



Minutes - Final

Legislative Hearings

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Thursday, April 6, 2023

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 23-125**      Ratifying the Appealed Special Tax Assessment for property at 920 LAWSON AVENUE EAST. (File No. CG2301A1, Assessment No. 230105)

Sponsors:      Yang

*Reduce assessment from \$80.31 to \$69.81.*

*No one appeared*

*Staff report by Clare Pillsbury: property owner stated they paid their Quarter 4 2022 invoice October 19, 2022. Hauler records show the payment was made on October 19; however it was applied to an old account with Waste Management. When this was found, a credit was applied to the new account. Staff recommend removing the late fees bringing the assessment down to the original invoiced amount of \$69.81.*

*Moermond: and we had done follow up and found the quarter 1 payment for this property didn't get sent to assessment, so whatever was happening has been squared away.*

*Pillsbury: exactly.*

**Referred to the City Council due back on 5/24/2023**

- 2      **RLH TA 23-129**      Ratifying the Appealed Special Tax Assessment for property at 2000 MONTANA AVENUE EAST. (File No. CG2301A1, Assessment No. 230105)

Sponsors:      Yang

*Delete the assessment.*

*No one appeared*

*Staff report by Clare Pillsbury: the property owner passed away October 30, 2022. Staff recommends removal of the assessment as a courtesy.*

*Moermond: there was a conversation with the daughter representing the estate?*

*Pillsbury: yes.*

*Moermond: recommend the deletion.*

**Referred to the City Council due back on 5/24/2023**

- 3**      [RLH TA 23-124](#)      Ratifying the Appealed Special Tax Assessment for property at 884 MOUND STREET. (File No. CG2301A1, Assessment No. 230105)

**Sponsors:**      Prince

*Layover to LH April 18, 2023 at 3 pm (unable to reach PO).*

*Voicemail left at 9:09 AM: good morning Mr. Hall, this is Marcia Moermond from St. Paul City Council calling you about your appealed tax assessment for garbage hauling at 884 mound street. We'll try you back in a little while.*

*Voicemail left at 9:24 am: this is Marcia Moermond from St. Paul City Council calling you about your appealed special assessment for garbage hauling services at 884 Mound. As we have been unable to reach you, I will continue your Legislative Hearing to Tuesday, April 18, 2023 at 3 pm.*

**Laid Over to the Legislative Hearings due back on 4/18/2023**

- 4**      **RLH TA 23-126**      Ratifying the Appealed Special Tax Assessment for property at 2208 PRINCETON AVENUE. (File No. CG2301A1; Assessment No. 230105)

**Sponsors:**      Jalali

*Reduce assessment from \$68.21 to \$19.77.*

*No one appeared*

*Staff report by Clare Pillsbury: Property Owner filed a temporary service hold October 27, 2022, so she does not want to pay for the 2 months that she was not receiving service. Hauler records show that they the property owner did contact them regarding a vacation hold on October 27, 2022 and that it was applied to the account from November 1, 2022 through May 1, 2023. They requested that the assessment be reduced to \$22.71 to reflect both the base level of service of \$19.77 provided from October 1 through November 2022 and late fees of \$2.94 for this service period. Therefore, staff recommends reducing the assessment to \$19.77 and not including the late fees since the assessed amount was incorrect.*

*Moermond: in the normal course of events when this form is filed any credit would be handled the next quarter, but in this situation the service hold carries through the entire first quarter so they're handling it in the fourth quarter.*

*Pillsbury: yes.*

*Moermond: recommend the reduction from \$68.21 to \$19.77.*

**Referred to the City Council due back on 5/24/2023**

- 5**      **RLH TA 23-141**      Ratifying the Appealed Special Tax Assessment for property at 127

SIDNEY STREET EAST. (File No. CG2301A1, Assessment No. 230105)

Sponsors: Noecker

*Delete the assessment.*

*No one appeared*

*Staff report by Clare Pillsbury: the property owner passed away on March 7, 2023. As a courtesy staff recommends removing the assessment.*

*Moermond: in this case you had a conversation with the daughter who is representing the estate. I'll recommend removal of the assessment.*

**Referred to the City Council due back on 5/24/2023**

## 10:00 a.m. Hearings

### Emergency Orders To Vacate - Code Enforcement

- 6 **RLH VO 23-15** Appeal of Herbert Darnell Steele to an Emergency Condemnation and Order to Vacate at 1319-1321 DAYTON AVENUE.

Sponsors: Balenger

*Deny the appeal.*

*Herbert Darnell Steele, occupant of upper unit, appeared  
Nicole Paradise, Ramsey County House Calls, appeared*

*Moermond: what is your relationship to the property? I know you are in an ownership position but the ownership situation is complicated with this property. I wanted to learn more so I knew how that affected the problem solving around this. Lots of paperwork on this, what is going on?*

*Steele: the property itself belongs to my grandmother.*

*Moermond: is she still around?*

*Steele: no, she passed last year. Carolyn Carter. Ms. Neil is my grandmother's sister. Jesse Carter is my grandmother's husband.*

*Moermond: Carolyn Carter is in an ownership position. Husband is Jesse. You are grandson.*

*Steele: when Jesse passed there was this big 'hoorah' about the property. My grandmother had health issues and things happened. He had cancer and was trying to take care of her at the same time. He passed and my mother had to put her in a nursing home, but once he passed Mrs. Neill and her children were scrambling to find the deed to the house. The deed actually says Carolyn and Jesse carter, as well as his mother. She lived in the space before she passed. Jesse passed and they're looking for the deed. They held my grandmother hostage. My uncle and my mother were trying to get my grandmother---that's when Lutheran Social Services got involved to help mediate. I didn't have anything to do with this. My mother and uncle were the main ones trying. I walked into the situation kind of innocent. I never had an*

*issue with Mrs. Neil, she was my great aunt. There was a court situation between all of them and it got nasty so my mother had to put my grandmother into the nursing home. I'm freshly off a divorce and so I said I would go and help. Her bills were starting to rack up, my mom or uncle never shared any information on what happened. Later on they told me and it was pretty bad.*

*Moermond: is your mom still around?*

*Steele: yes.*

*Moermond: and your great aunt?*

*Steele: yes. But my mother also has health issues. When it came down my mother would pay half the taxes and his sister moved into the mother's unit in the bottom, and he paid her half. Did it for years. The house is complete paid off and that's how they did it. When he passed and they are looking for the deed and it says Carolyn and Jesse I said no, it belongs to me. Caroline was supposed to stay here with us. Things started to unfold. They tried to sue my grandmother, mind you she is in a nursing home—*

*Moermond: how long ago was this?*

*Steele: 2013 I believe.*

*Moermond: I'm going to guess that the title still isn't cleared. This hasn't gone through court to have the ownership assigned to people who are alive and heirs to the relevant estates.*

*Steele: there was an agreement between Lutheran Social services, me and Mrs. Neil as interested parties. She tried to sue my grandmother and my mother, Jackie Steele, asked what we should do. One of our other relatives talked to my mom and said that was Carolyn's friend, SIL, it would be wrong for you to kick her out. The judge asked my mom what she would prefer. Mom said she could live there. She was older. Then moving forward and having issues with the property taxes. Lutheran Social Services is paying my grandmother's portion of the property taxes. However, Mrs. Neil isn't paying her half. Lutheran Social Services started paying her portion again.*

*Moermond: when I looked at the taxes yesterday, they were caught up.*

*Steele: yes, because of me.*

*Moermond: and it was relatively high for a property with the kind of code violations I see here. Who exactly lives in the upper unit—*

*Steele: I live there. After Covid things shut down and tried to maintain everything for her. Then fighting with the people downstairs.*

*Moermond: who is downstairs?*

*Steele: Mrs. Neil.*

*Moermond: anyone else?*

*Steele: I have no idea.*

*Moermond: this is an emergency order meaning it goes into effect right away. So, we scheduled this right away.*

*[Moermond gives background of appeals process]*

*Moermond: I also need to put a temporary decision on the record before it goes to Council. The next Council Public Hearing is April 12 but that agenda is already set. So the next agenda available is April 19. That's the plan now.*

*Staff report by Inspector Sean Westenhofer: we received a complaint April 3 for the upper unit leaking into the lower unit, mold issues, electrical issues in bathroom. Floor joists were degraded from the leak. That's what the complaint was. I was told to go out ASAP and we needed to get in to see the leak. I was also told to bring another inspector with so we had two people looking at it, not just me. We did that Tuesday morning. I brought Inspector Andrew McCullough with. When we arrived, I had already had previous dealing. We send Excessive Consumptions every summer for soffits, fascia and eaves were in disrepair. That started in 2019 and has continued since. It is still that way today. This complaint we knocked on doors and rang bells and Corrine came and answered the door, tenant in 1319. She let us in and upon opening the door there was a smell from lack of sanitation. We walked around the maze into the house to get to the bedroom*

*Moermond: because of the house's structure?*

*Westenhofer: it is how the house was built. Upon entry we noticed the carpet was wet and could hear it squishing. We saw water gushing down the ceiling, and it wouldn't stop. Continuously kept going. We looked in the south bedroom and noticed it was coming through the wall. The sheetrock and wood had already fell apart and the top of the ceiling inside that bedroom door, which butts up against the bathroom with the leak. The toilet in the bathroom got moved, or came undone, it isn't even attached to the floor. It doesn't work, its been used and never flushed. It isn't properly connected and working, period. With that going on the kitchen is near the end of the unit, north facing, University. The kitchen walls, cabinets, walls, hadn't been cleaned. The stove was orange from the grease. Pots and pans with stuff, you can see in the photos. Trash piled up inside to the unit.*

*Moermond: back to the grease---you were a fire inspector, was it at a place you would say it was a fire hazard?*

*Westenhofer: the whole stove was a hazard because of how much grease was on or around it. It was pulled away from the cabinet at the wall, I don't know why, but that was covered in grease.*

*Moermond: gas or electric?*

*Westenhofer: gas from what I could tell. The sink was full of dishes with standing water from days. Lots of flies. Lack of sanitation in the unit. Sticky all over. Carpet hasn't been cleaned. When you walk out the back door there is trash that hasn't been taken out, its blocking the door to the basement. Chipping and peeling paint. You go down into the basement and under that bathroom and there is water just pouring down the ceiling and hitting the electricity. Missing plates on junction boxes. Only a matter of time until there are sparks. Standing water in the basement. There are things stored in the west side of the basement, it is all getting wet.*

*Moermond: how deep?*

*Westenhofer: inch and a half, but it is only going to continue getting higher if the leak continues. There was a water heater put in without a permit. The old one is laying between the new one and the furnace. There is what appears to be asbestos piping and the water is hitting that and loosening it. The outside is the same issues, roof, soffits and fascia on both house and garage. When we first found the water leak we said we were condemning the unit immediately. At that time we didn't know there was only one water source for both units. That wasn't found out until after.*

*Moermond: I'm assuming that most buildings with boilers they just have one?*

*Westenhofer: yes.*

*Moermond: and the electric? Did you observe one or two?*

*Westenhofer: there are two. If the house changes it would be required to upgrade the system. Underneath the lower unit I don't know where all that piping goes. The water is coming down the electrical lines in the ceiling. We were worried while we were there it was going to touch the electrical, but if the water wasn't turned off it would only be a matter of time until you had sparks and a fire. We did speak to Mr. Steele. We did ask to see his unit, he understandably asked why. He finally let us. We checked the bathroom for leaks and didn't see anything. Everything is down below his unit. We weren't sure at that point if it was a cracked main supply pipe. It wouldn't have been the waste one. It had to have been the supply line for both units. He does have ceiling issues he has covered by black plastic bags. So, there are leaking ceiling issues.*

*Moermond: the ceiling did look rough in the Ramsey County 2019 photo. Sounds that times out with your roof and soffit orders?*

*Westenhofer: yes, that started June 24, 2019 from Lisa Martin and have continued since. The last inspection for just that was November 2022 before the real heavy snow this winter.*

*Moermond: you didn't see the source of the leak but did observe the water running and it definitely wasn't waste, it was clean.*

*Westenhofer: yes, you can see the water coming down in her unit. I didn't take a video. We couldn't go in by the toilet because we didn't want to get wet.*

*Moermond: the flowing fresh water spread the contaminated water?*

*Westenhofer: yes. Part of the ceiling already came down and you can see discoloration already. It appeared to be mold already airborne in that unit.*

*Moermond: and the smell was human waste? Mold too?*

*Westenhofer: it was just the smell of everything. Grease. Uncleanliness. Fecal matter. Bacteria. You name it. It is all circulating. When you open a door or window it just hits you right away.*

*Moermond: I know there is a record of water usage at the property from the Water Utility. They are sharing February or so was the last reading and it was consistent with what historic usage was. This happened sometime closer to that February reading more than likely. The principle violations that led to this condemnation are: 1) the water leakage 2) the electrical fixtures, 3) the apparent mold, 4) rotting wood. I'm wondering about 2 things not mentioned. The conditions you described are typically*

characterized as "gross unsanitary". Would that, if it was on its own, get this unit condemned.

Westenhofer: the water itself would. The smell and sanitation would be another automatic condemnation.

Moermond: that's not listed in the principle violations, but it is something that needs to be addressed before it can be reoccupied. That isn't even talking about the requirements if it were to go to the next state, Vacant Buildings. The other thing you didn't mention is if we have concerns with gas appliances the water affecting any pilot lights.

Westenhofer: the standing water is in the lower area of the basement. It would take more water for it to flood out the pilot lights down there. My understanding is the water is off now, so that won't happen. If this were to continue we'd see that happening. I didn't see a floor drain on that side of the basement.

Moermond: Mr. Steele, you have your hands full. What are you looking for here?

Steele: since I have been here I have done everything in my ability to keep things running. It has always been a fight. I'm going to be candid and say I feel like I'm basically the proxy for Mrs. Neill's hurt and pain. I'm supposed to work 16 hours at work and then fix everything too.

Moermond: you both have ownership interest but her expectation is you are doing the physical maintenance.

Steele: right, I'm supposed to fix everything. At one point the outdoor stairs were crumbling. I had someone fix it. I'm doing everything. Fix this. Keep my mom safe. Have a relationship with my son. Everything is a problem. There's a water leak, I did what I needed to do. They said it was a leaky toilet. I spent \$700 for Rotor Rooter to come out and fix it.

Moermond: the downstairs toilet?

Steele: no, they said it was a leaky toilet upstairs.

Moermond: when did they start saying that?

Steele: I don't know. Then Sean explained it isn't a leaking toilet, it is the main source. I am looking for is ownership of the house. Then I can get it up to code. I've been nickel and diming it this whole time. I only have so much money and light in the day. I'm robbing Peter to pay Paul. My unit being condemned means my family is completely displaced. I've had issues with her just paying taxes on time. May 15 is coming up. \$4,300.

Moermond: the value of the property with Ramsey County seems to be really out of whack with condition of the house. I suggest you reach out to the assessor's office and have the building reassessed. That should decrease the tax bill considerably. You're in excess of \$400,000, so that being decreased would put more money in your pocket.

Steele: it is supposed to be 50/50 payment. These people attacked my mother and her PCA over trash. But I'm paying for trash. It comes every Sunday. Why is there trash? I don't understand. I do understand why you aren't paying the bill.

Moermond: tell me more about what you are looking for.

Steele: I just need time to bring everything up to code. At least in my unit. At this point that's life. Self preservation. I don't know what I'm going to have to do. I'm going to have to put my mother in a nursing home now. She is currently with her brother. I called and asked him for help. I know with the water off I have to figure it out.

Moermond: back to the taxes again. Who would be making the may payment?

Steele: we are supposed to split it.

Moermond: I was asking to try to assess if it means money that could be there in the short-term. I'm assuming with a 15-year-old and a divorce and a sick mother you have your hands full financially. There is a lot being put on you. I will be honest; this is really bad. In terms of getting out of it, I am thinking that there is a big legal component and a financial component. Clear title means it is possible to get assistance from places who do housing rehab. I kind of think it was originally a Planning and Economic Development person who was looking at a loan application or inquiry and I think Rondo Land Trust touched on this and it fell under their responsibility to report when they saw what the conditions were. I know a lot of times these rehab advisors will go out and won't call in anything. Kind of akin to how bad does it have to be before the St. Paul Fire Department forwards things. Bureaucratically, I don't know if Mr. Westenhofer has walked you through the path for this property without some type of intervention. In the normal course of events when we have a property condemned as unfit for human habitation and ordered vacated, the question becomes at what point does it get referred to the City's Vacant Building program. For this particular property it would have a requirement it get a Code Compliance Inspection report to find out what it needs to get in minimal Code Compliance. That needs to be addressed before the house can be reoccupied. I don't know how fast the legal stuff can move, and I am not a rehab advisor. That gives me a red flag.

The nature and scope of the violations I see building issues with walls, ceilings and floors being compromised on top of the ongoing ceiling issues. When plumbing and electrical are exposed the minimum becomes current. It will take time to address this. I would want to ask the building staff but I would ballpark this between \$50,000 and \$100,000. I am wondering how we figure out your housing situation while this is squared away. That is the most pressing issue now. You need someplace safe, clean, and affordable. The water cannot be turned on in a safe way for the whole building.

Ms. Paradise, I assume the House Calls Program have historically had a problem for short-term hotel vouchers, but that evaporated as a result of Covid. I heard you were working with Ms. Neil in the lower unit?

Paradise: originally yes she was referred. Regardless, I need to sit down and talk with Mr. Steele to see how we can assist. I don't know at this point. I don't think Ms. Neil is happy. I'm meeting with them tomorrow. She is at her daughter's now. Trying to find a decent apartment is priority at this point. I'm trying to find services for his mother. I don't know if anyone has looked into the Senior waiver program?

Steele: she already has one.

Moermond: so that's covered, good.

Paradise: is the waiver worker aware of what is happening?



Steele: no. I can put her into memory care now.

Moermond: you have so many things on your plate and I really want to do try to get people involved to get you back in this house safety and as soon as possible. That isn't saying tomorrow, or getting the water turned on, this is really hard. Do you work with HomeLine? Would they be of assistance? I'm not sure. Given Ms. Steele has the CADI waiver would the social worker be able to find housing---

Steele: at this point with her CADI waiver it is finding availability for a memory care. It is progressing. It is what it is.

Moermond: as we deal with this the last thing is that for you and your mother, the equity in the property is part of your wealth and when we put our money in our homes that is a huge savings account. If all else fails how do we pull this equity so that money is there in the hands of people who can reinvest it in that space, or another space. So that isn't lost in all this Code Enforcement activity. You can choose to not pay taxes for up to 3 years, there would be penalties and interest. You would have that ability to sign a confession of judgment, a payment program, so you can leverage that while you are doing other things. I'm not saying that is what you should do, but I wanted to mention it. Our office can assist in getting some places to look for resources.

I'm stuck with the fact this has all of the makings of one of the bad condemnations. This is definitely a situation where it isn't safe to live either the first or second level. That is so hard. Do you have someone who you can talk to about the legal aspects of the title work? Did Rondo Land Trust give you any thoughts?

Steele: I don't know anything about that.

Moermond: I'd like to get you connected with them, particularly one person. Her name is Michelle Vojacek. That won't help with your short-term housing issues though. I wish I had something. I feel your frustration, I do.

Westenhofer: the other issue is the basement, even if you want to go and fix it, he has no keys to get in.

Moermond: so, no legal access to address the problems facing the first and second floor units.

Westenhofer: he would have 30 days to get water restored and flip it from a 2 to a 1.

Moermond: that assumes the other concerns would go away with the water on. I don't know what his happening with the floors, ceilings, separation between the two spaces. Even if the water is back on, to what extent is that compromised? Can you talk to Ms. Neil about these things?

Steele: I'm not going to.

Moermond: do you think you could work with her through a third party like an attorney or mediation center?

Steele: no. I've done my part.

Moermond: Mr. Steele, I'm so sorry that you are going through this. If you are walking on this a lot of things I am saying won't be helpful. If you want to be in it, I'm more than willing to throw resources at it and connections from our end. You have had so

*much on your plate in the last week I don't know how you are keeping the balls in the air. You need time to digest this and deal with your short-term housing.*

*Steele: so that means I....alright. Then I leave today and basically....?*

*Moermond: you can be there between 8 am and 8 pm. You can't live there, prepare food. Sleep. You can remove your things, clean, repair areas you have access too.*

*Steele: there's nothing I can do at this point. I can fix everything in my section but that is the main source of water. Even if I fix it, that isn't guaranteeing me I can go back in by next weekend when it is my weekend with my son. Now I have to go tell my ex-wife and have this conversation with her.*

*Moermond: Ms. Paradise, does Ms. Neil have intentions to return to the property?*

*Steele: if she just signs it over to me I can take care of all of this.*

*Moermond: someone needs to have that conversation on your behalf with her.*

*Steele: this has gone on a long time. That is all I need. If she just said I'm 80 and I can't do this anymore and stop holding onto some of the sentimental value.*

*Paradise: I don't think she is in a place to have a rational conversation about this. I was in the home Monday or Tuesday for 15 minutes and my eyes were watering, I couldn't breathe. She still didn't want to leave. She isn't in any sort of reality about the house and personal belongings. She feels like her mother's soul is there.*

*Moermond: like a lot of people who live in hoarded or bad conditions, they don't see where their living as bad as what it truly is.*

*Steele: that's all I need. Then I can turn things around in 90 days.*

*Paradise: I can certainly offer that. I don't know how they will respond. I can discuss this hearing and have a real conversation. I think it would be the best for everyone if I can influence it in any way.*

*Steele: [explains the story of Solomon from the bible] She has said many times she is on a fixed income and can't fix it. I say I can. But she won't do it and her and her daughter are constantly fighting with me.*

*Moermond: coming back to the equity in the house being a savings account for those in an ownership position. If ultimately there can't be an arrangement to sign it over to you, if there can be one where title is cleared and property sold and everyone can pull money out. I know that means at least consulting with an attorney. Maybe that is the fallback position. I don't think the fallback position should be walking. This is a high stress situation and you have equity there. Given the location you might do ok. I know you want to stay living there but I want to encourage you to look at that because it is tragic when people lose the equity on their house.*

**Referred to the City Council due back on 4/19/2023**

## **Special Tax Assessments**

- 7**      **RLH TA 23-151**      Ratifying the Appealed Special Tax Assessment for property at 1074 EUCLID STREET. (File No. CG2301A2, Assessment No. 230106)

**Sponsors:** Prince

*Delete the assessment.*

*No one appeared*

*Staff report by Clare Pillsbury: Property owner stated that they had submitted a service hold on November 1, 2021. The property had been vacant until January 20, 2023 and therefore the property owner stated that they should not have to pay the assessment, especially since they were not informed that there was a six-month limit on service holds. Hauler requested that the assessment be removed as a courtesy since the property owner was not notified that the service hold would only be applied to the account for six months. Therefore, staff recommends removing the assessment per the request of the hauler.*

*Moermond: so recommended.*

**Referred to the City Council due back on 5/24/2023**

- 8 RLH TA 23-127** Ratifying the Appealed Special Tax Assessment for property at 1460 FARRINGTON STREET. (File No. CG2301A2; Assessment No. 230106)

**Sponsors:** Brendmoen

*Delete the assessment.*

*No one appeared*

*Staff report by Clare Pillsbury: Property owner stated that they put a temporary service hold on their garbage service in June 2022. Staff records confirm that an Unoccupied Dwelling Registration Form was sent to the Waste Management on June 29, 2022 and should have been applied to the account starting on July 1, 2022. Waste Management confirmed that they failed to apply the vacancy request and asked that staff remove the Quarter 3 and Quarter 4, 2022 assessments. Therefore, staff recommend removing the assessment. Waste Management has also confirmed that they credited the Quarter 1, 2023 invoice so the property owner will not be charged for that service period as well.*

*Moermond: Waste Management credited quarter 1 one? Are they simply not billing?*

*Pillsbury: they issued the bill so they are crediting off the amount they charge.*

*Moermond: recommend deletion of the assessment.*

**Referred to the City Council due back on 5/24/2023**

- 9 RLH TA 23-130** Ratifying the Appealed Special Tax Assessment for property at 2069 MANITOU AVENUE. (File No. CG2301A2, Assessment No. 230106)

**Sponsors:** Prince

*Reduce assessment from \$111.05 to \$96.56.*

*No one appeared*

*Staff report by Clare Pillsbury: Property owner stated that he never received the*

original bill, only the invoice and final notice from the City. They are willing to pay the bill but don't feel he should have to pay the late fees. Republic Service's records show that the invoices and notices of nonpayment were being sent to the service address, rather than the mailing address listed for the property owner with Ramsey County. Therefore, staff recommends removing the late fees of \$14.49 and reducing the assessment to the original invoiced amount of \$96.56.

Moermond: in preparing for today's hearing, we talked about why there may be a problem with the address and it was kind of a mystery because the tax records show this as the mailing address for at least 3 years. We aren't sure how it got switched around, but it is squared away now?

Pillsbury: yes.

Moermond: recommend the reduction from \$111.05 to \$96.56.

**Referred to the City Council due back on 5/24/2023**

- 10 RLH TA 23-131** Ratifying the Appealed Special Tax Assessment for property at 666 VAN BUREN AVENUE. (File No. CG2301A2, Assessment No. 230106)

**Sponsors:** Balenger

Delete the assessment.

No one appeared

Staff report by Clare Pillsbury: Property owner stated that they paid their bill in October 2022 and provided a bank statement as proof of payment. Republic Services was unable to find the payment that was submitted. However, they requested that staff remove the assessment.

Moermond: recommend deletion per request of the hauler.

**Referred to the City Council due back on 5/24/2023**

### 11:00 a.m. Hearings

- 11 RLH TA 23-122** Ratifying the Appealed Special Tax Assessment for property at 1932 ASHLAND AVENUE. (File No. CG2301A3, Assessment No. 230107)

**Sponsors:** Jalali

Reduce assessment from \$456.04 to \$320.43.

No one appeared

Staff report by Clare Pillsbury: Property owner stated that the property is a 3-unit owner-occupied multi-family dwelling unit in St Paul. However, they recently discovered they have incorrectly been charged for four garbage carts instead of three. Hauler records show that there have only been three carts at the property since the start of the coordinated collection program. There are two 64-gallon carts and one 96-gallon cart. Therefore, staff recommends reducing the assessment to \$320.43, which is the base service level cost for those cart sizes.

*Moermond: to clarify, you confirmed the property owner didn't ask for an extra cart? Billing error not asking for the cart?*

*Pillsbury: yes.*

*Moermond: recommend the reduction from \$456.04 to \$320.43*

**Referred to the City Council due back on 5/24/2023**

- 12 RLH TA 23-128** Ratifying the Appealed Special Tax Assessment for property at 1185 BURNS AVENUE. (File No. CG2301A3, Assessment No. 230107)

**Sponsors:** Prince

*Delete the assessment.*

*No one appeared*

*Staff report by Clare Pillsbury: Property owner reported that they purchased the property in 2018 and were unaware that they needed to set up a garbage account as their garbage had been picked up weekly since they moved in. Last fall, they discovered they had never set up an account and Waste Management told them they owed \$3,000 in unpaid invoices. Property owner then paid Waste Management \$900 in October 2022, another \$900 in November 2022, another \$900 in December 2022, and another \$900 in January 2023. Therefore, they do not feel that they should have to pay the assessed amount. Hauler records confirmed that they property owner had been back billed and requested that staff remove the Quarter 4, 2022 assessment. According to the contract with the St Paul Consortium of haulers, no hauler is allowed to collect for any previous service periods. Therefore, staff recommends removal of the assessment. Waste Management has also credited \$839.74 to the account.*

*Moermond: no hauler is allowed to collect for previous service period via assessment?*

*Pillsbury: yes.*

*Moermond: recommend deletion.*

**Referred to the City Council due back on 5/24/2023**

- 13 RLH TA 23-134** Ratifying the Appealed Special Tax Assessment for property at 597 HAZEL STREET NORTH. (File No. CG2301A3, Assessment No. 230107)

**Sponsors:** Prince

*\$202.82 to \$106.81.*

*No one appeared*

*Staff report by Lydia Campbell: Property owner stated that their quarterly invoice is usually around \$106. Therefore, they do not understand why the assessed amount for Quarter 4, 2022 is \$202.82. Hauler records show that the charges for services from August 3 to September 30, 2022 were added to the Quarter 4, 2022 invoice. This was due to the fact that the property owner called in August to set up service for the property. However, since haulers are unable to collect for services provided during a prior service period, staff recommends reducing the assessment to \$106.81,*

*which is the base cost for a 96-gallon cart.*

*Moermond: reduce assessment from \$202.82 to \$106.81.*

**Referred to the City Council due back on 5/24/2023**

- 14 RLH TA 23-132** Ratifying the Appealed Special Tax Assessment for property at 1749 IDAHO AVENUE EAST. (File No. CG2301A3, Assessment No. 230107)

**Sponsors:** Yang

*Delete the assessment.*

*No one appeared*

*Staff report by Lydia Campbell: Property owner stated that they were in the hospital during the time period in question. As a courtesy staff recommends removing the assessment.*

*Moermond: and you talked with them, that is great. We'll recommend that deletion.*

**Referred to the City Council due back on 5/24/2023**

- 15 RLH TA 23-135** Ratifying the Appealed Special Tax Assessment for property at 723 SIXTH STREET EAST. (File No. CG2301A3, Assessment No. 230107)

**Sponsors:** Prince

*Delete the assessment.*

*No one appeared.*

*Staff report by Lydia Campbell: Property owner stated that they had an Unoccupied Dwelling Registration Form in place during this time. Staff records confirm that the property owner submitted an Unoccupied Dwelling Registration Form on January 22, 2022 that was forwarded to Waste Management. Since the vacancy should have gone into effect on February 1, 2022 staff recommends removing the assessment in full. Staff has also requested the removal of the pending Quarter 3, 2022 assessment.*

*Moermond: for this assessment we are looking at we recommend deletion, noting for the record we also have a resolution that has been processed deleting the Quarter 3 assessment.*

**Referred to the City Council due back on 5/24/2023**

### **Special Tax Assessments-Rolls**

- 16 RLH AR 23-30** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during October to December 2022. (File No. CG2301A1, Assessment No. 230105)

**Sponsors:** Brendmoen

**Referred to the City Council due back on 5/24/2023**

- 17     **RLH AR 23-31**     Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during October to December 2022. (File No. CG2301A2, Assessment No. 230106)

Sponsors:     Brendmoen

**Referred to the City Council due back on 5/24/2023**

- 18     **RLH AR 23-32**     Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during October to December 2022. (File No. CG2301A3, Assessment No. 230107)

Sponsors:     Brendmoen

**Referred to the City Council due back on 5/24/2023**