



Business Division  
1900 Rice St  
Saint Paul MN 55113

**RECEIVED**  
**MAY 02 2019**  
**CITY CLERK**

**Date:** April 30, 2019

**From:** St Paul Regional Water Service  
Marie Weinhandl  
Customer Service Billing Supervisor

**Re:** Request for Hearing

**Address:** 1281 FROST AVE  
MAPLEWOOD MN 55109

**Account#** 0717522  
**Requested by:** BRANDON FRITZ  
MANAGEMENT CO SHERMAN AND ASSOCIATES  
1957 ENGLISH ST  
MAPLEWOOD MN 55109  
612-322-3223

**Attached**  
**Hearing request**  
**Comments from the account**  
**Letter to Owner of Property**  
**Water Service Application and payment**  
**Account history**  
**Payment look up**



## HEARING REQUEST

To: BRANDON FRITZ  
MANAGEMENT CO  
1957 ENGLISH ST  
MAPLEWOOD MN 55109

From: Saint Paul Regional Water Services

Date: April 25, 2019

RE: Account Number: 0717522  
Service Address: 1281 FROST AVE


Dear SPRWS Customer,

You have a right to a hearing if there is a disagreement regarding your account. Hearings are held with an impartial Hearing Officer, who listens to your concerns, considers all relevant information and makes a recommendation for a settlement. The Hearing Officer will contact you to arrange for a hearing after this completed and signed form is returned to Saint Paul Regional Water Services, 1900 Rice St Saint Paul MN 55113.

Sincerely,  
MARIE  
Customer Service  
**Saint Paul Regional Water Services**  
1900 Rice St., Office Building  
Saint Paul Minnesota 55113  
Phone: 651-266-6351

**Reason for Hearing:**  
(Please Print)

INCORRECTLY BILLED AND PAID FOR ANOTHER BUSINESS ACCOUNT. BUSINESS IS  
REQUESTING TO PAY FOR THEIR BILL BUT SPRWS WILL NOT REIMBURSE US FOR THE  
INCORRECT CHARGES. WOULD LIKE REIMBURSEMENT.

Signature: 

Date: 4/29/19

Name: BRANDON FRITZ  
(Please print)

Telephone Number: 612-322-3223

**English**

This letter contains important information about your drinking water.  
Please call SPRWS customer service at 651-266-6350 for details.  
A translator will be made available.

**Hmong**

Tsab ntawv no muaj cov ncauj lus tseem ceeb txog koj cov dej haus.  
Thov hu rau SPRWS qhov chaw txais tos pab qhua ntawm 651-266-6350 kom paub  
meej ntxiv. Peb muaj cov txhais lus rau koj.

**Somali**

Warqadaan waxaa ku jira macluumaad muhiim ah oo ku saabsan biyaha aad cabtid.  
Fadlan wac adeegga macamiisha SPRWS oo laga helo telefoonka 651-266-6350 si aad  
u heshid tafasiil. Turjubann waa la heli doonaa.

**Spanish**

Esta carta contiene información importante sobre el agua potable.  
Comuníquese con el servicio de atención al cliente de SPRWS al 651-266-6350 para  
obtener más información. Un traductor estará disponible.

1281 FROST				
Comment Code	Expiration Date	Date/Time Entered	User Id	Comments
Account Information	4/25/2019	4/25/2019 1:32:55 PM	Marie Weinhandl	I NOTIFIED BRANDON ABOUT WHEN THE NEW SERVICE WAS ADDED AND MAPLEWOOD ACAQUISITIONS LLC MADE THE APPLICATION FOR THE NEW SERVICE AT 1281 FROST AVE ALONG WITH THE REST OF THE DEVELOPMENT AND PAID FOR IT. THIS MADE THEM THE OWNERS OF THE SERVICE AT THE PROPERTY.  BRANDON FRITZ FROM THE MANAGMENT CO ASKED TO HAVE A HEARING.
Account Information	4/24/2019	4/24/2019 2:20:28 PM	Marie Weinhandl	TALKED TO BRANDON FROM SHERMAN AND ASSOCIATES. TOLD HIM WENDY IS NOT GOING TO PAY BACK BILLS. HE BELIEVES WE SHOULD PAY SHERMAN AND GO AFTER HER FOR THE BACK BILLS.  I EXPLAINED OUR POLICY AND HE DOES NOT LIKE IT, HE IS GOING TO CHECK WITH THEIR LEGAL TEAM. I OFFERED A HEARING.
Account Information	4/24/2019	4/24/2019 1:47:34 PM	Marie Weinhandl	TALKED WITH WENDY LAUBER OWNER OF THIS PROPERTY. SHE WILL NOT PAY THE PAST WATER BILLS THAT WERE PAID BY SHERMAN AND ASSOCIATES. SHE WILL PAY WATER GOING FORWARD SHE STATED SHE WAS ON A HOSE FOR A LONG TIME THEN THEY PUT IN A METER. SHE SAID SHE DID NOT ASK FOR THIS CHANGE
Account Information	4/11/2019	4/11/2019 10:53:51 AM	Krista Anderson	Sent copies of all bills to Wendy at W L Investments with letter explaining that Sherman Associates had paid them; she needs to pay them so we can refund Sherman Associates. KA
Account Information	4/10/2019	4/10/2019 9:44:42 AM	Krista Anderson	PER BRANDON AT SHERMAN ASSOCIATES (612-322-3223) THIS ACCOUNT HAS BEEN IN THE WRONG NAME . . . THEY HAVE BEEN PAYING THE BILLS FOR TWO YEARS CHANGED NAME ON ACCOUNT AND HAVING PAYMENTS LOOKED UP  SEVEN ACCOUNTS WERE LINKED BY CUSTOMER NUMBER SEPERATED THE ACCOUNTS AND CHANGED NAMES ON THE ACCOUNTS KA
Account Information		4/15/2016 12:07:31 PM	Krista Anderson	This account was incorrectly charged St. Paul Sanitary Sewer rates for their 12/14/15 cycle bill. Canceled bills and rebilled using the correct Sanitary Sewer Rate. No bill sent to customer; credit on the account.



**To: W L INVESTMENTS INC  
C/O WENDY L LAUBER  
10912 THONE RDG  
SAINT PAUL MN 55129-5808**

**From: Saint Paul Regional Water Services (SPRWS)**

**Date: April 11, 2019**

**RE: Account Number: 0717522  
Customer Number: 548451  
Service Address: 1281 FROST AVE**

Dear Ms. Lauber,

This letter is regarding the ownership of the above property and water bill payments. A property manager from Sherman Associates recently notified SPRWS that this property has been in their name since the account was started October 13, 2015. SPRWS records indicate they continued to pay the water bill charges accrued to April 8, 2019.

Enclosed you will find, billing and payment history made by Sherman Associates for the period since October 13, 2015. As the bills are already paid, we cannot refund the payments made by them unless you make the payment. Should you acknowledge responsibility for these past charges and desire to make a payment, please remit the enclosed bill stubs with payment and we will refund Sherman Associates. If you wish you can contact Brandon from Sherman Associates at 612-322-3223 and make your own arrangement to pay.

It is the owner's responsibility to contact SPRWS when there is a sale, so we can make the appropriate changes to the account. Since we did not hear from you, no changes were.

If you have any questions, please contact the Customer Service Department at 651-266-6350.

Sincerely

Krista  
Customer Service  
**Saint Paul Regional Water Services**  
1900 Rice St., Office Building  
Saint Paul Minnesota 55113  
Phone: 651-266-6350

1281 FROST AVE  
3-24-05

Account# 0717522

Combined Fire & Domestic Water  
Domestic Water Service  
Fire Supply

### SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Contract for Installation of a Domestic Water Service Connection

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(        an individual) (  a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 1 inch) (permit a new-RPO        inch) (permit use of existing        inch) service being a (combined        inch fire &        inch domestic water) ( 1 inch domestic water service) (        inch fire supply) connection from the water main on Frost Ave to the property line of Lot       

**PIN: 16.29.22.14.0078**

to supply a Liquor Store at 1281 FROST AVE  
TYPE OF BUILDING ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

The ( 1 inch domestic) (        inch fire supply) service         
Admin. fee (        inch domestic) (        inch fire supply) service         
Street repair        (type)         
Street permit         
Frost         
Winter paving         
The        inch domestic meter setting (turn-on)         
Seal by-pass meter on fire supply         
Cut-off, (see CUT-OFFS on other side)         
Sub-total       

	Estimated Charge	Schedule Charge
The ( 1 inch domestic) ( inch fire supply) service	\$ 1,250 00	\$
Admin. fee ( inch domestic) ( inch fire supply) service		
Street repair (type)		
Street permit		
Frost		
Winter paving		
The inch domestic meter setting (turn-on)		
Seal by-pass meter on fire supply		
Cut-off, (see CUT-OFFS on other side)		
Sub-total	\$	\$
<b>TOTAL COST</b>		<b>\$ 1,250 00</b>

#### 3. SPECIAL CONDITIONS:

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)

This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

#### PROPERTY OWNER / AGENT:

X Shane LaFave  
SIGNATURE (PRINT NAME BELOW)

9-18-15  
DATE

Shane LaFave  
PRINTED NAME

Maplewood Acquisition LLC  
COMPANY NAME

233 Park Ave S Suite 201  
CURRENT ADDRESS

Minneapolis MN 55415 612-436-9146  
CITY STATE ZIP CODE PHONE

PAID BY:  
Maplewood Apartments Limited Partnership  
NAME

9-18-15  
DATE

233 Park Ave Suite 201  
ADDRESS

Minneapolis MN 55415 612-436-9146  
CITY STATE ZIP CODE PHONE

#### BOARD OF WATER COMMISSIONERS:

Brent Marsolek  
BY

05/21/2015  
DATE

AGENT

3. SPECIAL CONDITIONS: (continued from other side)

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.

5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.

6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.

7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or "Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.

8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.

9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.

10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.

11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.

12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.

13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board

14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Account No.	Charge

OFFICE USE ONLY:

WC#	1502772	Invoice #	
Pd.			
Check#		Name	

**COMMERCIAL PARTNERS TITLE, LLC**

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300  
MINNEAPOLIS, MN 55402  
(612) 337-2490

USBANK  
17-2-910

One Thousand, Two Hundred Fifty & 00/100 Dollars

PAY  
TO THE  
ORDER OF

DATE  
9/16/15

AMOUNT  
\$1,250.00

St. Paul Regional Water Services  
1900 Rice St.  
St. Paul, MN 55113-6810

Maplewood Apartments LP

*Michelle Shadie*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Security features. Details on back.

**COMMERCIAL PARTNERS TITLE, LLC**  
CONSTRUCTION DISBURSING ACCT

50612

9/16/15 \$1,250.00 Draw# 3  
File# 40201 Project# 2543 Maplewood Apartments LP  
Owner: Maplewood Apartments LP  
Location: 1955 English Street North Maplewood, MN  
City / county fees



Created Date/Time 4/18/2019 2:06:33 PM

Customer Number 548451

Account Number: 0717522

Service Address: 1281 FROST AVE

Mailing Address:

W L INVESTMENTS INC

C/O WENDY L LAUBER

10912 THONE RDG

SAINT PAUL MN 55129-5808

Transaction Date	Transaction	Transaction Amount	Balance
4/8/2019	Payment - Remittance Processor	(\$182.34)	\$0.00
3/26/2019	Cycle Billing Due: 4/10/2019		\$182.34
1/23/2019	Payment - Remittance Processor	(\$137.95)	\$0.00
12/28/2018	Cycle Billing Due: 1/12/2019		\$137.95
10/17/2018	Payment - Remittance Processor	(\$138.88)	\$0.00
9/27/2018	Cycle Billing Due: 10/12/2018		\$138.88
7/23/2018	Payment - Remittance Processor	(\$132.37)	\$0.00
6/26/2018	Cycle Billing Due: 7/11/2018		\$132.37
4/16/2018	Payment - Remittance Processor	(\$176.34)	\$0.00
3/26/2018	Cycle Billing Due: 4/10/2018		\$176.34
1/11/2018	Payment - Remittance Processor	(\$145.59)	\$0.00
12/26/2017	Cycle Billing Due: 1/10/2018		\$145.59
10/16/2017	Payment - Remittance Processor	(\$140.31)	\$0.00
9/27/2017	Cycle Billing Due: 10/12/2017		\$140.31
7/10/2017	Payment - Remittance Processor	(\$134.01)	\$0.00
6/26/2017	Cycle Billing Due: 7/11/2017		\$134.01
4/10/2017	Payment - Remittance Processor	(\$120.73)	\$0.00
3/24/2017	Cycle Billing Due: 4/8/2017		\$120.73
1/18/2017	Payment - Remittance Processor	(\$123.89)	\$0.00
12/28/2016	Cycle Billing Due: 1/12/2017		\$123.89
10/11/2016	Payment - Remittance Processor	(\$124.67)	\$0.00
9/26/2016	Payment - Remittance Processor	(\$120.64)	\$124.67
9/27/2016	Cycle Billing Due: 10/12/2016		\$245.31
7/27/2016	Late Charge - Quarterly		\$126.67
6/24/2016	Cycle Billing Due: 7/9/2016		\$120.64
4/15/2016	Manual Billing Due: 4/30/2016		(\$4.17)
4/15/2016	Manual Billing Due: 4/30/2016		(\$128.06)
4/15/2016	Bill Cancellation		(\$206.63)
4/15/2016	Bill Cancellation		(\$123.90)
4/4/2016	Payment - Remittance Processor	(\$128.04)	\$0.00
3/24/2016	Cycle Billing Due: 4/8/2016		\$128.04
3/4/2016	Payment - Remittance Processor		\$4.14
2/1/2016	Late Charge - Quarterly		\$86.87

Customer: 500001	Balance: \$0.00	Address:	Quantity: 0000000000	Quantity: 0000000000
Account: 00000001	Payment: 000000	City:	Amount: 00000000	Amount: 00000000
BY: 00000000000000000000	Last Bill: 00000000000000000000	State:	Rate: 00000000	Rate: 00000000
00000000000000000000	Phone:	Zip:	Line Parameters: 00000000000000000000	Line Parameters: 00000000000000000000
00000000000000000000	Fax:	Print Due Amount: 000000	Copy/Status: 00000000	Copy/Status: 00000000

Customer:	Customer Address:	Customer Payment:	Customer:	Address:	Transaction History:	Account History:	Rate:	Comments:	Print/Export:
Account:	Contact:	Payments:	Collection:	Transfer:	Letters:	Imports:	Status:	Queue:	Service Orders:
Attachments:	Attachments:	Attachments:	Attachments:	Attachments:	Attachments:	Attachments:	Attachments:	Attachments:	Attachments:

Header:	Quantity:	Due Date:	Assigned To:	Assigned By:	Batch Number:	Completed:	Completion Date:	Completed Location:	Completed Amount:
Account Credit/Debit	000	00/00/00	User: 00000000	00000000	0000	00	00/00/00	00000000000000000000	00000000000000000000
Account Payment/Debit	000	00/00/00	User: 00000000	00000000	0000	00	00/00/00	00000000000000000000	00000000000000000000

Header:	Quantity:	Due Date:	Assigned To:	Assigned By:	Batch Number:	Completed:	Completion Date:	Completed Location:	Completed Amount:
Account Credit/Debit	000	00/00/00	User: 00000000	00000000	0000	00	00/00/00	00000000000000000000	00000000000000000000
Account Payment/Debit	000	00/00/00	User: 00000000	00000000	0000	00	00/00/00	00000000000000000000	00000000000000000000