

From: [Matt Hursh](#)
To: [Mitchell Imbertson](#); [Joanna Zimny](#); [*CI-StPaul_LegislativeHearings](#)
Cc: [Mai Vang](#); [Leanna Shaff](#)
Subject: Re: 264 Lafond Ave Appeal - Proposed Work Plan
Date: Monday, February 26, 2024 6:18:38 PM
Attachments: [image001.png](#)
[image003.png](#)

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

Ok, thanks for clarifying Mitch. I'm not planning on replacing anything, just resecuring the loose boxes and fixtures. So, if it's ok, I'll plan on completing that work and if a new connection is needed, I'll contact an electrician.

Assuming this is ok to proceed, it doesn't sound like we'll need a hearing tomorrow. If that's not accurate, please let me know.

Thanks,

Matt

From: Mitchell Imbertson <mitchell.imbertson@ci.stpaul.mn.us>
Sent: Monday, February 26, 2024 5:07 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Matt Hursh <matthursh@hotmail.com>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: Mai Vang <mai.vang@ci.stpaul.mn.us>; Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>
Subject: RE: 264 Lafond Ave Appeal - Proposed Work Plan

Good afternoon,

Regarding the electrical, that may depend on the specifics of what is being done to repair the damaged or loose fixtures and boxes. If the box was loose and is just being secured better to the wall, that may be something you can fix without an electrician. If any new electrical connections are made such as replacing fixtures, the work needs to be completed by a licensed electrician even though it may not require a permit.

Thanks,

Mitch Imbertson

Fire Safety Supervisor
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From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Monday, February 26, 2024 2:35 PM
To: Matt Hursh <matthursh@hotmail.com>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: Mai Vang <mai.vang@ci.stpaul.mn.us>; Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>; Mitchell Imbertson <mitchell.imbertson@ci.stpaul.mn.us>
Subject: RE: 264 Lafond Ave Appeal - Proposed Work Plan

Supervisor Shaff or Imbertson,

Can you clarify below re: the electric? Well outside my wheelhouse, thanks

Joanna



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Joanna Zimny

Legislative Hearing Executive Assistant
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From: Matt Hursh <matthursh@hotmail.com>
Sent: Monday, February 26, 2024 2:24 PM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: Mai Vang <mai.vang@ci.stpaul.mn.us>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: 264 Lafond Ave Appeal - Proposed Work Plan

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Joanna,

Thanks for your response. My understanding is I don't need to pull an electrical permit unless the electrical connection is being moved or added. In this case, the connection is not being moved or added, the existing box is just loose from the wall, so I didn't think it was required. Could you please confirm?

Regarding the dryer vent, I have MSP/STP Heating & Cooling scheduled to run the ductwork.

Yeah, I will update Ms. Tong on this.

Thanks,

Matt

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

Sent: Monday, February 26, 2024 1:15 PM

To: Matt Hursh <matthursh@hotmail.com>

Cc: Mai Vang <mai.vang@ci.stpaul.mn.us>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>

Subject: RE: 264 Lafond Ave Appeal - Proposed Work Plan

Hi Matt,

The Legislative Hearing officer reviewed this and thinks it looks good, however **items 4 & 15 will require a licensed contractor to pull permits**. Have you spoken with one? If so, if you send the names of who you've hired and will be doing that, there will be no need to have a hearing tomorrow and your work plan will just be put on the record to be approved by Council.

If you **don't** have that information, we will need to conduct a hearing, but it can be done **by phone** instead of making you come downtown again.

Last, we do not have contact information for Ms. Tong, the tenant, could you please update her on this and provide a phone number if we will be doing a hearing by phone?

Please let us know ASAP, thank you!

Joanna

Joanna Zimny
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From: Matt Hursh <matthursh@hotmail.com>
Sent: Thursday, February 22, 2024 11:43 AM
To: Mitchell Imbertson <mitchell.imbertson@ci.stpaul.mn.us>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: 264 Lafond Ave Appeal - Proposed Work Plan

Ms. Marcia Moermond & Mr. Mitchell Imbertson,

Thanks again for meeting with Shelly & I. As discussed, the inspection report was broken down in to 3 stages and we were to make a work plan proposal, so below is the plan and timeline we came up with.

The first round of repairs are the following and will be completed by 3/29/24

- #2. Remove additional contents of home to allow completion of inspection
-This will be completed by the tenant
- #7. Remove trash/furniture from the exterior
-This will be completed by the tenant
- #9. Treat unit for insects
-This is being treated by Greenix Pest Control
- #11. Baseboard heaters are missing covers
-This will be completed by the owner and the tenant
- #16. Provide & maintain orderly storage of materials
-This will be completed by the tenant
- #17. Dispose of junk mattresses and other trash being stored inside the house and basement
-This will be completed by the tenant
- #18. Repair damaged CO alarm on 1st floor and provide on 2nd floor where missing
-This will be completed by the owner and the tenant
- #20. Complete and sign the smoke alarm affidavit and return to the office
-This will be completed by the owner

The second round of repairs are planned for the following and would be completed by 4/26/24

- #3. Repair loose wiring connection for dryer cord and reclamp

-This will be completed by the owner/handyman or electrician

#4. Replace the dryer ductwork

-This will be completed by the owner/handyman

#5. Garage - Replace fire door

-This will be completed by the owner/handyman

#6: Repair opening in wall and ceiling for fire separation

-This will be completed by the owner/handyman

#15: Repair damaged or loose electrical fixtures & junction boxes, including light fixtures and outlets

-This will be completed by the owner/handyman or electrician

The third round of repairs are planned for the following and would be completed by 5/31/24

#8. Repair/replace windows to restore functionality and proper use and damaged parts

-This will be completed by the owner

#13. Walls damaged throughout

-This will be completed by the tenant

#14. Carpet needs cleaning or replacement

-This will be completed by the tenant

#19. Ceilings damaged. Replace missing attic cover

-This will be completed by the tenant & owner

Please let me know if you have questions or comments.

Thanks,

Matt Hursh