

PRE-MEETING AGENDA

**Casper City Council
Video Conference Call
Tuesday, May 19, 2020, 5:30 p.m.**



Please silence cell phones during the City Council meeting.

| | Presentation | Allotted | Beginning Time |
|----|---------------------------------|-----------------|-----------------------|
| 1. | Census | 5 min | 5:30 |
| 2. | Horkan LAD Penalties Discussion | 5 min | 5:35 |
| 3. | Ramada Plaza Liquor License | 5 min | 5:40 |
| 4. | Agenda Review | 5 min | 5:45 |
| | Approximate Ending Time | | 5:50 |

We are CASPER

Communication Accountability Stewardship Professionalism Efficiency Responsiveness

May 15, 2020

MEMO TO: J. Carter Napier, City Manager *JCN*
FROM: Tom Pitlick, Financial Services Director *TP*
SUBJECT: Local Assessment District Billing Adjustments

Meeting Type & Date

Council Pre-Meeting
May 19, 2020

Action type

Direction Requested

Recommendation

That the City Manager be delegated the authority to negotiate settlement of Local Assessment District outstanding balances. Any such settlements should attempt to obtain maximum recovery of the amount due, but due to circumstances deemed mitigating, can be adjusted to a lesser amount, but would need to minimally recover the current dollar value of the original assessment.

Summary

Expenses incurred by the City for improvement of property/infrastructure that provides benefit to a defined district within the City are recovered through an assessment to the specific property owners within that district. The terms of the assessment, including provisions for interest and late fees, are set forth in a resolution adopted by Council. Assessments are to be repaid within a ten year time period. Billing statements are prepared and mailed annually.

Occasionally there are times when delinquencies occur that may warrant consideration of an adjustment to accumulated interest and late fees. Such an example is a recent request submitted by Dan Horkan who has asked for a waiver of interest and late fees on his property assessment due to an addressing issue (see attachments). As the terms and conditions of repayment are set forth in resolution, it limits the ability of staff to act upon any such requests that may be presented. By granting this authority to the City Manager, it would reduce the administrative burden of approaching Council with individual requests and potentially expedite collection of the assessments.

Financial Considerations

None

Oversight/Project Responsibility

Tom Pitlick, Financial Services Director

Attachments

Letter Dated April 4, 2020, from Dan Horkan
Property Assessment Bill for Dan Horkan

April 4, 2020

Casper City Council
200 N. David Street
Casper, WY 82601

Members of City Council,

On February 6, 2020, I received notice from a tenant, who is currently leasing my property located at 1654 Laramie Street, that I had received a letter from the City of Casper. I picked the letter up from the above-mentioned address and upon opening it found that it was regarding work, that the City of Casper had done on the street in front of my rental property approximately ten years ago. It indicated that it was a Special Improvement District bill, which I am assuming was for a sidewalk, street, and utility improvement from all of those years ago.

As I overlooked the bill, I was appalled to find it was full of late fees and interest on the original principal balance, considering that it was the first time I had ever seen a bill from the City of Casper regarding this matter. This bill has never been sent to me at my home address, 101 Calypso Street, which I have lived at and have used as my primary mailing address for over twenty years. My home address should be on file with the City of Casper for all matters, including bills concerning this rental. My property taxes for this rental are always sent to my home address on Calypso Street and I have had City water bills sent to my home when the rental has been vacant. For instance, in November 2014 and September 2015, City utility bills for this property were sent to my home address due to its vacancy, and those bills along with the property taxes have always been paid on time.

I feel that receiving a ten-year-old bill for the first time, full of late fees and interest is unjust and would like to ask the members of the City Council to reconsider imposing such penalties. The City of Casper should have been fully aware that the bill for any work associated with 1654 Laramie Street, should have been mailed to my home address. As an independent contractor, if I haven't received payment for work I have done, whether or not an invoice does or does not come back to me as returned mail, I pursue additional avenues of collecting money owed to me; such as phone calls, certified letters and eventually even taking the party to court. I do not let invoices sit for over ten years racking up penalties and interest. I would only be hurting myself and my business if I did that.

I feel that a lack of due diligence somewhere within the City's billing system, or even just a simple error or mistake, should not leave me burdened with paying almost double the cost of the initial bill, especially since I was not even aware of this outstanding invoice for over ten years.

I would like you to know, as soon as I received this notice in February, I immediately paid the original bill amount of \$2,871.13. The intent of this letter is to resolve the outstanding amount owed, which consists solely of penalties such as the late fees and interest. I hope the members of the City Council will look into this matter and in good conscience find that I should not be held liable for such penalties. It is my hope that you will find this bill paid in full and write off all additional fees and interest. Thank you for your time and consideration.

Sincerely,

Dan Horkan



CITY OF CASPER

200 N. David Street
Casper WY 82601
307-235-8400

Special Improvement District Assessment Bill

Billing Date : 01/20/2020

PAY ON RECEIPT

HORKAN, DANIEL T
1654 LARAMIE AVE
CASPER WY 82604

Account # : 015601289

Property Location : 1654 LARAMIE AVE

| Description | Amounts |
|--------------------------------|-----------------|
| Original Assessment | 2,871.13 |
| Principal Balance Today | 2,871.13 |
| <u>CURRENT PERIOD BILLINGS</u> | |
| Current Year Principal | 287.11 |
| Current Year Interest | 114.85 |
| Current Year Late Fees | 180.88 |
| Current Year Total Due: | <u>582.84</u> |
| <u>DELINQUENT AMOUNTS</u> | |
| Prior Unpaid Principal | 2,583.99 |
| Prior Unpaid Interest | 1,033.56 |
| Prior Unpaid Late Fee | 683.32 |
| Total Delinquent Amount | <u>4,300.87</u> |

TOTAL AMOUNT DUE BY : 12/21/2020 4,883.71

PAYOFF AMOUNT: \$ 4,883.74

2,871.13
82871.13
2/20/20 pd