



Legislation Details (With Text)

File #: RLH TA 25- 449 **Version:** 2

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

In control: City Council

Final action: 12/17/2025

Title: Ratifying the Appealed Special Tax Assessment for property at 11 COMO AVENUE, UNIT 1. (File No. CG25Q2B4, Assessment No. 250121)

Sponsors: Anika Bowie

Indexes: Special Tax Assessments, Ward - 1

Code sections:

Attachments: 1. 11 Como Avenue.Ticket #1473734.Main Communication.11-10-2025, 2. 11 Como Avenue, Unit 1.Ticket #1479073.11-10-2025

Date	Ver.	Action By	Action	Result
12/19/2025	2	Mayor's Office	Signed	
12/17/2025	2	City Council	Adopted	Pass
11/13/2025	1	Legislative Hearings	Referred	

Ratifying the Appealed Special Tax Assessment for property at 11 COMO AVENUE, UNIT 1. (File No. CG25Q2B4, Assessment No. 250121)

Date of LH: 11/20/2025
Time of LH: 10:00 AM
Date of CPH: 12/17/2025

Postcard Returned by: Craig S Laughlin

Cost: \$275.06

Hauling Service(s) Provided: Unpaid Garbage Bill; April 1 - June 30

Type of Order/Fee: Trash Hauling

Billing Time Period: Quarter 2 (April - June) 2025

Invoice Date(s): April 1 - June 30

Garbage Hauler: FCC Environmental

Service Level: Two 96 gallon

Returned Mail/Notice Concerns?:

Stated Reason for Appeal (if given): PO was billed for two 96 gallon carts at this PID but there was only one 96 cart

Staff Comments: Legal duplex that was recently split PID into three condos. The condo conversion remodel never happened and the GC/prop manager passed away. Owner is remodeling so he can sell as legal duplex. Inquired how to merge PIDs again. PO was billed for four 96 gallon carts for the entire property, but there are only two carts on site. Unit one was billed for two 96 carts, and should have only been billed for one 96 cart. Staff recommends reducing assessment to \$137.53

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 the Collection of Delinquent Garbage Bills for services during April to June 2025. (File No. CG25Q2B4, Assessment No. 250121) 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 \$275.06 to \$137.53.