

St Paul City Council Meeting

Re: Ratification of Assessment meeting July 22, 2020

My info:

Property address: 19 Oakley Ave., St. Paul, MN 55104

Property ID: 33-29-23-24-0041

Thomas Tulien

2545 Pillsbury Ave.

Minneapolis, MN 55404

612-220-3494

afsdialog@aol.com

To Whom It Concerns:

I have owned and personally managed the property in question at 19 Oakley Ave. since August 1981. The building comprises four 300 SF apartments on one floor that consist of three rooms including a kitchen and full bathroom in each unit suitable for a single tenant. Generally, my tenants are students finishing school often transitioning from a childhood home to begin independent lives.

The rents are truly affordable at less than \$700.00 per month which includes all utilities and WIFI. I require a 6-month lease followed by month to month often without a deposit. Most tenants stay in the studios for a couple years, some longer, before moving on. I have one male tenant who has been here for more than 20 years who maintains another place in Iowa where he works for a portion of the year. I rarely have a vacancy and at times when I list a studio on Craigslist, I often receive over 100 inquiries in a few days. The last time I listed a studio I had to remove the listing after two hours in order to limit the responses.

I provide safe and affordable housing to your children when they are transitioning to their independent lives.

For the past forty years I have paid a local hauler \$30.00 per month (less than \$400. per year) to remove the garbage. I have never required more than one trash can to service the building. Due to the demographics of the tenants there is very little trash generated. Some weeks there is none.

My current bill under the new city trash program is \$449.27 every three months (\$1797.08 per year for *four trash cans*). This amounts to an increase cost of 450%, which is ridiculous. As a result of the inequities of the city's trash program *I am paying for services I don't need, as well as, over-paying Advance Disposal in Illinois [recently acquired by Waste Management, Inc. in Houston, TX] for services they are not providing.*

In negotiating the city's trash management contracts with the haulers some provision for addressing the unique concerns of St. Paul residents, and, in particular, the concerns of small multifamily residences providing much-needed, affordable housing should have been incorporated. For example, there should have been a provision to address any resulting inequities in a case by case manner. In this respect the city as a broker failed their obligation to the residents of St. Paul.

Sincerely,

Tom Tulien

A handwritten signature in black ink, appearing to read 'Tom Tulien', with a long horizontal stroke extending to the right.



Saint Paul City Council Public Hearing Notice Ratification of Assessment

OWNER OR TAXPAYER

Thomas Tullen
2545 Pillsbury Ave S
Mpls MN 55404-4202

FILE # **CG2001E1**

ASSESSMENT #**200116**

PROPERTY ADDRESS
19 OAKLEY AVE

PROPERTY ID NUMBER
33-29-23-24-0041

ASSESSMENT Collection of delinquent Garbage Bill for services provided October through December, 2019. The proposed assessment for the above property is **\$449.27**.

The City previously mailed to you a final invoice for this service. Since the invoice was not paid by the due date, it is now being processed as an assessment on your property.

CITY COUNCIL PUBLIC HEARING **PURPOSE:** To consider ratification of the assessment for delinquent Garbage Bill for services provided October through December, 2019.

TIME: Wednesday, July 22, 2020 at 3:30 PM

PLACE: Electronic Meeting, see enclosed information.

Written or oral statements by any owner, along with any recommendations of the hearing officer, will be considered at this hearing. The City Council may decide to adopt the proposed assessment.

PAYMENT OPTIONS Per city ordinance you may prepay all or part of your delinquent Garbage Bill before it is approved as an assessment. Options to prepay:

1. Pay online at www.stpaul.gov/assessments.
2. Mail payment to the address on the reverse side and include your name and property address.

If the assessment is approved, you will have until November 15, 2020 to pay before the City sends it to Ramsey County for collection with your 2021 property taxes. No interest is applied to this charge, but a \$2.50 flat fee will be added per city ordinance to cover administrative costs.