

## Stacy Marquardt

---

**From:** Todd Geske <tg@mwimn.com>  
**Sent:** Friday, September 15, 2023 8:53 AM  
**To:** Stacy Marquardt  
**Subject:** Re: Building Official and Inspection Services RFP follow up questions  
**Attachments:** image002.png

Good Morning Stacy,

Please see the following Contractor references:

- Kinghorn Construction, Grady Kinghorn
- RW Builders, Ron
- J&S Concrete
- Bluewater Plumbing
- Briggs Companies, Pat
- Jenson/Anderson Mechanical

Contentious discussions occur daily with homeowners, contractors and architects. This is a daily occurrence with building inspection work and is resolved through phone calls, emails and if needed, site meetings. The process continues until the matter is clearly resolved. All 6 references given have worked through various contentious issues with our company.

Public health nuisances vary depending upon the individual situation. Typical actions are to visit the site with all affected parties to identify and discuss the nuisance items. Valid items are then listed in a correction order that includes a deadline. If the situation warrants it, a "Do Not Occupy" would be posted.

We do have the ability to exchange an Inspector within the City if requested. Thankfully in the last 35 years we have had to do this only once. Please let me know if there are any further questions.

Respectfully,

Todd Geske




---

*Todd Geske | Building Official*

689 North Medina St. Loretto, MN 55357

 [tg@mwimn.com](mailto:tg@mwimn.com)

 763-479-1720

On Tue, Sep 12, 2023 at 11:41 AM Stacy Marquardt <[smarquardt@princetonmn.org](mailto:smarquardt@princetonmn.org)> wrote:

Good Morning

## Stacy Marquardt

---

**Subject:** FW: Additional References

**From:** Carri Levitski <carri@rumrivercc.com>

**Sent:** Tuesday, September 12, 2023 1:11 PM

**To:** Stacy Marquardt <smarquardt@princetonmn.org>

**Cc:** Michele McPherson <mmcpherson@princetonmn.org>; Andy Schreder <andy@rumrivercc.com>

**Subject:** Re: Additional References

Good Afternoon Stacy,  
Please see our responses below to the two questions you posed.

### **Contentious Discussion**

Recently, in the City of Lauderdale, we ran into a difficult enforcement situation. RRC's code compliance team was engaged to cite the property for the following violations:

- Owner applied for a zero-foot setback variance for a deck that was constructed without a building permit and the variance was denied. Owner never corrected the setback.
- Owner was issued a zoning fence permit not to exceed 6' in height and was required to sign an easement agreement. Fence was constructed over 6 feet in height and the owner never signed the easement agreement.
- Owner constructed a retaining wall at the rear of their property which was located in the sewer easement. The required city permit was never obtained.

Since our staff is experienced in both building and zoning codes, Lauderdale staff felt it was appropriate to have one entity oversee all code issues for consistent communication and documentation in the event that the situation would have resulted in a legal dispute.

I am pleased to report the situation has been resolved following our engagement. While this was a very difficult situation that caused the owner needing to spend resources they had not planned in order to correct the issues, we believe that we handled the situation with kindness and professionalism given the sensitive nature.

The owner's name is Eric McIntosh. His telephone number is 651-233-6272 and his email address is [ecmcintosh@gmail.com](mailto:ecmcintosh@gmail.com). I have checked with Mr. McIntosh and he is supportive of providing his contact information to Princeton staff and the city council for follow-up.

### **Public Health Nuisances**

Similar to Stop Work Orders, nuisance abatement is not an enjoyable experience for any parties involved. RRC is familiar and experienced with [Minnesota Statute 463.15 - 463.261](#). In fact, we are currently addressing two properties that meet the definition of hazardous building/property in Pine City and Circle Pines. We have also assisted Linwood Township with a hazardous building recently. All three of these situations have occurred in the last year.

I briefly reviewed [Title 6. Nuisances and Offenses](#) in the online [Princeton City Code](#) which points directly to statute pertaining to hazardous buildings and property.

RRC has found by implementing an administrative citation process prior to engaging in the statutory process is both efficient and effective. It also doesn't have the same economic impact of going through an abatement process which could potentially lead to a long legal battle.

The City of Princeton has adopted Housing Standards identified in [Chapter X](#) of its [Zoning Ordinance](#). There are also Administrative Offense Procedures identified in City Code [Title 2, Administration, Chapter 285](#), but that is typically used for law enforcement.

We have worked with a number of our jurisdictions to adopt an administrative citation ordinance that is specific to city code violations separate from law enforcement. Here are links to a few that I have either authored or co-authored:

- [City of Lauderdale](#)
- City of Hilltop (see attached...their online code is not updated)
- [City of Cambridge](#)

Simply stated, RRC will follow all statutory and city code procedures along with providing recommendations for improvements that have been successful in other jurisdictions that we provide services. Our staff starts at the beginning with any type of enforcement - we first need to educate ourselves on the situation and the specific city codes that have been adopted in our jurisdictions along with understanding Minnesota laws.

All of our staff are equipped to deal with just about any situation thrown at them, however, when situations rise to the level of potential litigation, it is immediately escalated to one of our team leaders.

Thank you again for inviting us to the interview last Thursday. Here are the references that you requested. Please let us know if you have any questions.

Dave Byrne - Novak Fleck  
612-369-6190  
[dave@novak-fleck.com](mailto:dave@novak-fleck.com)

Dan Saiko - CBS Construction  
612-280-9851  
[dsaiko@cbsconstruct.com](mailto:dsaiko@cbsconstruct.com)

Ron Sivigny - Brookside Construction  
612-919-4812  
[brooksideconstinc@gmail.com](mailto:brooksideconstinc@gmail.com)

Jim Steinfeldt - Schoeppner, Inc.  
507-273-3633  
[jsteinfeldt@schoeppnerinc.com](mailto:jsteinfeldt@schoeppnerinc.com)

Katie Bennett, Oak Grove Resident  
763-245-8716  
[bennett.katiem@gmail.com](mailto:bennett.katiem@gmail.com)

Thank you,

Carri

## **Carri Levitski**

Program Administrator  
Rum River Consultants  
23306 Cree St NW - Suite 103  
St Francis, MN 55070

[carri@rumrivercc.com](mailto:carri@rumrivercc.com)  
Office/Scheduling 763-331-7722  
Cell 763-464-8798  
[www.rumrivercc.com](http://www.rumrivercc.com)





## Stacy Marquardt

---

**From:** Tad Winterfield <tad@midmninspections.com>  
**Sent:** Thursday, September 14, 2023 6:52 PM  
**To:** Stacy Marquardt  
**Subject:** Re: Building Official and Inspection Services RFP follow up questions

Hello Stacy,

I hope you're having a good week.

Here are the additional references you asked for. And please feel free to ask any other contractors that you know if they have worked with me, and how it went.

Ron Weyer, from RW Builders 763-360-3011  
Kevin Novak, from KN Builders 320-266-0044  
Nate Cook, from NC Contracting 763-286-6935  
Joe Sahlstrom, from Sahlstrom Plumbing and Heating 320-980-5200

As for a contentious discussion, I had one earlier this summer with a contractor over a frost protected floating slab. They were not happy about it requiring an engineered design, because it didn't meet the specs of the building code. They got the design from the engineer, but then didn't form it to meet that design. When I told them I couldn't pass it until it met that design, they told me it was designed wrong. After a short discussion they asked if we could call a friend of theirs from the State and I said that was fine. We had a three way call for about 45 minutes with that person and they looked at the plans and agreed with what I was trying to tell them. At the end of the call, he seemed fine about fixing it, almost as if it was his idea, but he would not talk to me at inspections after that. I believe he was the father of the general contractor, and his son and I seemed to move through the rest of the project smoothly. I'm sure they're still not fans of mine but we didn't have any other issues that I can remember.

I have not contacted this contractor to see if he would mind being contacted, but I can try if you would like me to. His company is Elite Development, and his name is Tyler Keller. His father was the one that was upset with me, but I can't remember his name.

In the case of a public health nuisance, I would assist the city in determining any code violations, and possible remedies to address those violations, up to, as a last resort condemning the property. My ultimate goal would be to not get to that point, but sometimes that is the only option.

Let me know if you have any questions or need anything else.

Tad Winterfield  
Building Official  
Mid-MN Inspections  
763-482-0446  
[tad@midmninspections.com](mailto:tad@midmninspections.com)  
[www.midmninspections.com](http://www.midmninspections.com)

## Stacy Marquardt

---

**Subject:** FW: Building Official and Inspection Services RFP follow up questions

**From:** Scott Qualle <squalle@mnspect.com>

**Sent:** Thursday, September 14, 2023 4:25 PM

**To:** Stacy Marquardt <smarquardt@princetonmn.org>

**Cc:** Tonia Sikorski <tsikorski@mnspect.com>; Ty Turnquist <ty@mnspect.com>; Alan Greene <agreene@safebuilt.com>

**Subject:** RE: Building Official and Inspection Services RFP follow up questions

Hi Stacy,

Here are five references and the other info requested.

**Joey Schauer**

Schauer & Sons Construction

Glencoe, MN

320-212-3097

**Ed Wyman**

Wyman Construction

Osseo, MN

763-238-0699

**Trevor Ford**

Lyons Contracting

St. Cloud, MN

320-428-2417

320-252-2267

**Michael Neyers**

Glencoe Regional Health Services

Glencoe, MN

320-510-1733

320-864-7848

**Rob Berg**

Berg Exteriors

Maple Plain, MN

763-479-1115

**Contentious Situation**

Homeowner did addition, not yet complete, occupying space.

Christine Valerius

612-272-1772

**Public Health Situation**

Work with other responding agencies (if any) or City Staff along with stakeholders to protect the life, health, and safety of the occupants first and public second.

Thanks

Scott Qualle

Building Official

License Number – BO002643

MNSPECT, LLC, A SAFEbuilt Company