

From: [Kedrowski, Richard \(CI-StPaul\)](#)
To: [Alex](#)
Cc: [Martin, Lisa \(CI-StPaul\)](#); [Zimny, Joanna \(CI-StPaul\)](#)
Subject: RE: Appealed tax assessment for 1437 Sheldon St.
Date: Friday, December 9, 2022 7:57:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)

Alex,

I will continue to enforce the Violations as I, and other Inspectors, interpret the Code.

Please feel free to continue with your Appeal.

Thanks,
Richard

From: Alex <amclane8@gmail.com>
Sent: Thursday, December 8, 2022 9:54 PM
To: Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us>
Cc: Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: Appealed tax assessment for 1437 Sheldon St.

Think Before You Click: This email originated **outside** our organization.

Hi Richard,

Regarding Question 1. There are depressions along the front and side walkways, and on the front boulevard that show me that the original grade has not been restored. The location of the depressions also demonstrate to me that a permit was never obtained for alterations to the boulevard, which is required by City Code. - **If dirt or turfgrass are elevated above walkways, water (melted snow) has no place to drain. If water has no place to drain, it pools on the sidewalk creating a puddle and freezes. Ice on public walkways is a severe safety risk. If a resident places a metal fence to protect flowers on the boulevard and the metal fence starts slanting sideways, it becomes a tripping hazard for pedestrians on the walkway. I did not change the boulevard gardens on Arlington Ave. I dug a trench on the near side of sidewalk for water (melted snow) to have an area to drain and not pool on sidewalk - freeze - and become a hazard. I feel issuing an assessment to a homeowner who addressed a city neglected safety concern is reckless and misguided. It continues to put neighbors at risk of slipping and falling due to improperly graded boulevard garden. You are issuing directives to restore the grade to an unsafe level which is why I have chosen not to pay this unjust assessment fine. If walkways in Saint Paul were properly graded with space for water to drain, we would live in a safer city for pedestrians year-round. However, this assessment is an example of reckless city code enforcement which puts Saint Paul residents at unnecessary risk.**

Is there a city code which addresses severe safety risks and hazards over public right-of-ways? Also, what does the city define as an alteration? Christmas Decorations?

Regarding Question 2. St Paul Legislative Code 34.08 addresses most of the issues with the alterations to your yard. The trenches and depressions that resulted from your excavation of the property have altered the drainage of the yard and are directing flow across the Public Right-of-Way on the sidewalks and in the alley. Ground cover, which is required by Code, has been removed over a majority of the yard which destabilizes the soil and causes erosion and excessive runoff. The dirt pile is considered a Raw Material and is covered under the same Code as Stored Materials which are not allowed. The dirt pile will also promote Rodent Harborage and re-directs runoff leading to silt being deposited on the City Right-of-Way.

Your letter stated previously drainage was directed to the public right-of-way. However, this is a confusing directive because the water has never drained on the public right-of-way since my alterations. You are issuing a fine because it must continue to look like water might drain over the public right-of-way from your biased point-of-view. I have neighbors which have runoff dirt pouring over the public right-of-way and remaining there. I believe this would be evidence needed for a city official to issue a fine. However, you don't seem to take an evidence-based approach to your assessments which is why you are issuing a fine to me and not my neighbor. I feel there is internal bias and speculation present in the issuance of this fine/assessment by the city inspector.

Again, I have a professional assessment from a licensed building inspector upon move-in to Sheldon St AUG2020. There was a severe negative slope towards the home foundation (which caused water/melted snow to penetrate, freeze, and crack foundation walls over time). Based on this professional assessment, I have corrected this neglected hazard over a two year period. Part of this correction included dirt pile accumulation. The neglected hazard has been corrected and I no longer live in a house where water and melted snow drain towards my basement floor. I plan to remove the remaining dirt pile as the next step of this project next spring-summer 2023. Also, I'm working with CRWD for boulevard rain gardens on Arlington St which will achieve our shared goal of improved water quality and drainage.

FYI: this issue of negative slope is present in many homes in Saint Paul. Water should never accumulate in the basement of a home if it's properly graded around the perimeter. Why is the city choosing to neglect, put homeowners at risk of a crumbling/cracking foundation, deteriorate property value, and fine homeowners who choose to pro-actively address/correct this hazard?

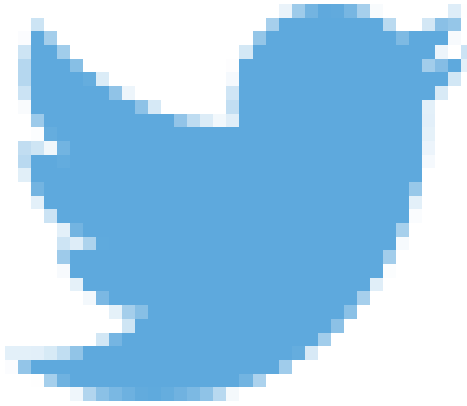
There are numerous violations that could be cited on the Excessive Consumption Notices that are being issued against your property. The most obvious are being named in the Notices since any item that is not In Compliance is sufficient grounds for an Excessive Consumption Notice.

I have spoken to you on at least a couple of occasions and explained the issues with your property. You were made aware of the of the violations that your excavation was causing.

I will continue to issue Excessive Consumption Notices until the dirt pile at the rear of the property is reduced to the original grade of the rear yard. When the dirt pile is completely removed, I will extend the remaining items to June 1, 2023 due to Winter Weather Conditions. All additional items will need to be addressed by that time or the Excessive Consumption Notices would resume.

Please feel free to call or email if you have any additional questions.

Thanks,
Richard



Richard Kedrowski
Supervisor

DSI Inspector III
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 651-266-9141 Fax: 651-266-1919
richard.kedrowski@ci.stpaul.mn.us



On Wed, Dec 7, 2022 at 9:39 AM Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us> wrote:

Hi Alex,

I have been asked to respond to your questions and concerns regarding 1437 Sheldon St.

Regarding Question 1. There are depressions along the front and side walkways, and on the front boulevard that show me that the original grade has not been restored. The location of the depressions also demonstrate to me that a permit was never obtained for alterations to the boulevard, which is required by City Code.

Regarding Question 2. St Paul Legislative Code 34.08 addresses most of the issues with the alterations to your yard. The trenches and depressions that resulted from your excavation of the property have altered the drainage of the yard and are directing flow across the Public Right-of-Way on the sidewalks and in the alley. Ground cover, which is required by Code, has been removed over a majority of the yard which destabilizes the soil and causes erosion and excessive runoff. The dirt pile is considered a Raw Material and is covered under the same Code as Stored Materials which are not allowed. The dirt pile will also promote Rodent Harborage and re-directs runoff leading to silt being deposited on the City Right-of-Way.

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Thanks,
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MINNESOTA

Richard Kedrowski
Supervisor

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Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 651-266-9141 Fax: 651-266-1919
richard.kedrowski@ci.stpaul.mn.us



From: Alex <amclane8@gmail.com>
Sent: Monday, December 5, 2022 9:20 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: Appealed tax assessment for 1437 Sheldon St.

Think Before You Click: This email originated **outside** our organization.

Hi Joanna,

I just received another letter 28NOV regarding Deficiency: Ground cover has not been restored and dirt pile has not been removed.

Question 1: snow is covering all ground on my property. How can the inspector properly assess ground cover has not been restored when ground is covered by 6 inches of snow?

Question 2: what city code violation is related to the deficiency "dirt pile has not been removed"?

FYI: Thousands of dollars of dirt have been removed after the original notice to 1437 Sheldon St homeowner.

How many more thousands of dollars of dirt excavation is needed before the city inspector is satisfied and will assess dirt pile has been removed?

Clarification on asserted deficiencies from Richard Kedrowski seem appropriate. I imagine city inspectors like Richard have more important deficiencies to investigate and follow up on which might even be causing safety concerns for Saint Paul residents.

-Alex

On Thu, Nov 17, 2022 at 10:51 AM Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us> wrote:

Mr. McLane,

Just to clarify in my original email, it should read **Should you wish to address Council directly by**

phone but not appear in person, you must register in person by noon on Tuesday, January 17, 2023 (not 2022).

Again, as noted, the ways to contest Ms. Moermond's recommendations are outlined in my original email, I will also attach your email to the record.

Joanna



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MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

 Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Sent: Tuesday, November 15, 2022 7:48 AM

To: Alex <amclane8@gmail.com>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Subject: RE: Appealed tax assessment for 1437 Sheldon St.

Hello Alex,

I am not sure if you registered to testify by phone. If not, you may appear in person to 15 W. Kellogg Blvd, Rm 300 Council Chambers, Third Floor.

Mai Vang

Pronouns: She/Her

City Council Offices – Legislative Hearings

15 W Kellogg Blvd, 310 City Hall

Saint Paul, MN 55102

M: (651) 266-8585 | D: (651) 266-8563

Legislative Hearing Appeals – www.stpaul.gov/legislative-hearings



SAINT PAUL
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From: Alex <amclane8@gmail.com>

Sent: Saturday, November 12, 2022 8:41 AM

To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Subject: Re: Appealed tax assessment for 1437 Sheldon St.

Hi Joanna,

I will be appealing Ms. Moermond recommendation for assessment approval. .

I think this city pursuit assessment and fine to the owner of 1437 Sheldon St, St Paul, MN 55108 is a farce and waste of taxpayer money.

Regards,

On Wed, Nov 9, 2022 at 9:52 AM *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us> wrote:

Good morning,

This email is to confirm that on Tuesday, November 1 at the Legislative Hearing for the appealed tax assessment for property at 1374 ARLINGTON AVENUE WEST/ 1437 SHELDON STREET. (File No. J2034A, Assessment No. 238503) Ms. Moermond's recommendation is that the City Council approve the assessment.

As directed in the letter notifying you of the Legislative Hearing, this matter will go before the City Council at Public Hearing on **Wednesday, January 18, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may appear in person (*please check in with staff when you arrive*) or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805. **Should you wish to address Council directly by phone but not appear in person, you must register in person by noon on Tuesday, January 17, 2022 here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

As discussed in the hearing, should you wish to discuss any necessary permits for your excavation project, you can call 651-266-8989 or call Senior Building Inspector Nathan Bruhn directly at +1-651-266-9033. Please note inspectors have office hours between 7:30 and 9 am.

Thank you,
Joanna



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Joanna Zimny

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

Saint Paul City Hall

Suite 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Sent: Tuesday, October 18, 2022 1:47 PM
To: Alex <amclane8@gmail.com>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: Appealed tax assessment for 1437 Sheldon St.

Mr. McLane,

This email is to confirm your appealed tax assessment for 1437 Sheldon St has been scheduled for Tuesday, November 1, 2022 via phone between 10 am and 12 pm. We will call you at the number noted below.

A few minutes earlier you should have received a separate email from Mail Express with copies of the cleanup videos related to this appeal. Note that they expire November 1, 2022 1:20:41 PM CDT.

Note that the incoming number from the City shows up as **612-315-7905 so please make sure to answer.**

You also mentioned the ordinance(s). Ordinance 45.03 Nuisance: (7) Grass and weeds. Grass which has grown upon any property to a height of eight (8) or more inches or weeds. You also mentioned the orders you received for the "dirt pile". While those orders are not in front of the hearing officer, your correction notice did reference SPLC 34.08 (2) **DRAINAGE**. I would encourage you to reach out to DSI directly at 651-266-8989 if you have questions related to those orders or section of the SPLC.

Thank you,

Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
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15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

 Please consider the environment before printing this email

From: Alex <amclane8@gmail.com>

Sent: Monday, October 17, 2022 3:23 PM

To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Subject: Re: Assessment # 238503 / File # J2304A | contesting - notification

Hello,

My address is 1437 Sheldon St, St Paul, MN 55108

My phone 503-744-2618

-Alex

On Sun, Oct 16, 2022 at 3:03 PM *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us> wrote:

Hello,

We need a property address to assist you further.

Thank you,
Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

Saint Paul City Hall

Suite 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



Please consider the environment before printing this email

From: Alex <amclane8@gmail.com>

Sent: Friday, October 14, 2022 8:05 PM

To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Subject: Assessment # 238503 / File # J2304A | contesting - notification

Hello,

I am contesting Assessment # 238503.

Due to this date/time of legislative hearing already set, I did not see until further investigation of fine print a notification is needed within 5 days to be put on the schedule (which is already set in Saint Paul City Council Public Hearing Notice Ratification of Assessment letter)

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Regards,
Alex S. McLane
Saint Paul, MN USA
amclane8@gmail.com

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Alex S. McLane
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amclane8@gmail.com

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