

Staff Report
Stormwater Charges for 7227 Clay St

- In 1998 the Stormwater utility was created and PW&U began billing customers for stormwater.
- Parcel 010-0220-03560, 7227 Clay St, was added to annual billing cycle since there was no water, sewer, or gas service to the property.
- On January 22, 2021 the service address for the property was mistakenly changed from 7227 Clay St to owner Richard Flesvig's mailing address of 4052 Jeffrey Rd. The parcel, 530-0010-04170, 4052 Jeffrey Rd is outside the City of Duluth limits.
- On February 13, 2023 PW&U Customer Service received a call from Karen Flesvig indicating that she had received the annual stormwater bill and that the property had been sold. Upon sale of the property, the parcel was combined with 7302 Clay St.
- Mrs Flesvig sent PW&U Customer Service the Deed Transfer for the sale. After a review of those documents, PW&U Customer Service's previous billing system records, and St Louis Co parcel records, the error was discovered and the service address was corrected.
- During this process Mrs Flesvig indicated that the parcel was bare land and the home that occupied the parcel was torn down in 1998.
- Research of aerial photos from 2001 and 2002 indicated the structure was removed sometime between when the photos were taken.
- Research of City of Duluth permit records found that a demo permit was issued for 7227 Clay St on 12/2/2001. Notification of building demolition should have been made to PW&U Customer Service when the structure was actually removed or upon receipt of the February 2002 bill.
- PW&U Customer Service determined that stormwater charges should no longer be charged for this parcel. The account was ended and the current charges \$100.20 were adjusted off the account.
- Per ComfortSystems, City of Duluth Public Works & Utilities Policy, a refund of 3 years of charges in the amount of \$276.12 was offered to Mrs Flesvig.
- Amount charged and paid by Mrs Flesvig for the period after the structure was removed in 2002 is \$1,401.82.

Mainframe files:

Cycle	Book	Folio	Street Name	Street Type	Pr	House Number	Fraction	Read Day	Read Book	Service City	Service State	Service Zip Prefix
28	05	00037	CLAY	ST		07227		59	01	DULUTH	MN	55810

Cust Nc	Cycle	Book	Folio	Last Name	First Name	Middle Initial	Full Name	Tax/Exmpt	Tax Id	Billing Name	Billing Addr 1	Billing Cty	Bi	Billir
116143	28	05	00037	FLESVIG	RICHARD		RICHARD FLESVIG	0	*****	RICHARD FLESVIG	4052 JEFFREY RD	DULUTH	MN	55810

NWS Account Record

Account Information

Location

Account Number 280500037-001
 Service Address 7227 CLAY ST
 DULUTH MN 55810
 Carrier Route
 Delivery Point
 Billing Profile Cycle 59
 Billing Address
 4052 JEFFREY RD
 DULUTH, MN 55810
 Customer 42707

Details

Status Inactive
 Type Residential
 Class
 Move In 05/21/1998
 Move Out 02/23/2023
 G/L Distribution Profile Residential
 Number of Units 1

Exemptions and Exceptions

No exemptions or exceptions.

Office of the Registrar of Titles
St. Louis County, Minnesota
Recorded on 10/13/2022
At 9:49 AM

Document No. 1062383.0

Affecting Certificate(s) of Title

361438.0

Wendy Levitt
Registrar of Titles

By R MacDonell Deputy
TFR 10155423

Auditor

Deed Tax \$82.50

PIN(s) 010-0220-03450, 010-0220-03560

Transfer Number(s) 161415

Deed Transfer

No delinquent taxes and transfer entered

This 12th day of October, 2022

Nancy Nilsen, County Auditor

By Karen Glowacki Deputy

CERTIFICATE OF VALUE FILED

Recording Fee: \$46.00
Well Certificate Fee: \$0.00

This page has been added by the St. Louis County Recorder/Registrar of Titles to add the recording information to the attached document.

Notes:

(Top 3 Inches reserved for recording data)

**WARRANTY DEED
Individual(s) to Joint Tenants**

**Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)**

eCRV: 1476745

DEED TAX DUE: \$82.50

DATE: Oct 05, 2022

FOR VALUABLE CONSIDERATION, **Richard R. Flesvig and Karen A. Flesvig, spouses married to each other** ("Grantor"), hereby conveys and warrants to **Jason Rengo and Kari Rengo**, ("Grantee"), as joint tenants, real property in Saint Louis County, Minnesota, legally described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: None, except as noted in the above or attached legal description.

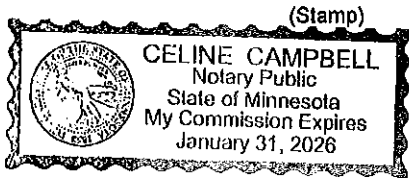
Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Richard R. Flesvig
 Richard R. Flesvig
Karen A. Flesvig
 Karen A. Flesvig

State of Minnesota, County of Saint Louis

This instrument was acknowledged before me on 10/5/2022, by Richard R. Flesvig and Karen A. Flesvig, spouses married to each other.



Celine Campbell
 (signature of notarial officer)
 Title (and Rank): Notary
 My commission expires: 1.31.2026
 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
 The Title Team - North Shore Title
 5005 Matterhorn Drive, Suite 2
 Duluth, MN 55811
 NST221801

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
 IN THIS INSTRUMENT SHOULD BE SENT TO:
 Jason Rengo and Kari Rengo
 7302 Clay Street
 Duluth MN 55810

EXHIBIT "A"

Lot 1 Block 21 BAYVIEW ADDITION TO DULUTH NO 1

Lot 2 Block 21 BAYVIEW ADDITION TO DULUTH NO 1, St. Louis County, Minnesota.

Lots 1 and 2 Block 22 BAYVIEW ADDITION TO DULUTH NO. 1, EXCEPT that part of Lots 1 and 2, lying SE'ly of the following described line:

Beginning at a point on the center line of Prince Street, in said Bay View Addition, distant 61.45 feet from the intersection of said center line with the center line of Bay View Boulevard, thence running SW'ly at an angle of 32 degrees 29 minutes from said center line of Prince Street 278.42 feet to a point; thence on a curve to the right with a curve radius of 922.37 feet to the East line of 73rd Avenue West.

7308 PRINCE ST

7303 CLAY ST

Clay St

DULUTH

7239 W SKYLINE PKWY

Parcel ID Number:
010-02220-03560

[Parcel Tax Lookup](#)
[Property Details](#)

Tax Parcel lines are an approximation only, not suitable for legal, engineering, or surveying purposes.

Address:

Owner Name: RENGO JASON

Taxpayer: RENGO JASON & KARI

Address: 7302 CLAY ST DULUTH MN

55810

Tax District: CITY OF DULUTH

Plat Description: BAY VIEW ADDITION TO

DULUTH NO 1

Lot: 0000 **Block:** 022

Deeded Acres: 0.00

[Zoom to](#)





7303 Clay St,
Duluth, MN 55810
24 min drive - home

7227



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/1/2023 11:05:52 AM

General Details

Parcel ID: 010-0220-03560
 Document Department: Torrens
 Document Number: 1062383.0
 Document Date: 10/05/2022
 Plat Name: BAY VIEW ADDITION TO DULUTH NO 1

Legal Description Details

Plat Name: BAY VIEW ADDITION TO DULUTH NO 1

Section	Township	Range	Lot	Block
-	-	-	-	022

Description: LOTS 1 AND 2 EX PART FOR BLVD INC PT OF VAC AVE ADJ LOT 1

Taxpayer Details

Taxpayer Name: RENGO JASON & KARI
 and Address: 7302 CLAY ST
 DULUTH MN 55810

Owner Details

Owner Name: RENGO JASON
 and Address: 7302 CLAY ST
 DULUTH MN 55810

Owner Name: RENGO KARI
 and Address: 7302 CLAY ST
 DULUTH MN 55810

Payable 2023 Tax Summary

2023 - Net Tax	\$348.00
2023 - Special Assessments	\$0.00
2023 - Total Tax & Special Assessments	\$348.00

Current Tax Due (as of 2/28/2023)

Due May 15		Due October 16		Total Due	
2023 - 1st Half Tax	\$174.00	2023 - 2nd Half Tax	\$174.00	2023 - 1st Half Tax Due	\$174.00
2023 - 1st Half Tax Paid	\$0.00	2023 - 2nd Half Tax Paid	\$0.00	2023 - 2nd Half Tax Due	\$174.00
2023 - 1st Half Due	\$174.00	2023 - 2nd Half Due	\$174.00	2023 - Total Due	\$348.00

Parcel Details

Property Address: -
 School District: 704
 Tax Increment District: -
 Property/Homesteader: -

Assessment Details (2022 Payable 2023)

Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
211	0 - Non Homestead	\$19,400	\$0	\$19,400	\$0	\$0	-
Total:		\$19,400	\$0	\$19,400	\$0	\$0	243



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/1/2023 11:06:44 AM

General Details

Parcel ID: 010-0220-03450
 Document Department: Torrens
 Document Number: 1062383.0
 Document Date: 10/05/2022
 Plat Name: BAY VIEW ADDITION TO DULUTH NO 1

Legal Description Details

Plat Name: BAY VIEW ADDITION TO DULUTH NO 1

Section	Township	Range	Lot	Block
-	-	-	-	021

Description: LOTS 1 AND 2 EX PART TAKEN FOR ROAD INC PT OF VAC AVE ADJ LOT 1

Taxpayer Details

Taxpayer Name: RENGO JASON & KARI
 and Address: 7302 CLAY ST
 DULUTH MN 55810

Owner Details

Owner Name: RENGO JASON
 and Address: 7302 CLAY ST
 DULUTH MN 55810

Owner Name: RENGO KARI
 and Address: 7302 CLAY ST
 DULUTH MN 55810

Payable 2023 Tax Summary

2023 - Net Tax	\$106.00
2023 - Special Assessments	\$0.00
2023 - Total Tax & Special Assessments	\$106.00

Current Tax Due (as of 2/28/2023)

Due May 15		Due October 16		Total Due	
2023 - 1st Half Tax	\$53.00	2023 - 2nd Half Tax	\$53.00	2023 - 1st Half Tax Due	\$7.00
2023 - 1st Half Tax Paid	\$46.00	2023 - 2nd Half Tax Paid	\$0.00	2023 - 2nd Half Tax Due	\$53.00
2023 - 1st Half Due	\$7.00	2023 - 2nd Half Due	\$53.00	2023 - Total Due	\$60.00

Parcel Details

Property Address: -
 School District: 704
 Tax Increment District: -
 Property/Homesteader: -

Assessment Details (2022 Payable 2023)

Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
211	0 - Non Homestead	\$5,900	\$0	\$5,900	\$0	\$0	-
Total:		\$5,900	\$0	\$5,900	\$0	\$0	74

2001

7227 Clay St



2002
Clay St



Permit Information

Description: WRECK 650 SQ FT DWLG & 216 S
 Applicant: SUPERIOR CONSTR CO INC
 Type: WRECKING
 Subtype: NONE
 Status: FINALED

Applied: 12/28/2001
 Approved: 12/28/2001
 Issued: 12/28/2001
 Finalized: 01/01/2012
 Expiration: COP
 Closed:

Permit is Locked

Assessor PIN: 0710-0220-03560
 Address: 7227 CLAY ST
 City: DULUTH
 State: MN
 Zip: 55810

Owner: FLESVIG RICHARD R
 Subdivision:
 Tract:
 Block:
 Lot:

Attendee ID: 028037003

Owner: FLESVIG RICHARD R Contractor: SUPERIOR CONSTR CO INC

Contact ID	Contact Method	Contact Type	Name	Address1	Address2	City	State	PhoneExt	Zip	Phone	Email	Fax	Co
1	CONTRACTOR	OWNER	FLESVIG RICH	4052 JEFFERY		DULUTH	MN	55810		(000)727-8467		(000)733-9588	

Valuations Details Job Value: \$0.00
 Financial Information Charges: \$25.98 Paid: \$25.98 Dec: \$0.00

Plan Review
 Conditions
 Inspections
 Chronology

Functions

- Add Contacts
- Duplicate Contacts
- Clear Contacts
- View Contacts
- Find in AEC TRAK
- Field in LandTRAK

Utilities

Link to:

- Accidental Site
- Parent Project
- Parent Permit
- Sub-Permit
- Sub-Case
- Parent License

Functions

- Add Record
- Duplicate Record
- EDI Notes

COMFORTSYSTEMS, CITY OF DULUTH PUBLIC UTILITIES POLICY

Subject: Billing Errors			Index: CUSTOMER SERVICE	
			Number: 100.16	
Effective Date:	Supersedes:	Page:	Prepared By: JU	Approved By: JU
11/30/2018	NA	1 of 1		

1.0 PURPOSE: To identify how usage charges will be applied in the event of a broken meter

2.0 REFERENCE: Minn. Stat. 216B.098

3.0 POLICY:

If a customer's gas or water meter is broken or if the electronic reader is not functioning which caused the customer to be billed incorrectly, ComfortSystems in accordance with Minnesota Law will adjust the account charges for the time in which the customer was incorrectly billed. Comfort Systems may go back a maximum of 12 months, to correctly bill for a broken or tampered meter.

It is the customer's right to pay the back bill portion of the bill in the same number of months as the customer was incorrectly charged. For example, if a customer was undercharged for six months, the customer can make payment arrangements on the adjusted charge balance for six months with no finance or late charges assessed to the account.

ComfortSystems will bill based on the previous year's consumption for the same months as the low or zero read if there is no other way to verify usage.

In the event a customer was overcharged, the Department must look back at the account for the previous 3 years and refund all monies paid by the customer that were charged in error. The Department must offer a refund minus any account balance or apply the overpayment to the customer's account.