

From: [Stella](#)
To: [Council Comment](#); [PW Sidewalk Inspections](#)
Subject: [EXTERNAL] Appeal of Sidewalk Special Assessment – Property at 3939 Colfax Ave N, Minneapolis, MN 55423
Date: Wednesday, August 5, 2026 6:17:12 PM

You don't often get email from stellasituma2023@gmail.com. [Learn why this is important](#)

To The Climate & Infrastructure Committee of the Minneapolis City Council

I am writing to formally appeal the \$740 special assessment for the sidewalk replacement performed adjacent to my property at 3939 Colfax Ave N, Minneapolis, MN 55412. I respectfully request that this assessment be rescinded in its entirety because the work was unnecessary, was performed despite my timely objection, and resulted from the City's failure to investigate the information I provided before authorizing demolition of a newly installed sidewalk.

In August 2025, I received a notice stating that my sidewalk required repair. Immediately after receiving that notice, I called 612-673-2420 and explained that the sidewalk identified in the notice had already been replaced by the utility company and was brand new. The City representative acknowledged my concern, advised me that the matter would be investigated, and stated that someone would contact me. Unfortunately, I never received a return call or any follow-up communication.

I have attached a screenshot of my call history documenting that call.

Several weeks later, without any response to my objection or any apparent follow-up inspection, City contractors arrived and began demolishing my sidewalk. When I questioned the work, I spoke with a City representative identified as Walter, who informed me that the sidewalk was being replaced because it was adjacent to a tree and might become raised or damaged in the future.

At the time the work was performed, however, the sidewalk was not raised, uneven, cracked, or otherwise defective. It had recently been replaced and was in excellent, like-new condition. I objected before the work continued and explained that the sidewalk did not need to be replaced. Despite my objection, the contractors proceeded to demolish and replace it.

The attached photographs clearly demonstrate that the sidewalk was in excellent, like-new condition immediately before the City's work began. The photographs show smooth, level concrete that is free of visible cracks, spalling, heaving, or other defects that would ordinarily justify replacement.

The photographs also show the City's contractor actively cutting and demolishing sidewalk panels that were intact and undamaged. The saw-cut photographs show the contractor cutting through continuous concrete panels with no visible cracks or deterioration, further demonstrating that the sidewalk was functional and did not require replacement.

In addition to the attached photographs, I have video recordings documenting the condition of the sidewalk and the City's contractors performing the demolition. Due to file size limitations, I am unable to attach these videos to this email. However, I am prepared to provide the video files upon request or present them during any hearing or appeal. The videos further demonstrate the excellent condition of the sidewalk immediately before demolition and

document the removal of intact sidewalk panels.

Also, see forwarded email below from September 26, 2025 documenting my complaints.

Based on these facts, I respectfully submit that this assessment is improper for the following reasons:

- The sidewalk had recently been replaced and was not in need of repair.
- I promptly notified the City after receiving the August 2025 notice and provided information demonstrating that the sidewalk had already been replaced.
- The City failed to respond to my call or investigate my concerns before proceeding with demolition.
- The stated justification for replacement was based on the possibility of future tree-related damage rather than an existing defect.
- Had the City responded to my call or conducted a reasonable follow-up inspection, this unnecessary work—and the resulting assessment—could have been avoided.

Minnesota law provides property owners with the right to appeal special assessments. I respectfully request that the City carefully review the evidence I have submitted, including my call history, photographs, and available video evidence. I believe this documentation clearly demonstrates that the sidewalk replacement was unnecessary and that assessing me for this work is unreasonable under these circumstances.

Accordingly, I respectfully request that the City:

- Rescind the \$740 special assessment in its entirety.
- Remove any obligation that I pay for this unnecessary replacement.
- Provide a written explanation of the factual basis for the City's decision if this appeal is denied, including the inspection findings and evidence relied upon in determining that replacement of my newly installed sidewalk was necessary.

Attachments:

1. Screenshot of my August 2025 call to 612-673-2420.
2. Photographs showing the sidewalk in excellent condition immediately before demolition.
3. Photographs showing the City's contractor cutting and removing intact sidewalk panels.

Thank you for your time and consideration. I look forward to your written response and a fair review of the evidence.

Sincerely,

Stella Situma Awiti

3939 Colfax Ave N
Minneapolis, MN 55412
651 230 0875
stellasituma2023@gmail.com

----- Forwarded message -----

From: **Stella** <stellasituma2023@gmail.com>
Date: Fri, Sep 26, 2025, 9:48 AM
Subject: 3939 Colfax Ave N - Formal Complaint and Notice of Potential Legal Action
To: <PWSidewalkInspections@minneapolismn.gov>

To Whom It May Concern,

I am writing regarding the letter I received from your office in August indicating that my sidewalk required repairs. Immediately after receiving the notice, I called 612-673-2420 and spoke with a representative, to whom I explained that my sidewalks had recently been replaced by my utility company and were entirely new. I was assured that the matter would be reviewed, but I never received a response.

Today, without any further notice or resolution of my prior communication, a crew arrived and began tearing apart my sidewalk. When I confronted them, a City representative, Walter, stated that the sidewalk was marked for replacement solely because it is adjacent to a tree and might “bulk” at some point in the future. At present, no such issue exists, and the sidewalk remains in excellent condition. Despite my objections, the crew proceeded to demolish and replace a sidewalk that did not require repair.

This action was unjustified, wasteful, and constitutes an abuse of authority. I will not, under any circumstances, pay the City for charges related to this unnecessary and destructive work. If an attempt is made to bill me, I will regard it as an unlawful assessment and will pursue all legal remedies available to me, including but not limited to filing suit against the City to recover damages.

Accordingly, I am filing a formal complaint regarding this matter and request immediate written confirmation of the complaint process, along with an explanation of the City’s justification for authorizing this work.

Please be advised that I have also left a voicemail for Brandon Schnabel, but have not received any response to date.

If I do not receive a written response within ten (10) business days from the date of this letter, I will take this matter to the next level, including initiating legal action against the City.

I expect prompt acknowledgment of this complaint and clarification of next steps.

Sincerely,
Stella Situma
3939 Colfax Ave N, Minneapolis, MN 55412
651'230-0875

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.





























































< 2420



Contacts

1 found ^



Mpls Sidewalks
(612) 673-2420

Recents

1 found ^



Mpls Sidewalks

Aug 15, 2025

Mobile (612) 673-2420
Outgoing call, 1 min 33 secs



























00:09 / 00:36



IMMEDIATE CEASE AND DESIST: Illegal Transfer of Disputed Balance to Tax Assessment Without Mandated Hearing

From: Alioune THIAM (a_thiam@yahoo.com)

To: ubcustomer@minneapolismn.gov; elliot.payne@minneapolismn.gov; latrisha.vetaw@minneapolismn.gov; ward2@minneapolismn.gov; mayor@minneapolismn.gov

Cc: taxinfo@hennepin.us; propertytax@hennepin.us; treasurer@hennepin.us; citycouncil@minneapolismn.gov

Date: Tuesday, May 26, 2026 at 05:17 AM UTC

Joint Demand for Assessment Hearing & Notice of Formal Dispute

Date: May 26, 2026

Property Address: 3605-3607 4th Ave S, Minneapolis, MN 55409

Account Number: 42-1111.304

W/O #: 2026-148507

RE: IMMEDIATE CEASE AND DESIST: Illegal Transfer of Disputed Balance to Tax Assessment Without Mandated Hearing

To Whom It May Concern,

Please accept this correspondence as a formal, ongoing dispute and an absolute **Cease and Desist** regarding any attempts to certify, transfer, or assess the alleged utility balance of **\$3,936.28** against the real property located at 3605-3607 4th Ave S.

1. Denial of Due Process and Mandated Hearings:

This balance has been actively and continuously disputed for over six (6) months. Despite multiple formal written demands for a **fair, independent administrative** hearing to review fraudulent and undue NON UTILITY related charges, the City of Minneapolis Utility Billing Department has completely failed to provide an avenue for administrative review.

2. Violation of City Charter and State Law:

As explicitly referenced in the City's own notices, any assessment against a property must be executed "As mandated by the City Charter and City Code of Ordinances and upheld by State Law." Due process under Minnesota law and municipal codes strictly prohibits the escalation of a municipal debt to a property tax lien without first providing the property owner notice and a meaningful opportunity to be heard. Proceeding with certification to the county under these circumstances constitutes an illegal assessment and an administrative abuse of power. "Furthermore, any attempted tax determination or assessment certification by non-elected administrative staff is unlawful; **by law, only the elected City Council holds the statutory authority to officially make and approve a tax certification.**

3. Formal Notice to Hennepin County Auditor-Treasurer:

Hennepin County is hereby put on formal notice that the debt the City of Minneapolis is attempting to certify is non-final, contested, and subject to an unresolved constitutional due process defect. Hennepin County must refuse to accept or append this certification to the tax records for Account # 42-1111.304 until the City of Minneapolis provides a formal resolution and the legally required hearing is conducted.

Immediate Remedies Demanded:

1. **The City of Minneapolis** must immediately halt any pending data transmission or certification of this account balance to Hennepin County.
2. **The City of Minneapolis** must immediately provide a concrete date, time, and location/link for the long-requested administrative hearing.
3. **The Hennepin County Auditor-Treasurer** must flag this account as "Disputed by Owner" and reject any inbound certification from the City regarding W/O# 2026-148507.

Any attempt to finalize this assessment without a hearing will be treated as an intentional violation of statutory protections, and I will seek immediate civil remedies, injunctive relief, and sanctions against all participating administrative entities.

Sincerely,

Alioune Thiam



Re: IMPORTANT NOTICE: City of Minneapolis Utility Billing 3605 -3607 4TH AVE S

From: Alioune THIAM (a_thiam@yahoo.com)

To: ubcustomer@minneapolismn.gov

Date: Tuesday, May 26, 2026 at 02:17 AM UTC

I will repeat I am requesting a dispute hearing. Your threat of certificate of I don't know what is ILLEGAL.

Alan

On Friday, May 15, 2026 at 10:13:15 AM CDT, City of Minneapolis Utility Billing <no-reply@ubminneapolis.enquesta.io> wrote:

Dear ALIOUNE THIAM

Attached is a letter regarding your utility account.

Service address: 3605 -3607 4TH AVE S

Account number: 421111305

Thank You,
City of Minneapolis- Utility Billing
(612) 673-1114

UBCustomer@minneapolismn.gov

<https://ub.minneapolismn.gov/app/>

Linea en Espanol 612-673-1114

Khatka af Soomaaliga 612 673-1114

Tus xov tooj hu Hmoob 612-673-1114

Persons unable to attend the hearing may send their written comments, including written objections, to:

City of Minneapolis Utility Billing
Attn: Tax Assessment
505 Fourth Ave. S. - Room 620B
Minneapolis, MN 55415-1345

To be considered, written comments, including written objections, must be received at least three days prior to the public hearing.

Unpaid water, sewer, stormwater and solid waste charges will be levied to your property taxes in October by the Minneapolis City Council. Any person aggrieved, who objected prior to or at the assessment hearing, may appeal by serving a notice upon the mayor or the city clerk within thirty (30) days after the city council has adopted the assessments and by filing the notice with the clerk of the district court within ten (10) days after its service.

An appeal will only be accepted if the person filing the appeal filed a signed, written, objection with Utility Billing prior to the assessment hearing or presented an objection to the presiding officer at the hearing, unless a reasonable cause exists for such person's failure to do so.

The court shall either affirm the assessment or set it aside and order a reassessment. If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgement entered therefore. All objections not presented upon appeal are deemed waived.

Payments made after assessment must be made payable to Hennepin County Treasurer and sent to the address below:
Hennepin County Treasurer
300 South 6th Street,
Room A600
Minneapolis, MN 55487

Sincerely,

City of Minneapolis
Utility Billing

From: [Jami Dixon](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Formal Objection to Proposed Sidewalk Assessment – 4301 Newton Avenue North
Date: Monday, July 27, 2026 7:59:34 PM
Attachments: [Screenshot 2026-07-27 at 7.52.33 PM.png](#)
[Screenshot 2026-07-27 at 7.52.43 PM.png](#)

You don't often get email from jleighmusic@icloud.com. [Learn why this is important](#)

Hello,

I am writing to submit my formal written objection to the proposed special assessment of **\$2,168.00** for sidewalk repairs completed at my property located at **4301 Newton Avenue North**. Unfortunately, I am unable to attend the August 6 public hearing because I will be at work, so I respectfully ask that this email and the attached photographs be included in the record and considered by the Committee.

While I was aware the City planned to perform sidewalk repairs, I was surprised that the section of sidewalk that had consistently concerned me was not replaced.

The attached "before" photograph shows the sidewalk panel located **to the left of my side door**, where water regularly pooled after rainfall. Based on my experience living at this property, this was the section I believed most needed attention. The attached "after" photograph shows that this panel remained in place while a different panel was replaced.

I understand the City may have engineering standards for determining which sidewalk panels qualify for replacement. However, I respectfully request an explanation of how those standards were applied to my property and why the panel with the recurring drainage issue was left unchanged.

I also request copies of any inspection reports, measurements, photographs, engineering notes, or other documentation used to determine which sidewalk panels required replacement.

Finally, the proposed assessment represents a significant financial hardship for me. I respectfully ask that this hardship be taken into consideration when reviewing the proposed assessment. If the assessment is ultimately approved, I would appreciate information about any available payment plans or hardship assistance.

Thank you for your time and consideration. I appreciate the Committee's review of my concerns.

Sincerely,

Jami Dixon

4301 Newton Ave N, Mpls, MN 55412



[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [M. A.](#)
To: [Council Comment](#); pwspecialassessments@minneapolismn.gov
Subject: [EXTERNAL] Formal Objection to Sidewalk Repair Special Assessment
Date: Monday, August 3, 2026 9:27:22 AM

You don't often get email from jewhl113@gmail.com. [Learn why this is important](#)

Property Address: 4152 Aldrich Avenue N., Minneapolis, MN 55412

Parcel ID: 04-029-24-14-0078

Assessment Amount: \$688.25

To the Climate & Infrastructure Committee:

I respectfully submit this formal objection to the proposed sidewalk repair special assessment of \$688.25 for my property at 4152 Aldrich Avenue North.

I purchased this property on July 22, 2025. Based on the City's records, the sidewalk repair work was completed during the 2024 construction season, before I became the owner of the property. I was not the owner when the City determined the sidewalk required replacement, when the work was performed, or when any original notices or invoices were issued.

Because I did not own the property at that time, I had no opportunity to inspect the sidewalk, repair it myself, challenge the City's determination, or pay the balance before purchasing the home.

I respectfully request that the Committee answer the following questions before approving this assessment:

When was the sidewalk work completed?

When was the original bill issued?

Who was the legal owner of the property on those dates?

Why was this unpaid assessment not resolved or clearly disclosed before my purchase on July 22, 2025?

Was a lien or pending special assessment recorded prior to my closing?

As a purchaser acting in good faith, I relied on the closing process and title work to identify any outstanding obligations affecting the property. Had I known of this unpaid sidewalk assessment, I could have required it to be paid by the seller or negotiated it as part of the purchase agreement.

I respectfully request that the Committee either:

Dismiss the proposed assessment against my property, or
Delay approval until the City determines whether the assessment should properly be the responsibility of the prior owner or whether it should have been disclosed and resolved before

closing.

If the Committee determines that the assessment must remain with the property, I respectfully request a written explanation of the legal basis for that decision and the reason the obligation was not identified before my purchase.

Thank you for your consideration and for placing this objection into the official record.

Respectfully,
Missy H. Agee

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

Waldegerma, Michael

From: Abimael Esquilin <esquilin2001@gmail.com>
Sent: Monday, August 3, 2026 7:05 PM
To: Council Comment
Subject: [EXTERNAL] Fwd: payment receipt
Attachments: ABDI RECEIPT 7.30.26.pdf

You don't often get email from esquilin2001@gmail.com. [Learn why this is important](#)

Enviado desde mi iPhone

Inicio del mensaje reenviado:

De: Abimael Esquilin <esquilin2001@gmail.com>
Fecha: julio 30, 2026 a las 6:31:35 p.m. CDT
Para: councilcomment@minneapolismn.gov
Asunto: payment receipt

Hello,

My name is Abimael Esquilin. I'm writing to show the receipt for the payment of the sidewalk.

Property address: 4010 Aldrich Ave N, Minneapolis, MN 55412
Parcel ID 04-029-24-14-0041
amount due \$1,334.75

Public Hearing details
date 8/06/2026
time 1:30pm

The proof of payment it's attached to this email.

Please let me know when you receive this email and if there is anything else I need to do.

thank you
Abimael Esquilin

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

Waldegerma, Michael

From: Alec Minea <alec.minea@gmail.com>
Sent: Monday, July 20, 2026 9:24 AM
To: Council Comment
Subject: [EXTERNAL] Objection to Public Hearing for Sidewalk Repair
Attachments: cidC348FCD0-A6F1-44AD-8645-EA729EBC3F6A.pdf

[You don't often get email from alec.minea@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I received a Notice of Public Hearing for Sidewalk Repair last week with regards to my home located at 5721 Colfax Ave S, Parcel ID 21-028-24-14-0065. My objection to the public hearing is that I previously paid the sidewalk assessment. See below. The payer name is incorrect and reflects the prior property owner, but the BLDG number aligns with what was listed on my invoice for sidewalk repairs. Please confirm the public hearing regarding my property can be cancelled, as payment has already been made.

Thanks,
Alec Minea

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [Anthony Dew](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Parcel 04-029-24-13-0153 - 4135 Emerson - Written Objection
Date: Thursday, August 6, 2026 12:30:45 PM
Attachments: [4135 Emerson - OFFER - 4135 Emerson Sidewalk Assessment Objection.pdf](#)

You don't often get email from anthonydew@kw.com. [Learn why this is important](#)

Good afternoon,

Attached is the property owner's signed objection to the proposed \$1,830.50 sidewalk repair assessment for 4135 Emerson Avenue North, Parcel ID 04-029-24-13-0153.

Please include the objection in the official record for today's Climate & Infrastructure Committee hearing.

I recently took over management of the property and have not had an opportunity to review the records supporting this charge. The owner has authorized me to attend the hearing and speak on her behalf.

Before the assessment is approved, we are requesting copies of the inspection records, before-and-after photographs, the location and measurements of the panels that were replaced, the contractor's itemized charges, the administrative-charge calculation, and all previous notices and invoices.

We are asking that the assessment be continued or held until we have had a reasonable opportunity to review these records. We also request that any unsupported, duplicated, incorrectly measured, or incorrectly allocated charges be removed or corrected.

Please confirm that you received the attached objection and that it has been added to the hearing record. Please also let me know if anything further is needed from the owner or from me.

Thank you,

Anthony Dew
Property Manager
763-442-7793
AnthonyDew@KW.com

--



Anthony Dew

License # 40395888

AnthonyDew@KW.com

Realtor | Buyers | Sellers | Investors

1350 Lagoon Ave | Suite 900 | Minneapolis, Mn | 55408

c: 763-442-7793 | o: 612-821-7400 | f: 612-821-7401

<https://www.facebook.com/kellerwilliams.minneapolislakes>

KellerWilliams_Realty_IntegrityLakes_Logo_RGB



[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

WRITTEN OBJECTION TO PROPOSED SPECIAL ASSESSMENT

Re: Sidewalk Repair - 4135 Emerson Avenue North

Property owner	Kryzta Martinez
Property address	4135 Emerson Avenue North, Minneapolis, MN 55412
Parcel ID	04-029-24-13-0153
Proposed amount	\$1,830.50

August 6, 2026

Minneapolis City Clerk's Office
Attn: Climate & Infrastructure Committee Coordinator
350 South Fifth Street, Room 304
Minneapolis, MN 55415-1382

Re: Written objection to proposed sidewalk-repair special assessment

To the Climate & Infrastructure Committee:

I, Kryzta Martinez, am the owner of the property identified above. I timely object to the proposed \$1,830.50 sidewalk-repair special assessment and request that this written objection be entered into the record for the August 6, 2026 public hearing.

Before the assessment is approved, I request an itemized statement and supporting records showing the concrete panels replaced, measurements, dates of inspection and work, contractor charges, administrative charges, photographs, and copies of prior notices and invoices associated with this parcel.

I authorize my property manager, Anthony Dew, to attend the public hearing, speak on my behalf concerning this proposed assessment, request supporting records, and receive communications about this matter. This authorization does not permit settlement, waiver, or withdrawal of this objection without my further written approval.

I respectfully request that the Committee consider this objection and the supporting information before taking final action. I reserve all rights and remedies available regarding the proposed assessment.

Sincerely,




Kryzta Martinez, Property Owner

Date signed: 08/06/26

Waldegerma, Michael

From: Abimael Esquilin <esquilin2001@gmail.com>
Sent: Thursday, July 30, 2026 6:32 PM
To: Council Comment
Subject: [EXTERNAL] payment receipt
Attachments: ABDI RECEIPT 7.30.26.pdf

You don't often get email from esquilin2001@gmail.com. [Learn why this is important](#)

Hello,

My name is Abimael Esquilin. I'm writing to show the receipt for the payment of the sidewalk.

Property address: 4010 Aldrich Ave N, Minneapolis, MN 55412
Parcel ID 04-029-24-14-0041
amount due \$1,334.75

Public Hearing details
date 8/06/2026
time 1:30pm

The proof of payment it's attached to this email.

Please let me know when you receive this email and if there is anything else I need to do.

thank you
Abimael Esquilin

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [Keanndra Auld](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Public Comment: Objection to Property Owner Assessment for Sidewalk Repair
Date: Thursday, July 30, 2026 7:27:16 PM

You don't often get email from keanndrauld@gmail.com. [Learn why this is important](#)

Dear Members of the Minneapolis City Council,

I am writing to submit a formal public comment opposing the practice of charging individual property owners for the repair and replacement of concrete sidewalk panels.

While I support keeping our city's sidewalks safe and walkable, placing the financial burden of replacing public infrastructure on adjacent homeowners is fundamentally unfair. Sidewalks are a public good used by the entire community—pedestrians, commuters, delivery services, and city staff alike. They should be maintained and funded through general municipal tax revenue, just like street paving, snowplowing, and other public right-of-way infrastructure.

Furthermore, much of the concrete damage in our neighborhoods is caused by city-owned street trees, public transit traffic, or heavy municipal vehicles over time—factors well outside a property owner's control. Prior to work being done I was not notified this would be an expense for homeowners and I strongly believe receiving unexpected assessments worth hundreds or thousands of dollars places an unreasonable financial strain on residents and disproportionately impacts middle- and low-income homeowners.

I urge the City Council to end the practice of billing individual property owners for sidewalk panel replacements and transition sidewalk maintenance into the city's standard infrastructure budget.

Thank you for your time and consideration of this issue.

Sincerely,

Keanndra Auld

3530 Oliver Ave N Minneapolis, MN 55412

Ward 4/ Folwell Neighborhood

keanndrauld@gmail.com/ 651-460-0013

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [Ally Indvik](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Public Hearing 8/6/26 Sidewalk Assessment
Date: Wednesday, August 5, 2026 9:23:59 PM

You don't often get email from indvik_02@hotmail.com. [Learn why this is important](#)

Dear Minneapolis City Clerk,

I am writing regarding the public hearing on my sidewalk repair special assessment. Unfortunately, I am unable to attend the hearing tomorrow, but I would like to express my support for approving the sidewalk repair costs as a special assessment.

As a single-income homeowner, the nearly \$1,000 cost of this unexpected repair presents a significant financial hardship if I am required to pay it all at once. Having the cost assessed through my property taxes would make the expense much more manageable while still allowing me to meet my responsibility for the repair.

I respectfully request that this email be included in the public record and that my support for the proposed special assessment be considered during the hearing. Although I cannot be present, I wanted to ensure my position is known.

Thank you for your time, consideration, and service to the residents of Minneapolis.

Sincerely,

Allyson Indvik

Parcel ID: 04-029-24-42-0081

3959 Emerson Ave N, Minneapolis MN 55412

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [M. A.](#)
To: [Council Comment](#); pwspecialassessments@minneapolismn.gov
Subject: [EXTERNAL] Re: Formal Objection to Sidewalk Repair Special Assessment
Date: Thursday, August 6, 2026 6:44:19 AM

You don't often get email from jewhl113@gmail.com. [Learn why this is important](#)

Hello,

I am following up on this.

Also, I plan to be at today's meeting

Thank you,
Missy Agee

On Mon, Aug 3, 2026 at 9:27 AM M. A. <jewhl113@gmail.com> wrote:

Property Address: 4152 Aldrich Avenue N., Minneapolis, MN 55412

Parcel ID: 04-029-24-14-0078

Assessment Amount: \$688.25

To the Climate & Infrastructure Committee:

I respectfully submit this formal objection to the proposed sidewalk repair special assessment of \$688.25 for my property at 4152 Aldrich Avenue North.

I purchased this property on July 22, 2025. Based on the City's records, the sidewalk repair work was completed during the 2024 construction season, before I became the owner of the property. I was not the owner when the City determined the sidewalk required replacement, when the work was performed, or when any original notices or invoices were issued.

Because I did not own the property at that time, I had no opportunity to inspect the sidewalk, repair it myself, challenge the City's determination, or pay the balance before purchasing the home.

I respectfully request that the Committee answer the following questions before approving this assessment:

When was the sidewalk work completed?

When was the original bill issued?

Who was the legal owner of the property on those dates?

Why was this unpaid assessment not resolved or clearly disclosed before my purchase on July 22, 2025?

Was a lien or pending special assessment recorded prior to my closing?

As a purchaser acting in good faith, I relied on the closing process and title work to identify any outstanding obligations affecting the property. Had I known of this unpaid sidewalk assessment, I could have required it to be paid by the seller or negotiated it as part of the purchase agreement.

I respectfully request that the Committee either:

Dismiss the proposed assessment against my property, or
Delay approval until the City determines whether the assessment should properly be the responsibility of the prior owner or whether it should have been disclosed and resolved before closing.

If the Committee determines that the assessment must remain with the property, I respectfully request a written explanation of the legal basis for that decision and the reason the obligation was not identified before my purchase.

Thank you for your consideration and for placing this objection into the official record.

Respectfully,
Missy H. Agee

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [M. A.](#)
To: [Council Comment](#); [PW Special Assessments](#)
Subject: [EXTERNAL] Re: Formal Objection to Sidewalk Repair Special Assessment
Date: Thursday, August 6, 2026 8:49:34 AM

You don't often get email from jewhl113@gmail.com. [Learn why this is important](#)

Hello,

I am following up on this.

I am writing to request a review and additional information regarding the sidewalk special assessment for my property located at **4152 Aldrich Ave N, Minneapolis, MN (Parcel ID: 04-029-24-14-0078)**.

My proposed assessment amount is **\$688.25**, and I would like to better understand how this amount was calculated. After reviewing the assessment information for my block, I noticed that the assessed amounts vary significantly between properties.

My property is a residential duplex with the following characteristics:

- Lot size: approximately **4,356 sq. ft.**
- Frontage: approximately **32.7 feet**

Because my property appears to have less frontage and a smaller lot size than many surrounding parcels, I am requesting clarification to ensure the correct property information and calculation method were used.

Could you please provide the following information:

1. The assessment calculation worksheet for my parcel.
2. The frontage measurement used to calculate my assessment.
3. The formula or methodology used to determine the \$688.25 assessment.
4. The amount of sidewalk frontage or square footage attributed to my property.
5. Confirmation that only my parcel frontage and benefit were used in calculating my assessment.
6. An explanation of why assessments vary among properties on the same block.
7. Confirmation of whether the adjacent commercial parking lot parcels were assessed separately and whether they had any impact on my assessment.

I am requesting this information so I can understand the basis of the assessment and determine whether the amount assigned to my property accurately reflects my parcel's benefit from the sidewalk improvements.

Thank you for your assistance. I appreciate your help in reviewing this matter and providing the supporting documentation.

Sincerely,

Missy Agee

On Mon, Aug 3, 2026 at 9:27 AM M. A. <jewhl113@gmail.com> wrote:

Property Address: 4152 Aldrich Avenue N., Minneapolis, MN 55412

Parcel ID: 04-029-24-14-0078

Assessment Amount: \$688.25

To the Climate & Infrastructure Committee:

I respectfully submit this formal objection to the proposed sidewalk repair special assessment of \$688.25 for my property at 4152 Aldrich Avenue North.

I purchased this property on July 22, 2025. Based on the City's records, the sidewalk repair work was completed during the 2024 construction season, before I became the owner of the property. I was not the owner when the City determined the sidewalk required replacement, when the work was performed, or when any original notices or invoices were issued.

Because I did not own the property at that time, I had no opportunity to inspect the sidewalk, repair it myself, challenge the City's determination, or pay the balance before purchasing the home.

I respectfully request that the Committee answer the following questions before approving this assessment:

When was the sidewalk work completed?

When was the original bill issued?

Who was the legal owner of the property on those dates?

Why was this unpaid assessment not resolved or clearly disclosed before my purchase on July 22, 2025?

Was a lien or pending special assessment recorded prior to my closing?

As a purchaser acting in good faith, I relied on the closing process and title work to identify any outstanding obligations affecting the property. Had I known of this unpaid sidewalk assessment, I could have required it to be paid by the seller or negotiated it as part of the purchase agreement.

I respectfully request that the Committee either:

Dismiss the proposed assessment against my property, or
Delay approval until the City determines whether the assessment should properly be the responsibility of the prior owner or whether it should have been disclosed and resolved before closing.

If the Committee determines that the assessment must remain with the property, I respectfully request a written explanation of the legal basis for that decision and the reason the obligation was not identified before my purchase.

Thank you for your consideration and for placing this objection into the official record.

Respectfully,
Missy H. Agee

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [Grindle Green](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Sidewalk Parcel ID: 09-029-24-22-0206
Date: Wednesday, August 5, 2026 7:35:51 PM

You don't often get email from grindlegreen65@gmail.com. [Learn why this is important](#)

Dear City Hall Clerk,

Please accept this email as my formal comment for the upcoming hearing on August 6, 2026, regarding the proposed sidewalk repair assessment.

I am writing to formally object to the assessment amount of \$4,880.00 levied against my property. As the sole income earner for my household, and the primary caregiver for my disabled husband, this unexpected expense poses a severe financial hardship.

Furthermore, I believe it is inequitable to place the financial burden of these repairs on the neighborhood residents. Over the years, homeowners in this area have absorbed significant out-of-pocket costs to repair property damage resulting from local crime and traffic incidents, without city assistance or reimbursement. Given that the city could not provide adequate protection or support during those times, it is unreasonable to now mandate that residents fund unsolicited infrastructure repairs.

Due to these circumstances, I request that the city either reduce this assessment or offer a manageable payment plan.

Thank you for your time and consideration of this matter.

Sincerely,

Grindle Dugas
3558 Oliver Ave N.,
Minneapolis, MN 55412

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: [Jory Steinman](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Sidewalk payment: Parcel ID 04-029-24-22-0135
Date: Wednesday, July 22, 2026 12:35:23 PM

[You don't often get email from jorman7@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello, I received the attached note on 7/9/26.

I paid \$355.58 by check on 7/8/26.

It was cashed on 7/14/26.

Please send me a revised letter saying that it has been paid.

Regards, Jory Steinman

612-910-8751

Sent from my iPhone

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

Waldegerma, Michael

From: Alex Chandler <writetoalexc@gmail.com>
Sent: Monday, August 3, 2026 3:11 PM
To: Council Comment; PW Special Assessments
Subject: [EXTERNAL] Sidewalk Repair Hearing
Attachments: 1000018555.jpg; 1000018553.jpg

You don't often get email from writetoalexc@gmail.com. [Learn why this is important](#)

To whom it may concern:

I was billed \$1597.25 for a sidewalk repair. It is worth noting that this bill was the only communication I got regarding this bill or repair. I did not, as the bill claimed, receive a letter notifying me it was going to happen. Nor did I receive any communication before or during the repair. The bill also arrived several days after the appeal window closed. I paid the bill within three weeks of receiving it, posting a check on July 5th 2026, which was well within the due date. The check was cashed by the City of Minneapolis on July 17th, still within the due date period. However, I received a notice of a hearing intending to add this "unpaid" bill to my property taxes. I cannot attend this hearing as I will be having the third of three major surgeries for a life-threatening health issue. But this bill was paid well within the due date period.

This entire situation is unacceptable, however. The lack of communication and organization from the City, especially regarding repair and utility projects and billing, is a long-standing problem that needs serious review and revision.

Attached are screenshots from my bank, showing the image of the cashed check with a date stamp.

Alexandra Chandler
822 42nd Ave N Minneapolis MN 55412

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: Alioune THIAM
To: City Clerk; citycouncil@minneapolismn.gov; Ward 2; Payne, Elliott; Vetaw, LaTrisha
Subject: [EXTERNAL] URGENT: Formal Objection to Illegal Tax Certification & Demand for Hearing (Account 42-1111.304 / 3605-3607 4th Ave S)
Date: Monday, July 27, 2026 1:06:59 AM
Attachments: [IgnoredHearingRequest2.pdf](#)
[IgnoredHearingRequest.pdf](#)

Some people who received this message don't often get email from a_thiam@yahoo.com. [Learn why this is important](#)

Dear Members of the Minneapolis City Council, City Clerk,

I am writing to you today not just as a property owner formally objecting to an illegal tax certification, but as a hardworking resident who is deeply frustrated by a broken and discriminatory administrative process. I demand an immediate halt to the certification of these disputed charges to my property taxes, and I am formally demanding my right to a hearing in front of the elected official to defend myself on the record.

For over 12 years, I have proudly maintained my properties in this city. For over a decade, I have had my standard water and utility bills on automatic payment—never missing a beat, always fulfilling my obligations. Yet, for the past six plus months, I have been trapped in a bureaucratic nightmare trying to dispute a bill where nearly 30% of the balance consists of illegal fine, arbitrary, non-utility charges supposed late fees, interest and other minority taxes that have been improperly lumped in with my standard services. I simply want the inaccurate charges removed so I can resume my automatic payments, but instead of working with me, the city is asking you to certify this disputed debt directly to Hennepin County.

What is happening here is legally deficient and morally wrong. The notices I received completely lacked a mandated hearing date and location. You are asking this Council to blindly certify a debt without ever giving the property owner a chance to be heard. As you know, the government cannot take or encumber our property without due process. It is a fundamental constitutional right, and your oath of office requires you to protect it.

But beyond the legal violations, we must address the human reality of this process. It is well known that these arbitrary citations and opaque administrative assessments negatively and disproportionately impact minority communities. As a Black man working tirelessly to stand on my own two feet and provide to my family, it is impossible not to feel targeted by a system that issues fines from the shadows and then actively blocks my attempts to get a fair hearing. This administration's leadership must reflect and protect the diversity of the city it serves, not weaponize administrative codes against us.

I am not asking for a favor; I have never taken or asked for anything from the city. I have always paid more than my due. I am demanding the due process I am legally entitled to.

I have attached my previous email correspondence below—which clearly documents my prior demands for a hearing—to show exactly how my requests have been completely ignored by this administration up to this point.

Therefore, my demands are simple and immediate:

1. **Halt any and all actions** to certify the disputed balance for 3605-3607 4th Ave S to the county auditor.
2. **Grant my long-standing request for a hearing** so that I can present my evidence regarding the illegitimate 30% non-utility charges in front of the council.

I expect a prompt written confirmation of my hearing date. If this body chooses to look the other way and rubber-stamp this illegal assessment, it will be a deliberate failure to honor your obligations to the law and to the citizens of Minneapolis.

Sincerely,

Alioune Thiam

----- Forwarded Message -----

From: Alioune THIAM <a_thiam@yahoo.com>

To: UB Customer <ubcustomer@minneapolismn.gov>; citycouncil@minneapolismn.gov
<citycouncil@minneapolismn.gov>

Sent: Sunday, June 7, 2026 at 10:40:49 PM CDT

Subject: Now you follow the law

This notice without a hearing date and location is deficient and therefore illegal
you are still acting illegal blindsided by your gate for black man who try to stand on his own feet.
You will loose
Alan

[Yahoo Mail: Search. Organize. Conquer](#)

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

IMMEDIATE CEASE AND DESIST: Illegal Transfer of Disputed Balance to Tax Assessment Without Mandated Hearing

From: Alioune THIAM (a_thiam@yahoo.com)

To: ubcustomer@minneapolismn.gov; elliot.payne@minneapolismn.gov; latrisha.vetaw@minneapolismn.gov; ward2@minneapolismn.gov; mayor@minneapolismn.gov

Cc: taxinfo@hennepin.us; propertytax@hennepin.us; treasurer@hennepin.us; citycouncil@minneapolismn.gov

Date: Tuesday, May 26, 2026 at 05:17 AM UTC

Joint Demand for Assessment Hearing & Notice of Formal Dispute

Date: May 26, 2026

Property Address: 3605-3607 4th Ave S, Minneapolis, MN 55409

Account Number: 42-1111.304

W/O #: 2026-148507

RE: IMMEDIATE CEASE AND DESIST: Illegal Transfer of Disputed Balance to Tax Assessment Without Mandated Hearing

To Whom It May Concern,

Please accept this correspondence as a formal, ongoing dispute and an absolute **Cease and Desist** regarding any attempts to certify, transfer, or assess the alleged utility balance of **\$3,936.28** against the real property located at 3605-3607 4th Ave S.

1. Denial of Due Process and Mandated Hearings:

This balance has been actively and continuously disputed for over six (6) months. Despite multiple formal written demands for a **fair, independent administrative** hearing to review fraudulent and undue NON UTILITY related charges, the City of Minneapolis Utility Billing Department has completely failed to provide an avenue for administrative review.

2. Violation of City Charter and State Law:

As explicitly referenced in the City's own notices, any assessment against a property must be executed "As mandated by the City Charter and City Code of Ordinances and upheld by State Law." Due process under Minnesota law and municipal codes strictly prohibits the escalation of a municipal debt to a property tax lien without first providing the property owner notice and a meaningful opportunity to be heard. Proceeding with certification to the county under these circumstances constitutes an illegal assessment and an administrative abuse of power. "Furthermore, any attempted tax determination or assessment certification by non-elected administrative staff is unlawful; **by law, only the elected City Council holds the statutory authority to officially make and approve a tax certification.**

3. Formal Notice to Hennepin County Auditor-Treasurer:

Hennepin County is hereby put on formal notice that the debt the City of Minneapolis is attempting to certify is non-final, contested, and subject to an unresolved constitutional due process defect. Hennepin County must refuse to accept or append this certification to the tax records for Account # 42-1111.304 until the City of Minneapolis provides a formal resolution and the legally required hearing is conducted.

Immediate Remedies Demanded:

1. **The City of Minneapolis** must immediately halt any pending data transmission or certification of this account balance to Hennepin County.
2. **The City of Minneapolis** must immediately provide a concrete date, time, and location/link for the long-requested administrative hearing.
3. **The Hennepin County Auditor-Treasurer** must flag this account as "Disputed by Owner" and reject any inbound certification from the City regarding W/O# 2026-148507.

Any attempt to finalize this assessment without a hearing will be treated as an intentional violation of statutory protections, and I will seek immediate civil remedies, injunctive relief, and sanctions against all participating administrative entities.

Sincerely,

Alioune Thiam



Re: IMPORTANT NOTICE: City of Minneapolis Utility Billing 3605 -3607 4TH AVE S

From: Alioune THIAM (a_thiam@yahoo.com)

To: ubcustomer@minneapolismn.gov

Date: Tuesday, May 26, 2026 at 02:17 AM UTC

I will repeat I am requesting a dispute hearing. Your threat of certificate of I don't know what is ILLEGAL.

Alan

On Friday, May 15, 2026 at 10:13:15 AM CDT, City of Minneapolis Utility Billing <no-reply@ubminneapolis.enquesta.io> wrote:

Dear ALIOUNE THIAM

Attached is a letter regarding your utility account.

Service address: 3605 -3607 4TH AVE S

Account number: 421111305

Thank You,
City of Minneapolis- Utility Billing
(612) 673-1114

UBCustomer@minneapolismn.gov

<https://ub.minneapolismn.gov/app/>

Linea en Espanol 612-673-1114

Khatka af Soomaaliga 612 673-1114

Tus xov tooj hu Hmoob 612-673-1114

Persons unable to attend the hearing may send their written comments, including written objections, to:

City of Minneapolis Utility Billing
Attn: Tax Assessment
505 Fourth Ave. S. - Room 620B
Minneapolis, MN 55415-1345

To be considered, written comments, including written objections, must be received at least three days prior to the public hearing.

Unpaid water, sewer, stormwater and solid waste charges will be levied to your property taxes in October by the Minneapolis City Council. Any person aggrieved, who objected prior to or at the assessment hearing, may appeal by serving a notice upon the mayor or the city clerk within thirty (30) days after the city council has adopted the assessments and by filing the notice with the clerk of the district court within ten (10) days after its service.

An appeal will only be accepted if the person filing the appeal filed a signed, written, objection with Utility Billing prior to the assessment hearing or presented an objection to the presiding officer at the hearing, unless a reasonable cause exists for such person's failure to do so.

The court shall either affirm the assessment or set it aside and order a reassessment. If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgement entered therefore. All objections not presented upon appeal are deemed waived.

Payments made after assessment must be made payable to Hennepin County Treasurer and sent to the address below:
Hennepin County Treasurer
300 South 6th Street,
Room A600
Minneapolis, MN 55487

Sincerely,

City of Minneapolis
Utility Billing

From: [Patricia Mutebi](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Written Objection to Special Assessment - 4223 Emerson Ave N (PIN 04-029-2412-0168)
Date: Thursday, August 6, 2026 8:31:00 AM

You don't often get email from patricia@sanyuhomes.com. [Learn why this is important](#)

To the Minneapolis City Council Climate & Infrastructure Committee and City Clerk:

I am the owner of the property at 4223 Emerson Ave N, Minneapolis, MN 55412 (Parcel ID 04-029-2412-0168). I am filing this written objection to the proposed special assessment of \$1,461.69 for sidewalk work performed adjacent to my property. I request that it be entered into the record for the public hearing scheduled for today, August 6, 2026 at 1:30 PM.

I object on the following grounds:

First, I received no notice that this work would be charged to my property. I was not informed in advance that the repair would be performed at my expense, was not told the estimated cost, and was not given the opportunity to arrange or contract for the work myself or to contest the cost before it was incurred. I received no bill or invoice for this work prior to the notice of public hearing. The first notice connecting this work to a charge against my property was the notice of public hearing.

Second, the work performed at my property was not done properly. Since completion, rainwater now ponds and pools on the sidewalk surface right next to the stairs. Rather than benefiting my property, the work has created a drainage problem. An assessment cannot be justified for work that leaves my property in worse condition than before.

Third, a special assessment may not exceed the special benefit the improvement confers on my property, as measured by the increase in its market value. The proposed assessment of \$1,461.69 does not reflect any increase in my property's market value, and given the ponding described above, the work has conferred no special benefit at all. I request that the city demonstrate the special benefit relied upon to support this assessment.

Fourth, I request an itemized accounting of the specific work performed at my property and the basis on which the \$1,461.69 figure was calculated.

For these reasons, I respectfully request that the assessment against my property be cancelled in full.

Please confirm in writing that this objection has been received and entered into the record. You can reach me at this email address.

Sincerely,
Patricia Mutebi, Owner
4223 Emerson Ave N, Minneapolis, MN 55412

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

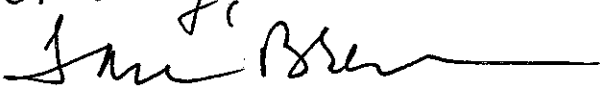
From: Tara Brewer
Property Address: 3958 Dupont Ave N
Mpls, MN 55412
Parcel ID: 04-029-24-4120060
Amount Due: \$1,111.25

To: Minneapolis City Clerk's Office
C/O C&I Committee Coordinator
350 5th Street, Room 312
Minneapolis, MN 55415-1382

To Whom it May Concern:

I am submitting my concerns/objections regarding the sidewalk repair adjacent to my property for Minneapolis Code Title 17. They are as follows:

1. High expense for repairing public property.
2. Property owners have little control over the consent, selection of who repairs, or judgement/agreement of whether the sidewalk(s) needs to be repaired, etc. If damage existed at all, it surely happened over time before I purchased my home back in August 2019.
3. Simply unfair since it should be a shared cost amongst taxpayers via all the taxes paid to city, county, state and any other entities that exist. And, that the responsibility falls on the owner who happens to live in the area at the time.
4. There was road work being conducted around that time, for some type of project/utility upgrade in the neighborhood and sidewalks were disrupted to accomplish that work.
5. Property owners have the responsibility for snow and ice removal, understandably so, however, the responsibility for upkeep for the actual sidewalk should be the city's responsibility just as the light/utility poles, streets/alleys and boulevard trees are.
6. Sidewalk repairs are not affordable.
7. Not personal property, no ownership. Sidewalks belong to the public, the people, the neighborhood, the community, the city, the county, the state.
8. Home property maintenance alone is overwhelming and necessary but to maintain the structure of adjacent public sidewalks is beyond measure.
9. What committee or law body created Minneapolis Code Title 17 to include Owners must maintain sidewalks, meet repair and construction standards? When was it created? Who had the opportunity to vote for or against it?
10. Increases financial distress and insecurity.

Respectfully,




Written Testimony Sheet

Subject: Sidewalk repair and construction assessments 2026-2025	Date: 08/06/2020
Objection to assessment of 2025 sidewalk repair	Time: 1:30 pm

Use the blank area below for your written comments, or submit comments at:
minneapolismn.gov/publiccomment

Name: Travis Bernardy

Comment: Resident at 335 Longview Ter Minneapolis, MN 55419.

Objection to the assessment of sidewalk repair performed at my property in
2025. All notice & correspondence up to receipt of notice of the assessment
after the fact was addressed to the previous homeowner, so ^{any correspondence} were returned to
sender. At the time of intended communication, I'd lived in my home for
over two years. Numerous others have experienced a similar communication gap,
preventing the opportunity to seek clarification, ask questions, understand
process or, most importantly, pursue private contractor options. This highlights
poor planning, management, coordination, communication, and adherence
to city ordinance on this matter.

These comments will be included in the public record. Only include information that you are comfortable making public.