



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Staff Report

File Number: ALH 11-315

Introduced: 2/23/2011

Version: 1

Current Status: Filed

Matter Type: Appeal-Legislative
Hearing

Appeal of Special Tax Assessment for 895 FREMONT AVENUE for Project #: J1104E,
Assessment #: 118020 in Ward 7

Legislative Hearing Officer Recommendation

Approve the assessment.

Tax Assessment Worksheet

Cost: \$75.00

Service Charge: \$20.00

Total Assessment: \$95.00

Gold Card Returned by: Seukong Yang

Type of Order/Fee: Excessive consumption-multiple

Nuisance: Garbage

Date of Orders: 10.7.10 Previous orders 5.20.10, 6.11.10 9.7.10 -50.00ECM

Compliance Date: 10.11.10

Re-Check Date: 10.27.10

Date Work Done: N/a

Invoice #: 865195

Returned Mail?: No

Comments: 15 weeks of city provided weekly refuse removal from 6.11.10-9.15.10.

History of Orders on Property: Two work orders done by Parks 5.27.10 & 7.14.10

Legislative Hearing Notes 3/1/11

Approve the assessment.

Seukonh Yang, appeared.

Inspector Essling reported that the assessment for 895 Fremont Avenue is for an Excessive Consumption fee. Orders were mailed October 7, 2010 with a compliance date of October 11, 2010. It was re-inspected on October 27, 2010 and found to be in non-compliance. A \$75 Excessive Consumption fee was assessed plus a \$20 service charge for a total of \$95. There was a \$50 Excessive Consumption fee previously at this address. He entered a photo. There were four (4) previous Summary Abatements issued in 2010: May 20, June 11, September 7 and October 7.

Mr. Yang explained that he took over ownership of this property on November 22, 2010 from Title Smart Inc. All this is new to him. Mr. Essling added that on October 7, 2010, there were two (2) Summary Abatements issued: 1) one for a hauler; and 2) the other for a clean-up. There have been multiple Orders within a twelve (12) month time period.

Ms. Moermond stated that all these Orders occurred under the previous owner. She asked staff whether the previous owner was Noticed to take care of these things. If the previous owner did get the Notices and it was during their ownership period, it stays with the property and Mr. Yang needs to talk with them. If the previous owner didn't get Noticed, then, it could probably be deleted. Whoever owns the property is ultimately responsible for paying. If there are any assessments on property, they should be divulged during closing. Mr. Essling responded that Notifications from May 20, 2010 through October 7, 2010, were sent to Jesse Uncles Bay on Nebraska Avenue, Saint Paul (previous owner). Mr. Yang replied that his realtor told him that there were no assessments on this property. Ms. Moermond said that proper Notice was provided to the owner on record at the time the work was done. Unfortunately, Mr. Yang is left holding the bag. Ms. Moermond suggested that Mr. Yang talk with his realtor, the previous owner and the title company.

Ms. Moermond will recommend approval of the assessment.