



**VIA ELECTRONIC MAIL**  
[office@cityofcarlos.com](mailto:office@cityofcarlos.com)

April 6, 2026

Donna Eveslage  
City Clerk  
City of Carlos  
109 1st Street West  
PO Box 276  
Carlos MN 56319

RE: Provision of Civil Attorney Legal Services

Dear Ms. Eveslage:

Thank you for the opportunity to submit this RFP with regard to your request for city attorney services. In 2026 Quinlivan & Hughes celebrated its 103rd year of service to clients throughout the State of Minnesota. The firm consists of two practice groups involving transactional work and litigation. Q&H currently has 15 attorneys divided amongst the two practice groups. We also have 5 paralegals who primarily provide support in the areas of litigation, probate and trust administration. Q&H has offices in St. Cloud, Long Prairie, Monticello and Little Falls. I work primarily at the Long Prairie office. Q&H uses all the latest technology and software to provide legal research and communicate with our clients. My firm is insured for malpractice by Minnesota Lawyers Mutual and has \$5,000,000 of coverage.

I am the primary attorney handling municipal matters and have been doing so since 2006. I currently represent the cities of Long Prairie, Staples, Browerville, Clarissa, Eagle Bend, Bertha, Rockville, Swanville, Upsala, Grey Eagle, Flensburg, Sobieski, Freeport, Gilman, Melrose, Miliona and Burtrum. I also provide nuisance and hazardous building enforcement for Aitkin. My firm is the city prosecutor for Long Prairie and Staples. My firm also provides periodic advice to counties and townships. We have an associate, Brian Allen, who works with me on city files. My assistants, Pam Graveen and Sterling Blonigen, provide the primary assistant support for my city clients.

**ST. CLOUD**  
1740 West St. Germain Street

**LONG PRAIRIE**  
124 Lake Street South

**MONTICELLO**  
305 Cedar Street, Suite 101

**LITTLE FALLS**  
56 Broadway Ave East

**MAILING CENTER**  
PO Box 1008  
St. Cloud, MN 56302

If selected, I will be the primary contact for the city. From there, I will determine the level of support needed to accomplish the request or project, keeping in mind the cost and level of skill required. I have reviewed your proposed scope of services and feel very comfortable in providing those services to the City of Carlos. These are the same types of services I have been providing to my city clients since 2006. For specific examples, see Exhibit A.

With my current city clients, my primary contact is the city administrator or city clerk. I occasionally communicate directly with a city's mayor or city council member, when authorized. I do not attend any city council meetings on a regular basis. Typically, I only attend city council meetings if specifically requested by the city administrator/clerk or city council. This is typically done because the city council may be discussing a controversial matter. My primary form of communication with city administrators/clerks is either by telephone or email.

For the City of Carlos, I am proposing an hourly rate of \$275 for shareholders, \$225 for associates, \$180 for paralegals and \$150 for legal assistants. This would cover routine city work, employment advice and litigation matters. If the City is required to file an appeal, that rate will be negotiated depending on the nature of the appeal. Other than the preparation of certain standard documents (which are billed on flat fees) we bill by the hour in 0.1 increments, with a minimum of 0.2 hours.

Currently, I am not aware of any potential conflicts of interest. Our firm has a long history of representing municipal clients and we take great care to avoid any representation that may conflict with current or future municipal clients. In the event an actual conflict arose, we will provide the city with several referral sources. For references, see Exhibit A.

I look forward to the opportunity of representing the City of Carlos for city attorney services. Should you or the council require additional information or clarification, please feel free to reach out to me at any time.

Very truly yours,

*/s/ Joseph A. Krueger*

Joseph A. Krueger  
Attorney at Law  
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Direct Dial: (320) 258-7916

JAK/pcg

## EXHIBIT A

### Knowledge and Experience

All the examples listed below reflect issues or projects I have worked on in the last 5 years.

- a. General municipal laws – I advise multiple city clients daily on these issues.
- b. General state and federal laws relating to municipal government – I recently helped a city acquire an FAA grant to expand their runway and completed the necessary real estate work to acquire the easements necessary to satisfy the grant requirements.
- c. Development Issues
  - i. Zoning, housing, subdivision and land use law – I advise my city clients on a weekly basis on these issues.
  - ii. Platting and Land Development Issues – I recently assisted a city approve a controversial multi-unit housing project that involved several issues including ordinance interpretation, issuance of a CUP and shoreland development.
- d. Development activities including development, redevelopment, enforcement, and property/real estate law – See above. I also provide real estate services to my clients. These include title opinions, closings, title insurance and general real estate advice. I have provided advice regarding boundary issues, condemnations, hazardous building enforcement and nuisance enforcement.
- e. Municipal Financing – Demonstrate knowledge of collection law and basic municipal finance and purchasing. – I have assisted clients collect unpaid assessments, administrative fines and utility bills. I have advised on purchasing and bidding requirements related to small and large purchases requiring competitive and best value bidding.
- f. Ordinance and resolution development and interpretation – I have just recently assisted several cities adopt and navigate the new THC and cannabis laws. I have also assisted in comprehensive ordinance reviews.
- g. Government Data Practices – I routinely advise clients about responding to, redacting and collecting fees for data practices requests.
- h. City Code issues – See f above.
- i. Contract law – See e above. I have also drafted multiple contracts and agreements related to purchases, land issues, JPAs and mutual aid.
- j. Environmental law – See c ii above. I also advise on EAWs, EISs and other environmental concerns involving development.

k. Wastewater and other utilities related laws/regulations. – I have advised city clients regarding their electric utility, water and wastewater facilities and enforcement of related ordinances. I have recently worked on a wastewater facility sale, construction of a new wastewater facility and several utility reconstruction projects involving water towers, water and sewer line replacements and the associated real estate acquisition.

l. Trial activity – Most of the litigation work is handled by my partners, Dyan Ebert and Cally Kjellberg-Nelson. My partners, Franz Vancura and Ken Bayliss have also handled appellate work for my city clients, when needed. However, I recently tried a special assessment appeal.

m. Municipal Litigation – Provide examples of municipal litigation handled. Indicate the types of cases tried. – See l. above. I also go to court for hazardous building enforcement, nuisance enforcement and injunctive relief. These matters are usually decided before the trial stage.

#### References

Jerel Nelsen, City of Staples  
Staples, MN 56479  
218-894-2550  
jnelsen@ci.staples.mn.us

Candace Bruder, City of Long Prairie  
Long Prairie, MN 56347  
320-732-2167  
cbruder@cityoflongprairie.com

Bobbi Jo Freie, City of Browerville  
Browerville, MN 56438  
320-594-2201  
ctybrow@browervillemn.com