



City Council Memorandum

To: Mayor Fasbender & City Council Members
From: Nick Egger – Public Works Director
Date: March 3, 2020
Item: Water Service Repair Assessment Request – 568 Kendall Drive

COUNCIL ACTION REQUESTED

Enclosed for Council approval is a request from Stacey and Tim Ruud for the City to pay the cost to repair the water service line for their home at 568 Kendall Drive and to assess the costs back to the property. The cost of the work in this case was \$5,400.00.

With similar requests for utility service repairs, the City Attorney has prepared an agreement and waiver of assessment appeal for property owners to sign, spelling out the conditions and terms of the assessment and protecting the City from an assessment appeal.

The Council is requested to approve the Ruud's request for the City to fund the water service repair and assess the cost back to the property under the condition that they first enter into an assessment agreement with the City.

Stacey Ruud

568 Kendall Drive

Hastings, MN 55033

2-27-2020

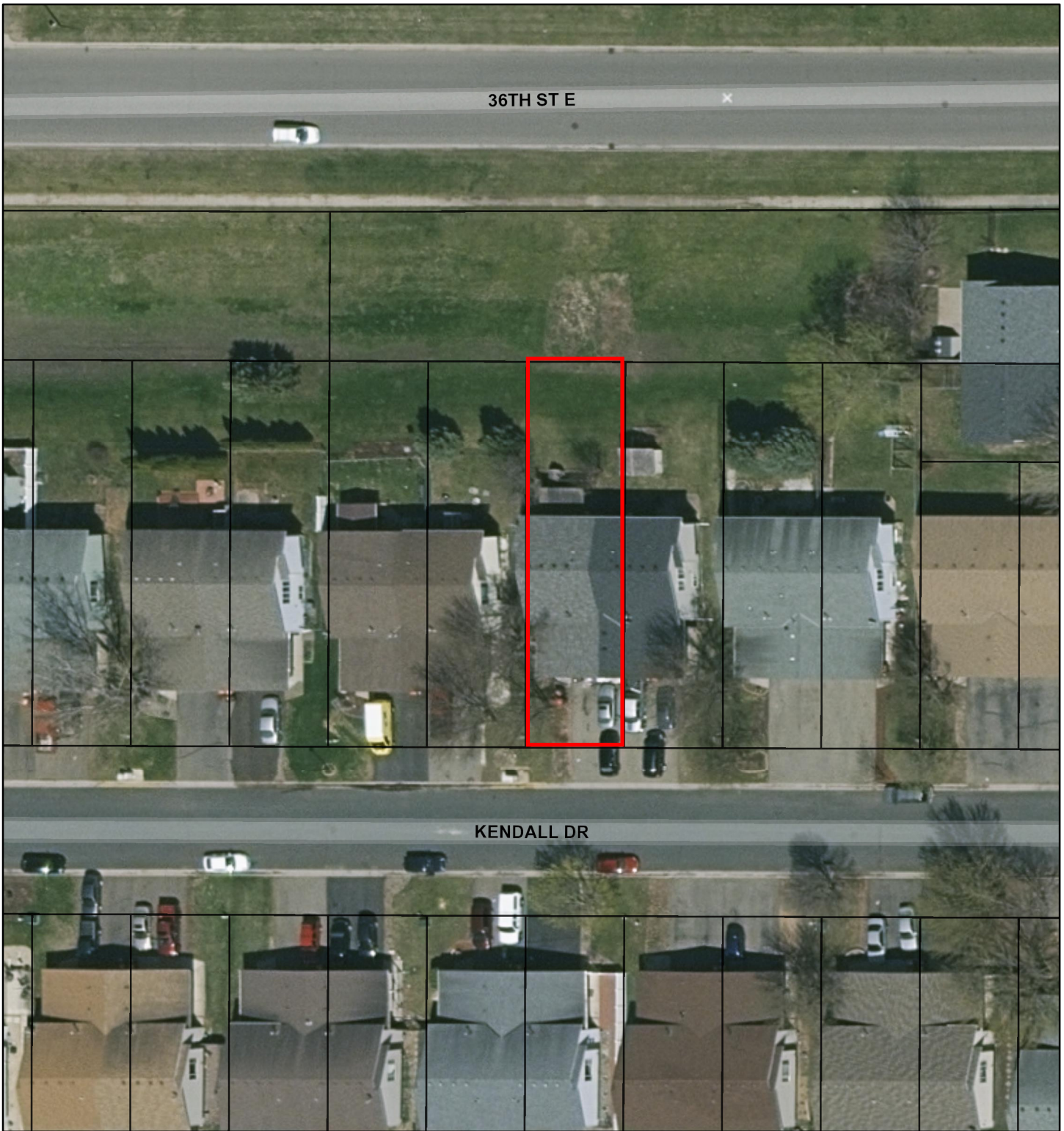
To whom it may concern:

On February 19th,2020 our outside water main had burst. We are in the Cari Park development on Kendall Drive. This has been a common issue on our street with many,many of our neighbors going through the same issue it was faulty piping put in by the company that built the houses. The Company used indoor grade piping instead of outdoor piping. I'm requesting that this repair be put on our Assessment for our property taxes. This is an added expense we had not planned for. We went through Bauer Services for the repair. The estimate for the repair is \$5400.00. I will enclose the estimate and final bill when its received.

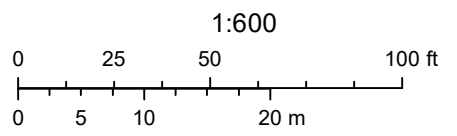
Thank you ,

Stacey Ruud

Water Service Repair Assessment Request - 568 Kendall Drive VIII-04



February 27, 2020



Property Information

Property Card		Parcel ID Number 19-16404-01-130			
Owner Information					
Fee Owner TIM & STACEY RUUD					
Mailing Address 568 KENDALL DR HASTINGS MN 55033					
Property Address					
Address 568 KENDALL DR					
Municipality HASTINGS					
Parcel Information					
Last Qualified Sale	04/21/2004	Total Acres	0.11		
Sale Value	\$175,000.00	R/W Acres			
Uses	RESIDENTIAL	Water Acres			
		Plat	CARI PARK 5TH ADDITION		
		Lot and Block	13 1		
		Tax Description			
2019 Building Characteristics (payable 2020)*					
Building Type	TWIN HOME	Year Built	1995		
Building Style	SPLIT LEVEL	Bedrooms	3		
Frame	WOOD	Bathrooms	2.00		
Multiple Buildings		Garage Sq Ft	440		
		Other Garage			
		Foundation Sq Ft	912		
		Above Grade Sq Ft	912		
		Finished Sq Ft	1,604		
Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
200	VERMILLION RIVER	FULL HOMESTEAD			
Assessor Valuation					
		Taxable		Estimated	
2019 Land Values (payable 2020)		\$27,290.00		\$30,700.00	
2019 Building Values (payable 2020)*		\$137,338.00		\$154,500.00	
2019 Total Values (payable 2020)*		\$164,628.00		\$185,200.00	
2018 Total Values (payable 2019)*		\$150,349.00		\$172,100.00	
Property Tax Information					
Net Tax (payable 2019)	Special Assessments (2019)	Total Tax & Assessments (2019)			
\$2,090.70	\$0.00	\$2,090.70			

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



Bauer Services of Welch, LLC

Aaron Bauer
26469 130th Ave
Welch, MN 55089
651-246-9153

bauerservices@hotmail.com

DATE: February 26, 2020
 FOR: SRuud
 INVOICE # 02262020-736

Attn: Mark Peine
City of Hastings
101 4th Street East
Hastings, MN 55033-1944

Stacey Ruud
568 Kendall Drive
Hastings, MN 55033

DESCRIPTION	AMOUNT
<i>Replace Water Service From Curbstop To Meter AT 568 Kendall Drive Hastings, MN</i>	
<i>~ Materials and Labor</i>	\$5,400.00

Total Due \$5,400.00

Thank You For Your Business!

Please make check payable to Bauer Services of Welch, LLC
Please feel free to contact Aaron Bauer with any questions regarding this invoice
at 651-246-9153 or at bauerservices@hotmail.com.