



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Thursday, July 10, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Special Tax Assessments

1 **RLH TA 25-288** Ratifying theAppealed Special Tax Assessment for property at 291 BATES AVENUE. (File No. CG2502A2-3, Assessment No. 250125)

Sponsors: Johnson

Reduce assessment from \$181.64 to \$125.

Sheilanda Bain, owner, appeared via phone

[Moermond gives background of appeals process]

Moermond: we have two assessments, Quarter 4 2024 and Quarter 1 2025

Staff report by Jillian Barden: property owner purchased home October 1, 2024 and was unaware that garbage was automatically billed to the property. The property currently has a Quarter 3, 2024 assessment, which the property owner will dispute with the title company. The property owner is disputing the Quarter 4, 2024 charge of \$181.64 and the Quarter 1, 2025 charge of \$185.40. The property currently has two 35-gallon carts. There is currently a hold for each unit at the property, starting on May 21. The Quarter 4, 2024 and Quarter 1, 2025 notice of non-payment were addressed to the previous owner or current resident

Bain: I purchased the start of October. It is a duplex I purchased with a plan of renting out but wasn't able to do that quickly due to issues with furnace and HVAC. I haven't been in the home nor had a renter. I wasn't aware these services came with the home, I thought I had to sign up. I never utilized the services, I had no reason too. I'm just moving in and just restarted services in July and hoping to get a renter in by August. I paid \$15,000 to fix the HVAC system and now the historical society is involved and holding up things. It's just been a lot of hurdles. I haven't had any reason to utilize the services. I guess I just don't want to pay for something I wasn't using. One less cost while I'm going through all this other stuff.

Moermond: were you represented by a realtor in the transaction?

Bain: I had my own realtor.

Moermond: I gather the title company, seller, realtor, none explained the garbage

hauling system and the tax implications?

Bain: no.

Moermond: that's unfortunate. It looks like this was a Category 2 Vacant Building but you would have been able to occupy August 12, 2024 but for the HVAC issues. So out of the Vacant Building program before you purchased. The thing is, it isn't a choice of whether or not any residential housing is in the garbage collection program. It is everyone. When I look at this the main thing I focus on is the notices went to the previous owner during your period of ownership. The responsibility of the program should have been explained to you. You did get mail addressed to occupant as well. Will you be living there?

Bain: I will be, yes.

Moermond: I can't get rid of the whole bill, but I'd like to eliminate the late fees because I can see how there'd be some confusion on how things work and things being addressed to previous owner. I'll treat it as if the bill was paid on time. In reviewing prior to the hearing, it looked like the charges were too high. So adjusted downward to \$143.70 and \$134 so down again removing the late fees \$125 and \$126, rounded. It isn't everything you were looking for but it is something. That will be my recommendation to Council and as I stated you are more than welcome to testify further.

Referred to the City Council due back on 7/23/2025

2 **RLH TA 25-315** Ratifying theAppealed Special Tax Assessment for property at 291 BATES AVENUE. (File No. CG2503A2, Assessment No. 250117)

Sponsors: Johnson

Reduce assessment from \$188.40 to \$126.

Sheilanda Bain, owner, appeared via phone

[Moermond gives background of appeals process]

Moermond: we have two assessments, Quarter 4 2024 and Quarter 1 2025

Staff report by Jillian Barden: property owner purchased home October 1, 2024 and was unaware that garbage was automatically billed to the property. The property currently has a Quarter 3, 2024 assessment, which the property owner will dispute with the title company. The property owner is disputing the Quarter 4, 2024 charge of \$181.64 and the Quarter 1, 2025 charge of \$185.40. The property currently has two 35-gallon carts. There is currently a hold for each unit at the property, starting on May 21. The Quarter 4, 2024 and Quarter 1, 2025 notice of non-payment were addressed to the previous owner or current resident

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Moermond: were you represented by a realtor in the transaction?

Bain: I had my own realtor.

Moermond: I gather the title company, seller, realtor, none explained the garbage hauling system and the tax implications?

Bain: no.

Moermond: that's unfortunate. It looks like this was a Category 2 Vacant Building but you would have been able to occupy August 12, 2024 but for the HVAC issues. So out of the Vacant Building program before you purchased. The thing is, it isn't a choice of whether or not any residential housing is in the garbage collection program. It is everyone. When I look at this the main thing I focus on is the notices went to the previous owner during your period of ownership. The responsibility of the program should have been explained to you. You did get mail addressed to occupant as well. Will you be living there?

Bain: I will be, yes.

Moermond: I can't get rid of the whole bill, but I'd like to eliminate the late fees because I can see how there'd be some confusion on how things work and things being addressed to previous owner. I'll treat it as if the bill was paid on time. In reviewing prior to the hearing, it looked like the charges were too high. So adjusted downward to \$143.70 and \$134 so down again removing the late fees \$125 and \$126, rounded. It isn't everything you were looking for but it is something. That will be my recommendation to Council and as I stated you are more than welcome to testify further.

Referred to the City Council due back on 8/13/2025

3 RLH TA 25-273 Ratifying the Appealed Special Tax Assessment for property at 1076 CUMBERLAND STREET (File No. CG2503A1, Assessment No. 250116)

Sponsors: Kim

Approve the assessment (noting it has already been paid).

No one appeared

Staff report by Jillian Barden: they paid the amount on May 15th.

Moermond: so they agreed with the assessment noting it has already been paid.

Referred to the City Council due back on 8/13/2025

4 RLH TA 25-309 Ratifying the Appealed Special Tax Assessment for property at 2261 SARGENT AVENUE. (File No. CG2503A1, Assessment No. 250116)

Sponsors: Privratsky

Delete the assessment.

No one appeared

Staff report by Jillian Barden: there was a billing error where the property owner was billed for 2 carts after requesting a cart switch. Property owner called customer service and was told there would be a \$227.08 credit on account. Months later the property owner received an invoice from Republic that they had an unpaid balance for the amount credit back: \$227.08

Moermond: so Republic is footing the bill due to administrative mistake. Recommend deletion of the assessment.

Referred to the City Council due back on 8/13/2025

10:00 a.m. Hearings

Special Tax Assessments

5 **RLH TA 25-286** Ratifying theAppealed Special Tax Assessment for property at 1753 AMES PLACE. (File No. CG2503A2, Assessment No. 250117)

Sponsors: Yang

Reduce assessment from \$286.17 to \$134.31.

No one appeared

Staff report by Jillian Barden: Waste Management sent the property owner an invoice in January and they attempted payment but it was never processed. Waste Management sent a Quarter 1 invoice for \$286.17 because they added Quarter 4 to the Quarter 1 invoice, so staff recommends reducing assessment \$134.31, which is the rate of the 96 gallon cart at the property in Quarter 4, 2024.

Moermond: that's because the contract forbids sending forward an old bill to a future bill. Should have been sent to assessment.

Barden: exactly.

Moermond: so recommend that reduction to \$134.31.

Referred to the City Council due back on 8/13/2025

6 **RLH TA 25-287** Ratifying theAppealed Special Tax Assessment for property at 1822 CHELTON AVENUE. (File No. CG2502A2-1, Assessment No. 250123)

Sponsors: Privratsky

Approve the assessment.

No one appeared

Moermond: this one was kind of messy and confusing behind the scenes. Title company was involved. Funds escrowed. What's the update?

Staff report by Jillian Barden: I talked to title company who said they will be paying the full assessed amount.

Moermond: recommend approval of assessment.

Referred to the City Council due back on 7/23/2025

Special Tax Assessments-ROLLS

7 **RLH AR 25-61** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during January to March 2025. (File No.CG2503A1, Assessment No.250116)

Sponsors: Noecker

Referred to the City Council due back on 8/13/2025

8 **RLH AR 25-62** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during January to March 2025. (File No.CG2503A2, Assessment No.250117)

Sponsors: Noecker

Referred to the City Council due back on 8/13/2025