tax Assessment for property at 1112 MARION STREET. (File No. YW25Q2B1, Assessment No. 250500)

**Sponsors:** Kim

*Delete the assessment.*

*Staff report by Jillian Barden: property owner was billed for yard waste without a cart. Staff recommends removing the assessment.*

*Moermond: another assumption that yard waste would transfer from 2024 to 2025 but that didn't work out because they didn't have a cart from 2024. Mix up of information. Recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

- 13 RLH TA 25-436** Ratifying the Appealed Special Tax Assessment for property at 815 MARSHALL AVENUE. (File No. CG25Q2B5, Assessment No. 250122)

**Sponsors:** Bowie

*Delete the assessment.*

*Staff report by Jillian Barden: Garbage account was cancelled in December 2024. Owner passed away in Sept 2024 and requested account cancellation a couple of months later. Republic confirmed the last time the property was invoiced was Quarter 4 2024; there was no Quarter 1 invoice. There is no cart at the property. Property owner currently also has a Quarter 3 bill for \$58.47. Placed Unoccupied Dwelling Registration on account effective October 1 of 2025. Staff recommends removing assessment.*

*Moermond: recommend deletion, they'd been deceased for about 6 months. They probably weren't throwing things away.*

**Referred to the City Council due back on 12/17/2025**

- 14 RLH TA 25-448** Ratifying the Appealed Special Tax Assessment for property at 645 SARATOGA STREET SOUTH. (File No. YW25Q2B1, Assessment No. 250500)

**Sponsors:** Jost

*Delete the assessment.*

*Staff report by Jillian Barden: property owner was billed for yard waste without a cart. Staff recommends removing the assessment.*

*Moermond: another assumption that yard waste would transfer from 2024 to 2025 but that didn't work out because they didn't have a cart from 2024. Mix up of information. Recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

- 15 RLH TA 25-440** Ratifying the Appealed Special Tax Assessment for property at 1387 THOMAS AVENUE. (File No. CG25Q2B5, Assessment No. 250122)

**Sponsors:** Coleman

*Delete the assessment.*

*Staff report by Jillian Barden: property owner purchased in February 2025 and was unable to place a hold with previous hauler. When the property owner called in about the Quarter 1 assessment on 1517 Van Buren Avenue, the property owner requested an Unoccupied Dwelling Registration Form on 1387 Thomas Avenue. The property owner was charged for garbage service for entire quarter and service hold was not applied, but the service hold should have been backdated to April 1 instead of May 15 when it was entered. Staff recommends removing assessment*

*Moermond: bad transfer of information, recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

- 16**     **RLH TA 25-438**     Ratifying the Appealed Special Tax Assessment for property at 1912 UPPER AFTON ROAD. (File No. YW25Q2B1, Assessment No. 250500)

**Sponsors:**     Johnson

*Delete the assessment.*

*Staff report by Jillian Barden: the property owner did not utilize Yard Waste Service in 2025. The property owner was billed for a yard waste subscription but did not utilize the service. FCC Environmental confirmed they did not collect any yard waste from this property. Staff recommends removing assessment.*

*Moermond: recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

- 17**     [SR 25-246](#)     Review Request of Ronald Danatus to Ratifying the Appealed Special Tax Assessment for property at 1517 VAN BUREN AVENUE adopted by Council on August 13, 2025 under RLH AR 25-62. (File No. CG2503A2, Assessment No. 250117)

**Sponsors:**     Coleman

*Approve the assessment.*

*Staff Report by Jillian Barden: the property owner requested an Unoccupied Dwelling Registration Form hold in December 2024, which was sent to Aspen. Aspen confirmed they received the hold on December 3, 2024. The property owner purchased the home in October 2024 and requested service hold, starting in December 2024. The property owner received the Quarter 1, 2025 delinquent notice in May 2025 and called to originally to dispute the charges and requested removal. The property owner also asked multiple questions about multiple other properties, and the Quarter 1 assessment removal was not investigated further. The property owner called in again in October 2025 to inquire about Quarter 2, 2025 charges on other properties and asked about the Quarter 1, 2025 charge and its status. Staff then investigated issue and it was determined the Quarter 1 charges are from November 2025, which was rolled over onto the Quarter 1 billing cycle due to how the haulers did the billing. Staff does not recommend removing the assessment.*

*Moermond: there was no way for the hauler to know ahead of time there would be a November expense, and that's a situation where it is properly billed on the next quarter and is the only thing that shows. Normally we wouldn't accept an assessment from a*

*previous quarter expect in a case like this where it couldn't have been known earlier.  
Recommend approving the assessment.*

**Received and Filed**

- 18 RLH TA 25-418** Ratifying the Appealed Special Tax Assessment for property at 1139 WHITE BEAR AVENUE NORTH. (File No. YW25Q2B1, Assessment No. 250500)

**Sponsors:** Yang

*Delete the assessment.*

*Staff report by Jillian Barden: the property owner did not utilize Yard Waste Service in 2025. The property owner called on August 8 and reported he did not have a Yard Waste cart delivered to his home and requested we remove the charges. The request to adjust the charge was not added to the Quarter 2 2025 Adjustment Spreadsheet, so the charge was never removed. Staff recommends removing assessment.*

*Moermond: 2024 to 2025 transition issue, therefore recommend deletion.*

**Referred to the City Council due back on 12/17/2025**

**Special Tax Assessments-ROLLS**

- 19 RLH AR 25-99** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during April to June 2025. (File No. CG25Q2B1, Assessment No. 250118)

**Sponsors:** Noecker

**Referred to the City Council due back on 12/17/2025**

- 20 RLH AR 25-100** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during April to June 2025. (File No. CG25Q2B2, Assessment No. 250119)

**Sponsors:** Noecker

**Referred to the City Council due back on 12/17/2025**

- 21 RLH AR 25-101** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during April to June 2025. (File No. CG25Q2B3, Assessment No. 250120)

**Sponsors:** Noecker

**Referred to the City Council due back on 12/17/2025**

- 22 RLH AR 25-102** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during April to June 2025. (File No. CG25Q2B4, Assessment No. 250121)

Sponsors: Noecker

Referred to the City Council due back on 12/17/2025

**23 RLH AR  
25-103**

Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during April to June 2025. (File No. CG25Q2B5, Assessment No. 250122)

Sponsors: Noecker

Referred to the City Council due back on 12/17/2025

**24 RLH AR  
25-104**

Ratifying the assessment for the City's cost of providing Collection of Delinquent Yard Waste Bills for services during April to June 2025. (File No. YW25Q2B1, Assessment No. 250500)

Sponsors: Noecker

Referred to the City Council due back on 12/17/2025