



# Board of County Commissioners Agenda Request

50

Agenda Item #

**Requested Meeting Date:** April 11, 2023

**Title of Item:** Public Health Nuisance Request for Proposal (RFP)

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
<b>Submitted by:</b> Andrew Carlstrom		<b>Department:</b> Environmental Services
<b>Presenter (Name and Title):</b> Andrew Carlstrom, Environmental Services Director		<b>Estimated Time Needed:</b> 5 Minutes
<b>Summary of Issue:</b>  <p>On September 29, 2022 and pursuant to authority granted in MN State Statute, Section 145A, Aitkin County Health and Human Services Department deemed a Public Health Nuisance exists at:</p> <p>36214 Kestrel Avenue, McGregor, MN 55760 (Lawler)          Lot 9 Block 6, McGregor, MN 55760 (Lawler)</p> <p>A Request for Proposal for demolition and solid waste removal was published in the Aitkin Age on March 8 &amp; 15, 2023 and cost proposals were opened from 3 contractors on March 31, 2023. Lowest proposal for demolition is Dependable Demolition and work must be completed by July 1, 2023. Please see attachments for Order to Abate Public Health Nuisance, Terms of Request for Proposal, and cost proposals from contractors. We are pursuing an opportunity with the McGregor Fire Department to utilize one property for fire training.</p>		
<b>Alternatives, Options, Effects on Others/Comments:</b> Alternative is not to approve lowest cost proposal to remove Public Health Nuisance properties		
<b>Recommended Action/Motion:</b> Motion to award contract to Dependable Demolition as lowest cost proposal for removing Public Health Nuisance properties.		
<b>Financial Impact:</b> Is there a cost associated with this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ 43,000.00 Is this budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please Explain:</i>  Upon last fall's inspection, the Public Health Supervisor and Environmental Services Director both concur that the two properties pose an immediate risk to the welfare of the public due to unsafe foundations, unsecured foundational openings, and unsanitary conditions.		

Legally binding agreements must have County Attorney approval prior to submission.



# Aitkin County Health & Human Services

204 First St. NW  
AITKIN, MINNESOTA 56431-1291  
PHONE 1-800-328-3744 or 1-218-927-7200 - FAX # 927-7210

## Order to Abate a Public Health Nuisance

To: Mark D. Miller  
15421 362<sup>nd</sup> Lane  
McGregor, MN 55760

Pursuant to authority granted in Minnesota State Statute, Section 145A, be advised that the Aitkin County Health & Human Services Department has found that a Public Health Nuisance, identified on September 29, 2022, exists at:

36214 Kestrel Avenue  
McGregor, MN 55760

Located at parcel #27-1-070300

**This property will be posted identifying the Public Health Nuisance and abatement order.**

Please be advised that as the designated Health Authority for Aitkin County, on September 29, 2022, I, along with Andrew Carlstrom, Environmental Services Director, made inspection of the premises. As a result of this visit, I make the following findings:

### Nuisance Category:

- Animal/Pest/Vectors Activities
- Clandestine Drug Lab Activities
- Garbage/Junk House Activities
- Hazardous Waste Activities
- Hazardous Materials Activities
- Solid Waste Activities
- Individual Sewage Treatment Activities
- Hazardous Building or Unsanitary Dwelling
- Unsecured Hole or Opening

During the visit on September 29<sup>th</sup>, we made observation of a two-story dwelling located on the premises at this address. There was much concern around the condition of the building. Structurally, it is sagging, appears fragile and in an unpredictable state. The structure was found open to the elements and being in disrepair. The back door was found open, leaving the building open and freely accessible. The home is likely harboring vermin and/or rodents either inside or underneath. The entire side foundation is crumbled and nearly non-existent, causing extreme concern for the safety of neighbors, children or others who happen upon the property.

Further assessment shows deterioration of the support structure of the building with bowing and caving of the roof, soffits, and siding. Given the condition of the exterior, the home is inhabitable.

This is an immediate risk to the welfare of the public, thus under Minnesota State Statute 145A.04, Subdivision 8, is an imminent Public Health Nuisance. The property will be posted as such.

**You are hereby ordered to abate the nuisance as follows:** Secure or remove all structures.

If you wish to secure the site, this would include:

- Constructing or installing a barrier fence around the perimeter of the structure
- Boarding of all openings so animals, vermin, rodents nor people may gain access
- Secure the foundation area to ensure access areas are covered or filled so persons or animals are not able to fall into the underground area

If you wish to remove the structures, this would include:

- Arranging for the safe and secure demolition of the structure
- Depositing all structure materials in a licensed solid waste facility
- Submit proof, in the form of receipts, that the structure materials were deposited in a licensed solid waste facility

All materials, refuse, rubbish and garbage must be removed and properly disposed of at a licensed solid waste facility. To verify that all materials are properly disposed of, all receipts must be submitted to the Public Health or Environmental Services office. It is illegal to burn or bury any of the above referenced materials or any solid waste materials.

**This action must be completed no later than:** Per the above noted Minnesota State Statute, you are required to abate the threat in no more than 10 days, thus October 17, 2022. An alternative timeframe may be considered and agreed upon, provided you contact me for discussion by October 17, 2022.

If there is failure to abate the nuisance as ordered, the department shall abate the nuisance and charge all cost incurred against the real estate as a special assessment to be collected in the same manner as property taxes. In addition, per MN State Statute, 145A, failure to comply will result in the matter being turned over to the Aitkin County Attorney's Office.

Date: October 6, 2022

Aitkin County Health & Human Services  
Erin J. Melz, RN, PHN, Public Health Supervisor  
Aitkin County Health & Human Services  
Designated Agent

cc: Jim Ratz, Aitkin County Attorney  
Andrew Carlstrom, Director, Aitkin County Environmental Services  
Cynthia Bennett, Director, Aitkin County Health & Human Services  
Mark Wedel, Chair, Aitkin County Board of Commissioners

February 24, 2023

## REQUEST FOR PROPOSAL

Aitkin County

Demolition of buildings and removal of solid waste within the structure(s), and on the property, in Aitkin County as follows:

Parcel: 27-1-070300

Address: 36214 Kestrel Avenue, McGregor, MN 55760 (Lawler)

### TERMS:

In compliance with the request for quotes, contractor hereby proposes and agrees to perform all work for the demolition of each building and the removal of solid waste as mentioned above. Work is to be completed by July 1, 2023. Date may be extended if requested in writing and approved by Aitkin County Health & Human Services Director/Public Health Authority.

- Above demolition prices include disconnect of water and sewer and demolition permit, complete demolition and removal of buildings, complete removal of all solid waste on the property. Fill basement to grade, final cover with black dirt.
- All work must be completed in strict adherence with MDH, MPCA, and OSHA rules and regulations.
- Contractor is responsible for acquiring all necessary permits prior to beginning work.
- Contractor will provide written proof of Liability Insurance in the amount of at least \$1,000,000 per claimant and \$2,000,000 per occurrence. Prior to execution of the contract, the contractor must provide a certificate of insurance to the Aitkin County Administrator that documents that the contractor has complied with the County's insurance requirements as stated above. The certificate of insurance must include a statement that the County will be provided not less than 30 days written notice prior to cancellation, non-renewal or major change in insurance coverage.
- Contractor must determine if hazardous wastes are present and, if so, provide Notification of Intent to Perform a Demolition to the MPCA.
- Contractor will provide equipment for dust control from the start of the demolition until all material is removed (including concrete foundations).
- Contractor will ensure all debris on the property will be removed (including concrete slabs).
- Contractor will arrange for all wells to be capped or sealed by a licensed plumber.
- Contractor will ensure that all utilities are disconnected and removed.
- Contractor will arrange for abandonment of the septic system by a licensed ISTS installer unless the septic system is issued a certificate of compliance buy a licensed ISTS professional.

Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name:

Address:

Phone:

Fax Number:

Please Print:

Name and Title:

Signature:

Date:

Owner Name:

Address:

**\*\*Submit proposal that addresses all the aforementioned terms to:**

**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

**PROPOSALS WILL BE ACCEPTED UNTIL 4:00pm on March 31, 2023**

# Aitkin County Health & Human Services

204 First St. NW  
AITKIN, MINNESOTA 56431-1291  
PHONE 1-800-328-3744 or 1-218-927-7200 - FAX # 927-7210

## Order to Abate a Public Health Nuisance

To: Charles W. Mattson  
C/O Lutheran Social Services of MN  
1605 Eustis Street, Suite 310  
St. Paul, MN 55108

Pursuant to authority granted in Minnesota State Statute, Section 145A, be advised that the Aitkin County Health & Human Services Department has found that a Public Health Nuisance, identified on September 29, 2022, exists at:

Lot 9 Blk 6  
Lawler Subdivision  
McGregor, MN 55760

Located at parcel #27-1-067000

### **This property will be posted identifying the Public Health Nuisance and abatement order.**

Please be advised that as the designated Health Authority for Aitkin County, on September 29, 2022, I, along with Andrew Carlstrom, Environmental Services Director, made inspection of the premises. As a result of this visit, I make the following findings:

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- Garbage/Junk House Activities
- Hazardous Waste Activities
- Hazardous Materials Activities
- Solid Waste Activities
- Individual Sewage Treatment Activities
- Hazardous Building or Unsanitary Dwelling
- Unsecured Hole or Opening

During the visit on September 29<sup>th</sup>, we made observation of a single-story dwelling located on the premises at this address. There was much concern around the condition of the building. Structurally, it appears fragile and in an unpredictable state. The structure was found open to the elements and being in disrepair. The front door and several ground level windows are open, leaving the building open and freely accessible. The home is likely harboring vermin and/or rodents either inside or underneath. There are areas in which the foundation has eroded, causing extreme concern for the safety of neighbors, children or others who happen upon the property. A chain link fence, once erected around the structure, has areas of disrepair, leaving the structure and underground area unsecure.

Given the condition of the exterior, the home is inhabitable.

This is an immediate risk to the welfare of the public, thus under Minnesota State Statute 145A.04, Subdivision 8, is an imminent Public Health Nuisance. The property will be posted as such.

**You are hereby ordered to abate the nuisance as follows:** Secure or remove all structures.

If you wish to secure the site, this would include:

- Repairing and reinforcing the current barrier fence around the perimeter of the structure
- Boarding of all openings so animals, vermin, rodents nor people may gain access
- Secure the foundation area to ensure access areas are covered or filled so persons or animals are not able to fall into the underground area

If you wish to remove the structures, this would include:

- Arranging for the safe and secure demolition of the structure
- Depositing all structure materials in a licensed solid waste facility
- Submit proof, in the form of receipts, that the structure materials were deposited in a licensed solid waste facility

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Designated Agent

cc: Jim Ratz, Aitkin County Attorney  
Andrew Carlstrom, Director, Aitkin County Environmental Services  
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Mark Wedel, Chair, Aitkin County Board of Commissioners



February 24, 2023

## REQUEST FOR PROPOSAL

Aitkin County

Demolition of buildings and removal of solid waste within the structure(s), and on the property, in Aitkin County as follows:

Parcel: 27-1-066900, 27-1-067000, 27-1-067100

Address: Lot 9, Block 6, McGregor, MN 55760 (Lawler)

### TERMS:

In compliance with the request for quotes, contractor hereby proposes and agrees to perform all work for the demolition of each building and the removal of solid waste as mentioned above. Work is to be completed by July 1, 2023. Date may be extended if requested in writing and approved by Aitkin County Health & Human Services Director/Public Health Authority.

- Above demolition prices include disconnect of water and sewer and demolition permit, complete demolition and removal of buildings, complete removal of all solid waste on the property. Fill basement to grade, final cover with black dirt.
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Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name:

Address:

Phone:

Fax Number:

Please Print:

Name and Title:

Signature:

Date:

Owner Name:

Address:

**\*\*Submit proposal that addresses all the aforementioned terms to:**

**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

**PROPOSALS WILL BE ACCEPTED UNTIL 4:00pm on March 31, 2023**

**Prepared For**

Aitkin County

**Dependable Demolition**

42713 State Hwy. 65  
McGregor , MN 55760  
Phone: (218) 820-0174  
Email: dependabledemolition@outlook.com

Estimate # 274  
Date 03/31/2023

<b>Description</b>	<b>Total</b>
Demolition of parcel #27-1-070300 (miller property)	\$22,500.00
Demolition of parcel 27-1-067000 (church property)	\$20,500.00
	<b>Subtotal</b> \$43,000.00
	<b>Total</b> <b>\$43,000.00</b>

**Notes:**

prices include everything laid out in the terms of the proposal. if hazardous waste is discovered during demolition process a price will have to be negotiated to deal with the abatement process.

February 24, 2023

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Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name: Dependable Demolition LLC

Address: 42717 State Hwy 65 McGregor  
Mn 55260

Phone: 218820 0174

Fax Number: \_\_\_\_\_

Please Print:  
Name and Title: Mark Hoyer

Signature: 

Date: 3/31/2023

Owner Name:  
Address:

**\*\*Submit proposal that addresses all the aforementioned terms to:**

**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

**PROPOSALS WILL BE ACCEPTED UNTIL 4:00pm on March 31, 2023**

February 24, 2023

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Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name: Dependable Demolition LLC

Address: 42713 State Hwy 6 S

McGregor, MN

Phone: 218 820 0174

Fax Number: \_\_\_\_\_

Please Print:

Name and Title: Nick Hooper

Signature: 

Date: 3/31/2023

Owner Name:  
Address:

**\*\*Submit proposal that addresses all the aforementioned terms to:**

**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

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Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name:

TNT Construction Group LLC.

Address:

40 County Rd 63

Grand Rapids, MN 55744

Phone:

218-226-4184

Fax Number:

Please Print:

Name and Title:

Shane Feltus Project Manager

Signature:

Shane Feltus

Date:

3/31/23

Owner Name:

Address:

**\*\*Submit proposal that addresses all the aforementioned terms to:**

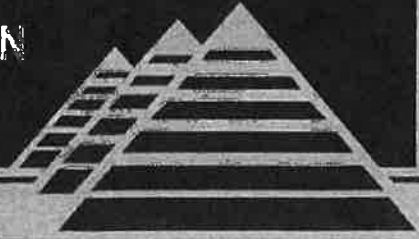
**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

**PROPOSALS WILL BE ACCEPTED UNTIL 4:00pm on March 31, 2023**



# TNT

CONSTRUCTION  
GROUP LLC



Grand Rapids, MN (218) 326-4184

Exclusions:

1. Bond.
2. 3rd party hazardous waste inspections
3. Any abatements
4. Any turf establishments
5. Any replacement of trees, shrubs, or landscaping materials.
6. Any replacement of unmarked or unknown underground utilities.

\*\* UNION CONTRACTOR

February 24, 2023

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Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name:

TNT Construction Group LLC.

Address:

40 County Rd 63

Grand Rapids, MN 55744

Phone:

218-326-4184

Fax Number:

Please Print:

Name and Title:

Shane Feltus Project Manager

Signature:

Shane Feltus

Date:

3/31/23

Owner Name:

Address:

**\*\*Submit proposal that addresses all the aforementioned terms to:**

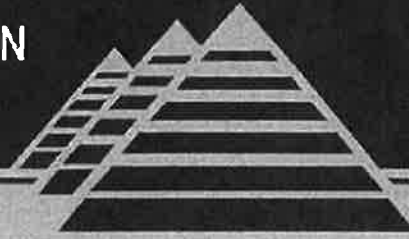
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\*\* UNION CONTRACTOR

February 24, 2023

36267 Kestrel AVE

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- Contractor must determine if hazardous wastes are present and, if so, provide Notification of Intent to Perform a Demolition to the MPCA.
- Contractor will provide equipment for dust control from the start of the demolition until all material is removed (including concrete foundations).
- Contractor will ensure all debris on the property will be removed (including concrete slabs).
- Contractor will arrange for all wells to be capped or sealed by a licensed plumber.
- Contractor will ensure that all utilities are disconnected and removed.
- Contractor will arrange for abandonment of the septic system by a licensed ISTS installer unless the septic system is issued a certificate of compliance buy a licensed ISTS professional.



Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name: DeChantal Excavating LLC  
Address: PO Box 315  
Brainerd, MN 56401  
Phone: 218-839-1318  
Fax Number: 218-824-1510

Please Print:  
Name and Title: AI DeChantal CEO  
Signature:   
Date: 3-31-23

Owner Name: AI DeChantal  
Address: PO Box 315 Brainerd, MN 56401

**\*\*Submit proposal that addresses all the aforementioned terms to:**

**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

**PROPOSALS WILL BE ACCEPTED UNTIL 4:00pm on March 31, 2023**



**P.O. Box 315  
Brainerd, MN 56401**

# Quote

Date	Quote #
3/31/2023	1556

Name / Address
Aitkin County Enviromental Services 307 2nd Street NW, RM 219 Aitkin, MN 56431

Description	Quantity	Unit Cost	Unit	Total
* Demolition of Property at 36267 Kestrel Ave, McGregor MN * Lot 9, Block 6 McGregor, MN  1. Demolition Includes: a. Demo and remove building and foundation. b. Septic system abandonment. c. Well sealing. d. Fill basement to grade. e. Black dirt final cover.  * Exclusions: a. Hazourdous material inspection, by licensed inspection contractor or abatement of hazourdous material Not Included. b. Filing of: Notification of intent to Perform a Demolition Not Included. (Cannot be filed without hazourdous material inspection)	1	35,789.00	LS	35,789.00
<b>Total</b>				<b>\$35,789.00</b>

**Office: 218-828-4636  
Cell: 218-839-1318  
Fax: 218-824-1510  
Email: adechantal@gmail.com**

February 24, 2023

## REQUEST FOR PROPOSAL

Aitkin County

Demolition of buildings and removal of solid waste within the structure(s), and on the property, in Aitkin County as follows:

Parcel: 27-1-070300

Address: 36214 Kestrel Avenue, McGregor, MN 55760 (Lawler)

### TERMS:

In compliance with the request for quotes, contractor hereby proposes and agrees to perform all work for the demolition of each building and the removal of solid waste as mentioned above. Work is to be completed by July 1, 2023. Date may be extended if requested in writing and approved by Aitkin County Health & Human Services Director/Public Health Authority.

- Above demolition prices include disconnect of water and sewer and demolition permit, complete demolition and removal of buildings, complete removal of all solid waste on the property. Fill basement to grade, final cover with black dirt.
- All work must be completed in strict adherence with MDH, MPCA, and OSHA rules and regulations.
- Contractor is responsible for acquiring all necessary permits prior to beginning work.
- Contractor will provide written proof of Liability Insurance in the amount of at least \$1,000,000 per claimant and \$2,000,000 per occurrence. Prior to execution of the contract, the contractor must provide a certificate of insurance to the Aitkin County Administrator that documents that the contractor has complied with the County's insurance requirements as stated above. The certificate of insurance must include a statement that the County will be provided not less than 30 days written notice prior to cancellation, non-renewal or major change in insurance coverage.
- Contractor must determine if hazardous wastes are present and, if so, provide Notification of Intent to Perform a Demolition to the MPCA.
- Contractor will provide equipment for dust control from the start of the demolition until all material is removed (including concrete foundations).
- Contractor will ensure all debris on the property will be removed (including concrete slabs).
- Contractor will arrange for all wells to be capped or sealed by a licensed plumber.
- Contractor will ensure that all utilities are disconnected and removed.
- Contractor will arrange for abandonment of the septic system by a licensed ISTS installer unless the septic system is issued a certificate of compliance buy a licensed ISTS professional.

Request for Proposal  
Demolition and removal of solid waste in Aitkin County

Contractor Name:

De Chantal Excavating LLC

Address:

P O Box 315

Brainerd, MN 56401

Phone:

218-839-1318

Fax Number:

218-874-1510

Please Print:

Name and Title:

AI De Chantal CEO

Signature:



Date:

3-31-23

Owner Name: AI De Chantal

Address: P O Box 315 Brainerd, MN 56401

**\*\*Submit proposal that addresses all the aforementioned terms to:**

**Andrew Carlstrom, Environmental Services Director  
307 Second Street NW Room 219  
Aitkin, MN 56431  
Phone- 218-927-7342**

**PROPOSALS WILL BE ACCEPTED UNTIL 4:00pm on March 31, 2023**



**P.O. Box 315  
Brainerd, MN 56401**

# Quote

Date	Quote #
3/31/2023	1557

Name / Address
Aitkin County Enviromental Services 307 2nd Street NW, RM 219 Aitkin, MN 56431

Description	Quantity	Unit Cost	Unit	Total
* Demolition of Property at 36214 Kestrel Ave, McGregor MN  1. Demolition Includes: a. Demo and remove existing building and foundation. b. Septic system abandonment. c. Well sealing. d. Backfill basement to grade. e. Black dirt final cover.  * Exclusions: a. Hazourdous material inspection, by licensed contractor, and hazourdous material abatement Not Included. b. Filing of: Notification of Intent to perform Demolition Not Included. (Cannot be filed without Hazourdous material inspection)	1	42,994.00	LS	42,994.00
<b>Total</b>				<b>\$42,994.00</b>

**Office: 218-828-4636  
Cell: 218-839-1318  
Fax: 218-824-1510  
Email: adechantal@gmail.com**

