



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
Mai Vang, Hearing Coordinator
Joanna Zimny, Executive Assistant
legislativehearings@ci.stpaul.mn.us
651-266-8585

Thursday, April 10, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

Garbage Tax Assessment Hearings

9:00 a.m. Hearings

Special Tax Assessments

- 1 RLH TA 25-139** Ratifying the Appealed Special Tax Assessment for property at 611 MARSHALL AVENUE. (File No. CG2501A2, Assessment No. 250112)
- Sponsors:** Bowie
- Delete the assessment.*
- No one appeared*
- Staff report by Jillian Barden: property owner, Nathaniel Khaliq, paid the bill over the phone for 611 Marshall, 63 Milton Street North, and 796 Hauge. The hauler, Republic Services, agreed to remove the Quarter 4 assessment for \$12.34.*
- Moermond: that seems reasonable. You have a note saying that Republic Services agreed to remove the Quarter 4 assessment and Republic will pay those costs. That applies for all 3 of those addresses.*
- Referred to the City Council due back on 5/14/2025**
- 2 RLH TA 25-142** Ratifying the Appealed Special Tax Assessment for property at 63 MILTON STREET NORTH. (File No. CG2501A1, Assessment No. 250111)
- Sponsors:** Bowie
- Delete the assessment.*
- No one appeared*
- Staff report by Jillian Barden: property owner, Nathaniel Khaliq, paid the bill over the phone for 611 Marshall, 63 Milton Street North, and 796 Hauge. The hauler, Republic Services, agreed to remove the Quarter 4 assessment for \$12.34.*
- Moermond: that seems reasonable. You have a note saying that Republic Services*

agreed to remove the Quarter 4 assessment and Republic will pay those costs. That applies for all 3 of those addresses.

Referred to the City Council due back on 5/14/2025

- 3** **RLH TA 25-144** Ratifying the Appealed Special Tax Assessment for property at 796 HAGUE AVENUE. (File No. CG2501A1, Assessment No. 250111)

Sponsors: Bowie

Delete the assessment.

No one appeared

Staff report by Jillian Barden: property owner, Nathaniel Khaliq, paid the bill over the phone for 611 Marshall, 63 Milton Street North, and 796 Hauge. The hauler, Republic Services, agreed to remove the Quarter 4 assessment for \$12.34.

Moermond: that seems reasonable. You have a note saying that Republic Services agreed to remove the Quarter 4 assessment and Republic will pay those costs. That applies for all 3 of those addresses.

Referred to the City Council due back on 5/14/2025

- 4** [RLH TA 25-145](#) Ratifying the Appealed Special Tax Assessment for property at 1686 RACE STREET. (File No. CG2501A1-1, Assessment No. 250115)

Sponsors: Jost

Approve the assessment. Layover to LH April 15, 2025 at 9 am for follow up after title company outreach.

*John Lopez, Spanish interpreter, appeared
Jose Morales, owner, appeared*

[Moermond gives background of appeals process]

Staff report by Jillian Barden: property owner requested a Legislative Hearing and purchased October 7, 2024. The bill if from the previous owner for a 32 gallon every other week cart. Staff emailed Mr. Morales on February 18 recommended he talk to his Title Company and received no response.

Moermond: why are you appealing?

Morales: I want to know why the bill is from July through September when I bought the house in October. I bought October 7 and moved in October 26. That's why I'm appealing.

Moermond: did you try reaching out to Omar Novak, the closing agent?

Morales: the loan officer?

Moermond: he would have been at your closing and the one to hand you the documents. Not your realtor, the title company.

Morales: no, I haven't talked to him.

Moermond: in preparing for today's hearing, I did ask staff to pull that information and it has the information for the title company who submitted the paperwork. Ms. Vang gave you a copy I believe. Ms. Barden, can you explain how you update the addresses. You're looking at the entire Quarter 3 bill and you moved in during the 4th Quarter.

Barden: the bill is paid at the beginning of every 3 months. At the end of those 3 months if it is unpaid, it is sent to us for assessment. We put the new owner's name on the bill because it stays with the property, not the person. That's how you ended up with the bill, it goes with the property not the person. That's why we say you should contact your title company.

Moermond: it is a legitimate bill you are stuck with and the seller didn't disclose. It hadn't yet gone to assessment. They knew they hadn't paid the bill but they didn't tell you.

Morales: they told me about putting the electricity in my name but not the garbage.

Moermond: Ms. Barden, can we get copies of those late notices so Mr. Morales has evidence those old owner's received notice?

Barden: bring them to the title company and it will help prove the previous owner didn't pay. I can email to those to you [verifies email address.].

Moermond: perhaps Ms. Zimny can send an email to the title company that this bill wasn't disclosed in the closing that this wasn't paid. If we send something to the agent, copying Mr. Morales he will be able to deal with it in writing and have that. Hopefully they will do what they should as a title company and send you a check. I'd like to check in with you next Thursday, we can do that by phone, we could also follow up by email. What's your preference? A phone call or translated email into Spanish.

Morales: easier in writing.

Laid Over to the Legislative Hearings due back on 4/17/2025

5 RLH TA 25-210 Ratifying the Appealed Special Tax Assessment for property at 272 RICHMOND STREET. (File No. CG2502A1, Assessment No. 250113)

Sponsors: Noecker

Approve the assessment.

Paul Mulcahy, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Jillian Barden: this is a bill for Quarter 4, 2024. One of the property owners passed away in 2025, and has now filed a Unoccupied Dwelling Registration Form on the property as of January.

Moermond: my understanding is Colleen passed late December 2024?

Mulcahy: it was January 26.

Moermond: and you talked to Public Works in April saying you didn't need service

anymore?

Mulcahy: correct.

Moermond: this quarter your sister would have still been alive. What are you looking for?

Mulcahy: I ended service and will be paying from the time period she passed onward. I guess if there's bills for her I would just prefer not having to pay them because I didn't live there and they're her bills.

Moermond: your name was on the property at the time and she was around at the time, so if service was provided if left unpaid the bill attaches to the property as an assessment. I understand this is hard when you have your sister passing away but at the same time I can't look at her having passed away at the end of January impacting the service provided during Quarter 4, 2025. I know you don't want to pay a bill in her name, but it is still a bill that needs to be addresses.

Mulcahy: so it goes to the property then?

Moermond: yes, it would go onto your property taxes. It would show on your 2026 taxes but does accrue interest.

Referred to the City Council due back on 5/14/2025

10:00 a.m. Hearings

Special Tax Assessments

- 6 RLH TA 25-206** Ratifying the Appealed Special Tax Assessment for property at 2060 4TH STREET EAST. (File No. CG2502A2, Assessment No. 250114)

Sponsors: Johnson

Reduce assessment from \$190.18 to \$93.20.

No one appeared

Staff report by Jillian Barden: property owner paid the hauler Jan 9, 2025 and sent Quarter 4 and Quarter 1 bills together not knowing how garbage billing works in St. Paul. Republic agreed to reduce assessment amount by \$96.98 (the current refund credit due to property owner) instead of issuing a refund check to the property owner. Staff recommends reducing the current assessment of \$190.18 to \$93.20.

Moermond: this is the Quarter 4 bill, which went to assessment to the City and the owner paid the Quarter 1 bill and tried to pay a Quarter 4 bill. Due to timing of the contract it didn't make sense to credit his account.

Referred to the City Council due back on 5/14/2025

- 7 RLH TA 25-205** Ratifying the Appealed Special Tax Assessment for property at 1931 FREMONT AVENUE. (File No. CG2502A2, Assessment No. 250114)

Sponsors: Johnson

Delete the assessment.

No one appeared

Moermond: deletion of this small assessment is recommended because the payment was processed after the due date but was received in time. Recommend deletion.

Referred to the City Council due back on 5/14/2025

- 8** [RLH TA 25-208](#) Ratifying the Appealed Special Tax Assessment for property at 1122 JACKSON STREET. (File No. CG2502A2, Assessment No. 250114)

Sponsors: Kim

Layover to LH April 17, 2025 at 10 am to find out due process requirements for the deceased.

Staff report by Jillian Barden: property owner passed away after they appealed this assessment. He originally reached out because he didn't want to pay for service he didn't use saying Waste Management took his cart 8 months ago. While working on a resolution he fell ill and passed away.

Moermond: because this was a dispute happening during which the property owner passed, I'd like to speak to the City Attorney about due process for a deceased individual before making a recommendation. Layover one week.

Laid Over to the Legislative Hearings due back on 4/17/2025

- 9** **RLH TA 25-209** Ratifying the Appealed Special Tax Assessment for property at 901 WELLS STREET. (File No. CG2502A2, Assessment No. 250114)

Sponsors: Yang

Reduce assessment from \$283.90 to \$246.87.

No one appeared

Moermond: owner isn't attending, what is staff's recommendation?

Staff report by Jillian Barden: she was only receiving notices, but not the bills. The property owner purchased the home in March 2024 and attempted to put Waste Management bills under her name but was not successful. Waste Management sent all Notice of Non-Payments to previous property owner. Property owner is upset she has been paying late fees. Staff recommends reducing assessment to \$246.87

Referred to the City Council due back on 5/14/2025

Special Tax Assessments-ROLLS

- 10** **RLH AR 25-39** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during October to December 2024. (File No.CG2502A1, Assessment No. 250113)

Sponsors: Noecker

Referred to the City Council due back on 5/14/2025

- 11 RLH AR 25-40** Ratifying the assessment for the City's cost of providing Collection of Delinquent Garbage Bills for services during October to December 2024. (File No.CG2502A2, Assessment No. 250114)

Sponsors: Noecker

Referred to the City Council due back on 5/14/2025