

ABOUT OWNERS LIABLE

PORTLAND STREET ASSESSMENT METHOD VALID.

Recent Decision of the United States Supreme Court in a Missouri Case.

On April 23, the Supreme Court of the United States decided several cases involving the validity of local assessments upon abutting property to pay for street and sewer improvements. The court affirmed the decisions of the several State Supreme Courts which have upheld these assessments, and approved the construction which the state courts have put upon the case of Norwood vs. Baker (172 U. S. 593), and reversed the construction that the Federal courts have hitherto placed upon that famous case.

The extended opinion of the United States Supreme Court was written in the case of French vs. The Barber Asphalt Paving Company, and the other cases were decided upon the reasoning in the opinion written in the French case, and only a few short paragraphs were added in the remaining cases involving local assessments. As this decision is of great importance in this state at this time, The Oregonian prints here an opinion rendered in the French case.

Statement of Facts.

"This was a suit instituted in the Circuit Court of Jackson County, Missouri, by the Barber Asphalt Paving Company, a corporation, whose business it was to construct pavements composed of asphalt, sand and gravel, and other materials, and to lay down the same on streets and alleys in the city of Jackson County, Missouri, for the purpose of enforcing the lien of a tax bill issued by that city in payment of the cost of paving said streets. The work was done conformably to the requirements of the Kansas City charter, by the adoption of a resolution by the Common Council of the city directing the work to be done conformably with a pavement of a defined character to be necessary, which resolution was first recommended by the Board of Public Works of the city. This resolution was thereupon published in the city newspaper doing the city printing.

"Thereafter, the owners of a majority of front feet on that part of the street to be improved had the right, under the charter, within 30 days after the date of the publication of the resolution, to file a remonstrance with the City Clerk against the proposed improvement, and thereby to prevent the City from exercising the power to make the improvement; and such property-owners had the right, by filing within the same period a petition so to do, to have such street improved with a different kind of material, or in a different manner from that specified in such resolution. In this instance, neither such a remonstrance nor petition was filed, and the Common Council, upon the recommendation of the Board of Public Works, enacted an ordinance requiring the construction of the pavement.

"The charter requires that a contract for such work shall be let to the lowest and best bidder. Thereafter, bids were duly advertised for, and the plaintiff company, being the lowest and best bidder therefor, a contract was on July 13, 1898, entered into between the city and the plaintiff for the construction of said pavement. The contract expressly provided that the work should be paid for by the issuance of special tax bills against the owners of the property on the streets to be paved, and that the city should not, in any event, be liable for or on account of the work. The cost of the pavement was apportioned and charged to the lots abutting thereon, according to the method prescribed by the charter, which is that the total cost of the work shall be apportioned and charged against the lands abutting thereon, according to the frontage of each lot or tract of land abutting on the improvement. The charge against each lot or tract of land was evidenced by a tax bill. The tax bill representing the assessment against the lot, and the assessment made a lien upon the tract of land against which it was issued, and was prima facie evidence of the validity of the charge represented by the bill. The bill was enforced only by suit in a court of competent jurisdiction against the owners of the land charged. No personal judgment was authorized to be rendered against the owner of the land, and the amount of the recovery by pleading and proving any mistake or error in the amount of the bill, or that the work was not done in a good and workmanlike manner.

"The defendant pleaded and contended that the charter of Kansas City purports to authorize special tax bills therefor, charging the cost thereof to the abutting property, according to its frontage, without reference to any benefits to the property on which the charge is levied, and that such method of apportioning and charging the cost of the pavement was contrary to and in violation of the Fourteenth Amendment to the Constitution of the United States.

Opinion of Court.

The opinion of the Supreme Court was written by Justice Shiras, and commenced: "In its opinion in this case the Supreme Court of Missouri held that the method adopted in the charter and ordinance of Kansas City of charging the cost of paving streets against the adjoining lots according to their frontage had been repeatedly authorized by the Legislature of Missouri, and such laws had received the sanction of this court in many decisions. Accordingly, the Supreme Court of Missouri held that the assessment in question was valid, and the tax imposed collectible. And, in so far as the constitution and laws of Missouri are concerned, this court is, of course, bound by that decision.

"But that court also held against the contention of the lot-owners that the provisions of the Fourteenth Amendment to the Constitution of the United States were not applicable in the case; and our jurisdiction enables us to inquire whether the Supreme Court of Missouri were in error in so holding.

"The question thus raised has been so often and so carefully discussed, both in the decisions of this court and of the state courts, that we do not deem it necessary to again enter upon a consideration of the nature and extent of the taxing power, nor to attempt to discover and define the limitations upon that power that may be found in constitutional principles. It will be sufficient for our present purpose to recall our previous decisions and to apply the conclusions reached therein to the present case.

"The court then cites and approves the following cases: Slaughter-house cases (16 Watt U. S. 35, 77, 80), Davidson vs. New Orleans (96 U. S. 97), Murray's Lessee vs. Hoboken Land and Improvement Co. (20 Walker vs. Sauvinet (92 U. S. 80), McMillen vs. Anderson (95 U. S. 37-41), Springer vs. United States (102 U. S. 588), Missouri vs. Lewis (108 U. S. 32), Mattingly vs. District vs. Bradley (104 U. S. 112), Bauman vs. Ross (107 U. S. 245). From the above cases the court announces the following conclusions: "Certainly it cannot be supposed that, by the fourteenth amendment, it was intended to impose in the states, when exercised their powers of taxation, any more rigid or stricter curb than that imposed in the Federal Government, in a

similar exercise of power, by the fifth amendment."

Due Process of Law Defined.

"Due process of law is process according to the law of the land. This process in the states is regulated by the law of the state. Our power over that law is only to determine whether it is in conflict with the supreme law of the land—that is to say, with the Constitution and laws of the United States made in pursuance thereof—or with any treaty made under the authority of the United States. Here the state court has decided that the proceeding below was in accordance with the law of the state; and we do not find that to be contrary to the Constitution or any law or treaty of the United States."

"The following decision in Davidson vs. New Orleans (96 U. S. 97) is expressly approved: "Neither the corporate agency by which the work was done, the excessive price which the statute allowed therefor, nor the relative importance of the work to the value of the land assessed, nor the fact that the assessment was made before the work was done, nor that the assessment is unequal as regards the benefits conferred, that the judgments rendered were rendered for the amount assessed, were matters in which the state authorities are controlled by the Federal authorities in the United States."

The court reiterates the following definition of legislative power from the decision in Spencer vs. Merchant (125 U. S. 35):

"In the absence of any more specific Constitutional restriction than the general prohibition against the taking of property without due process of law, the Legislature of the state having the power to fix the same necessary to be levied for the expense of a public improvement, and to order it to be done, may, in its discretion, upon property generally, or only upon the lands benefited by the improvement, is authorized to determine both the amount and the mode of assessment. When the determination of the lands to be benefited is entrusted to commissioners, the owners may be entitled to notice and hearing upon the question whether their lands are benefited, and how much. But the Legislature has the power to determine, by the statute imposing the tax, that lands which might be benefited by the improvement, are in fact benefited; and if it does so, its determination is conclusive upon the owners and the courts, and the owners have no right to be heard upon the question whether their lands are benefited or not, but only upon the validity of the assessment, and its apportionment among the different parcels of the class which the Legislature has conclusively determined to be benefited. In determining what lands are benefited by the improvement, the Legislature may avail itself of such information as it deems sufficient, either through investigation by its committees, or by adopting as its own the estimates or conclusions of others, whether those estimates or conclusions previously had or had not any legal sanction."

Norwood Case Construed.

"We do not deem it necessary to extend this opinion by referring to the many cases in the state courts, in which the principles of the foregoing cases have been approved and applied. This array of cases, which is contained in the opinion below with the decision of this court in the case of Norwood vs. Baker (172 U. S. 593), which was claimed to overrule our previous cases, and to establish the principle that the cost of a local improvement cannot be assessed against abutting property, according to frontage, unless the law under which the improvement is made, provides for a preliminary hearing as to the benefits to be derived by the property to be assessed. But we agree with the Supreme Court of Missouri in its view that such is not the necessary legal import of the decision in Norwood vs. Baker. That was a case where, by a village ordinance, apparently aimed at a single person, a portion of whose property was condemned for a street, the entire cost of opening the street, including not only the full amount paid for the strip condemned, but the cost of the expenses of the condemnation proceedings was thrown upon the abutting property of the person whose land was condemned. This appeared, both to the court below and to a majority of the Judges of this court, to be an abuse of the law, an act of confiscation, and not a valid exercise of the taxing power. The court, however, did not affirm the decree of the trial court awarding a perpetual injunction against the making and collection of any special assessments upon Mrs. Baker's property, but said: 'It should be observed that the decree did not relieve the abutting property from liability for such amount as could be properly assessed against it. Its legal effect, as we now adjudge, was only to prevent the enforcement of the particular assessment in question. It left the village, in its discretion, to take such steps as were within its power to take, either under existing statutes or under any authority that might thereafter be conferred upon it, to make a new assessment upon the plaintiff's abutting property for so much of the

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"What was complained of was an orderly procedure under a scheme of local improvements prescribed by the Legislature

and approved by the courts of the state as consistent with Constitutional principles."

LOCAL RUSSIAN POSTS.

An Extremely Curious Adjunct to the General System and Its Stamp.

In Russia everything large is loud, and the stamp collector who possesses some of the curious Russian local post labels will be inclined to think so, too, says the Pictorial Postcard. As are told also that "colors shriek and flame," and other stamps appear on the pages allotted to Russian stamps bear out that statement. The Russian postal system is worked on different lines from ours, owing to the vastness of the land to be covered. It is easy to understand that in a country of Russia's dimensions it would not pay to run the postoffice mail routes to any little nook and corner. The manner in which this difficulty is surmounted is both interesting and novel. The Imperial Post determines a fixed route for its mails. All districts which are not on that route are organized and worked by the local municipal governments, which issue stamps for the purpose. These stamps are authorized by an edict (dated September 3, 1870) to carry local letters from one point in the district to another, and also to take letters to and from the nearest office of the government postal service. On account of the great number of these posts there is a big and varied task before the collector who amasses an album of these stamps. With their characteristic fondness for vivid colors, the designers of these rural stamps have made them of many hues, and if they are not particularly artistic they are decidedly highly colored. Some of the results are, in consequence, often absurd in the eyes of a Briton, but it must be admitted that some of them are admirable specimens of the engraver's art.

The stamp of Tiraspol, would, says the writer, vie with a matchbox label in point of size. Two penny English stamps could be laid side by side on the top of this philatelic giant and still not cover it completely. Tiraspol is a district in the Province of Chernov. The stamp is a marvel of the designer's art, and is printed in no fewer than five colors, namely, gold, red, black, green and yellow. In it the Russian eagle is surmounted with a cross printed in gold, the arms of the Municipality of Tiraspol are shown below the Russian standard, and the inscriptions indicate that it is a "Tiraspol Rural stamp." Anyone learning the Russian language would do well to collect these rural stamps. In a few weeks he would become so interested in Russia and its postal system that the language, with its grammar, would be the only outlet for his enthusiasm. Another educational advantage to be gained from Russian rural stamps is the knowledge of geography of the interior of the country, and the stamps

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