



Legislation Details (With Text)

File #: RLH TA 23-70 **Version:** 2

Type: Resolution LH Tax Assessment **Status:** Passed
Appeal

In control: City Council

Final action: 3/8/2023

Title: Ratifying the Appealed Special Tax Assessment for property at 308 COMO AVENUE (File No. CG2204A3, Assessment No. 220115)

Sponsors: Russel Balenger

Indexes: Special Tax Assessments, Ward - 1

Code sections:

Attachments: 1. 308 Como Avenue. Assessment Inquiry Ticket. 2-2-2023.pdf, 2. 308 Como Avenue. FW 308 Como Ave - Q4 2022 Assessment Inquiry. 2-2-2023.pdf

Date	Ver.	Action By	Action	Result
3/10/2023	2	Mayor's Office	Signed	
3/8/2023	2	City Council	Adopted	Pass
2/21/2023	1	Legislative Hearings	Referred	

Ratifying the Appealed Special Tax Assessment for property at 308 COMO AVENUE (File No. CG2204A3, Assessment No. 220115)

Date of LH: 1/5/2023; 2/21/2023

Time of LH: 3:00 PM

Date of CPH: 3/8/2023

Postcard Returned by: Kachi Xiong

Cost: \$245.66

Hauling Service(s) Provided: Unpaid Garbage Bill; July 1 - September 30

Type of Order/Fee: Trash Hauling

Billing Time Period: Quarter 3 (July - September) 2022

Invoice Date(s): July 1 - September 30

Garbage Hauler: Republic Services

Returned Mail/Notice Concerns?:

Stated Reason for Appeal (if given): Property owner stated that they never received a notice their account was shifted from Waste Management to Republic Services. They also stated that they never received any of the invoices or notices of nonpayment, which should have been sent to the property tax address at the time (1029 PAUL PKWY NE APT 301 BLAINE MN 55434-3985).

Staff Comments: Staff was not able to confirm that Waste Management notified the property owner when the account switched over to Republic Services. Hauler records also show that both Waste Management and Republic Services had the incorrect mailing address for the property (11672 Evergreen St NW Coon Rapids MN 55448). The mailing address should have been updated to 1029 Paul Pkwy, Apt 301, Blaine, MN 55434 following the February 2021 hauler update. Therefore, staff recommends removing the late fee amount of \$32.04 and reducing the assessment to \$213.62 since the property owner would not have received the invoices or notices of nonpayment.

WHEREAS, the Office of Financial Services Real Estate Section has attached to this Council File both a report of completion outlining the costs and fees associated with Collection of Delinquent Garbage Bills for services during July to September 2022. (File No. CG2204A3, Assessment No. 220115) and the assessment roll including all properties for which these assessments are proposed for Council ratification; and

WHEREAS, the City Council's Legislative Hearing Officer has reviewed an appeal of this assessment and developed a recommendation for the City Council with respect to this assessment; and

WHEREAS, a public hearing having been conducted for the above improvement, and said assessment having been further considered by the Council and having been considered financially satisfactory; Now, Therefore, Be It

RESOLVED, that pursuant to Chapter 14 of the Saint Paul City Charter, said assessment is hereby ratified and reduced from \$245.66 to \$213.62.