



MEMORANDUM

Grant Capital Improvement Plan (CIP)

City of Grant, MN

September 1, 2026

To: Honorable Mayor and City Council
Lacey L. Smieja, City Administrator/ Clerk-Treasurer, City of Grant
From: Veronica Kubicek, City Engineer (LHB)
Re: Capital Improvement Plan (CIP) Adoption and Funding Recommendations

PURPOSE

The purpose of this memorandum is to provide an overview of the proposed Capital Improvement Plan (CIP) for the period of 2027 – 2031 and to request City Council to review and discuss the plan, with potential adoption in the October meeting. The CIP identifies the infrastructure improvements and maintenance investments over the next five (5) years needed to maintain public streets, safety, and ensure the continued delivery of municipal services.

BACKGROUND

The Capital Improvement Plan serves as the City's long-range planning and budgeting tool for major capital expenditures. Projects included in the CIP typically involve construction, rehabilitation, or replacement of public infrastructure and assets with a useful life extending beyond one year.

The proposed CIP was developed by City staff, as authorized by City Council on July 7, 2026. Projects were evaluated based on factors including:

- Existing pavement condition and needs previously identified in the Pavement Management Plan (PMP), as presented in fall of 2025 relating to:
 - Reconstruct
 - Monitoring
 - Preventative Maintenance
- Collector Streets
 - Gravel and paved
- *Funding availability*
- Public works (PW) input
- Street Location

PROPOSED CAPITAL IMPROVEMENTS

The proposed CIP includes investments of the City's existing streets, which are inclusive of gravel (30 miles) and paved (36 miles) roadways. It is anticipated that any storm sewer needs would be minimal and included as part of street improvement projects. The following methodology was utilized to identify priorities of street reconstruction over the next five (5) years:

Budget option B (continued) Includes increases for:

- New dust control policy which eliminates resident contribution and provides the 3 tiered plan. Result is intended to be more equitable and provide better road conditions throughout the City. Total cost increase = \$48,000
- Purchase and install AC at town hall to improve comfortability for staff, Council and residents during summer meetings. Total cost = \$15,000
- Rent new office space for City Office. Total cost increase = \$14,500
- Ordinance Codification – budget for reviewing and updating the code of ordinances= \$10,000
- Hiring of a second City office employee. Total estimated cost = \$57,295

Total levy difference between option A and B = \$144,575.

Both options include increases to contracts already in place, estimated annual increases in fees/charges, and estimated additional City Planner fees in anticipation of beginning the next comprehensive planning process. For both options, I've averaged the 2 year cost for road maintenance presented by LHB as this varies significantly from one year to the next. Averaging it will stabilize the levy in future years. Both options also budget for potential \$50k contribution to County Road projects (McKusick roundabout), a City contribution of \$30k for road projects (anticipated 2027 required payment from City), and \$50k earmarked for opening a potential Capital Projects Fund. This Fund would start collecting tax dollars specifically set aside for road projects so hopefully the levy could be stabilized through the formation of a revised special assessment policy, dust control policy, and a long term budget.

Comparison: Based on 2024 data, the City of Grant had the 12th lowest (out of 855 cities) local tax rate in the entire state at 10.33%. The next lowest rate of the peer cities (identified by Council earlier this year) was 16.00%. In 2026, the local tax rate was 11.9%. If the higher budget is adopted, the local tax rate for 2027 will be approximately 13.7%. This local tax rate will still likely put Grant in the lowest 5% of cities throughout the state.

Recommendation: I propose adopting budget option B. I am hopeful that this will be a one-time larger-than-normal increase in the levy, and through long-range planning, we can stabilize it. Reminder that the preliminary levy can be lowered prior to being finalized in December, but it cannot be increased.

I've also included copies of what I believe to be the most recent/current special assessment and dust control policies. Review of these should happen this fall to bring everything into alignment.

Transportation

- Verified completion of streets in 2026.
- Identified all gravel roads.
- Prioritized gravel roads for pavement if they were identified and collector (by PW).
 - Location of gravel road influence paving year
 - Group with streets in similar area

Financial Considerations

Funding for the proposed CIP is anticipated from a combination of sources, including:

- Municipal bonds
- Pothole & Asphalt Repairs (Patching Budget)
- Roadway Maintenance Budget
 - Gravel Road Costs
 - Magnesium Chloride (Dust Control)
 - Seal Coating / Crack Filling
- Franchise Fees
- Capital improvement funds
- Assessments
 - Collector Streets City fund 33%
 - Other Streets City fund 10%

Staff has evaluated the financial impact of the proposed projects and recommends balancing infrastructure investment needs with the City's long-term fiscal sustainability goals. Funding strategies require analysis, discussion, and direction for staff to proceed.

BENEFITS OF THE PROPOSED CIP

Implementation of the proposed CIP will provide several community benefits, including:

- Improved public safety and reliability of infrastructure systems
- Reduced long-term maintenance costs through proactive investment
- Enhanced transportation mobility and accessibility
- Increased resilience to weather and environmental challenges
- Preservation of existing public assets and service levels

RECOMMENDATION

Staff recommends that City Council review the proposed Capital Improvement Plan for the 2026 – 2031 planning period. It is further requested that City Council provide staff with direction of:

- Annual budget limits
- Annual funding sources
- Required changes for street reconstruction priorities.

It is staff understanding that the CIP would be presented at the October 6th, 2026 City Council Meeting for Adoption of the CIP. The CIP will provide a strategic framework for future infrastructure investments while supporting the City's long-term operational, financial, and community development objectives.

Requested Council Action

No motion requested at this time.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Veronica Kubicek", written over a horizontal line.

Veronica Kubicek, PE

City Engineer

City of Grant

Attachments: 5 YR CIP Roadway Maintenance Plan Summary
5 YR CIP Roadway Maintenance Plan
5 YR CIP Roadway Maintenance Maps

c: LHB Project No. 240212

m:\24proj\240212\300 design\information\pavement management\5-yr reconstruct cip\work session 9.1.2026\draft cip - memorandum-9.1.2026.docx

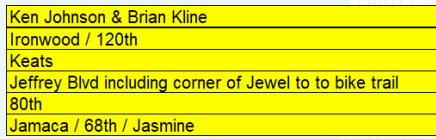
2027 - 2031 CIP SUMMARY WORK SESSION 9/1/2026

Subtotal Recon	\$1,138,702	\$2,402,465	\$2,241,512	\$2,107,033	\$2,201,578
Subtotal Maintenance	\$38,092	\$166,505	\$49,491	\$192,288	\$111,877
TOTAL Streets Cost	\$1,176,794	\$2,568,970	\$2,291,003	\$2,299,321	\$2,313,455

Street Name	Address Range	Collector	Length (FT)	Width (FT)	Area [SF]	Area [SY]	Cul-de-sac (SF)	Total Area [SF]	Total Area [SY]	Paved or Reconstructed	Maintenance Recommendation	2027		2028		2029		2030		2031		2032	2033	2034	2035	Region	Sub Region	Neighborhood	Total Length [mi]	Total Length [mi]
												Type*	Costs**	Type*	Costs**	Type*	Costs**	Type*	Costs**	Type*	Costs**									
80th St N	West of 80th St N to Hickory St (City Boundary)	YES	4650	28	130200	14467		130200	14467		Gravel			1	\$ 585,203															
Imperial Ct N	80th St N to cul-de-sac		1250	23	28750	3194	3430	32180	3576		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Inberg Ave N	80th St N to Inberg Ct N		1090	22	23980	2664		23980	2664		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Inberg Ct N	Inberg Ave N to cul-de-sac		400	18	7200	800	3940	11140	1238		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Maple St (85th St)	Lawn Ave to west of cul-de-sac		1660	25	41500	4611		41500	4611		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Lawn Ave	South of Maple Street to End		500	22	11000	1222		11000	1222		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Briarwood Ave	East of Briarwood Ave thru turnaround		750	16	12000	1333		12000	1333		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Indahl Ave N	South of 89th st to cul-de-sac		600	18	10800	1200	5070	15870	1763		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
89th St N	East of Ideal Ave N to Indahl Ave N		1240	20	24800	2756		24800	2756		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Jeffrey Blvd N	Jamaca Ave N to Jody Ave N		3900	29	113100	12567		113100	12567		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Birch Rd	South of Jody Ave N		1420		0	0		0	0		Grass	\$	-	\$	-	\$	-	\$	-	\$	-									
Jody Ave N	North of Birch Rd		580		0	0		0	0		Grass	\$	-	\$	-	\$	-	\$	-	\$	-									
Jody Ave N	North of Birch Rd to 83rd St N		530	20	10600	1178		10600	1178		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Jody Ave N	83rd St N to Jewel Ave N		220	30	6600	733		6600	733		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
84th St N	Jody Ave N thru turnaround	YES	1580	24	37920	4213		37920	4213		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Jeffrey Ct N	84th St N thru turnaround	YES	700	22	15400	1711		15400	1711		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Jasmine Ct N	84th St N thru turnaround		670	20	13400	1489		13400	1489		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Jewel Ave N	Jody Ave N to cul-de-sac		2150	24	51600	5733		51600	5733		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
85th St N	Jewel Ave N thru turnaround		970	20	19400	2156		19400	2156		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
83rd St N	Jody Ave N to Kimbro Ave N	YES	5200	22	114400	12711		114400	12711		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
83rd St N	Kimbro Ave N to 83rd St Ct N		1020	22	22440	2493		22440	2493		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
83rd St Ct N	83rd St N to cul-de-sac		930	22	20460	2273	9560	30020	3336		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Kimbro Ln N	Kimbro Ave N to Kimbro Ave N		2580	23	59340	6593		59340	6593		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
88th St N	Kimbro Ave N to Leeward Circle		5110	23	117530	13059		117530	13059		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
88th St N	Leeward Circle to McKusick Rd N		510	20	10200	1133		10200	1133	2026	Monitor	\$	-	\$	-	\$	-	\$	-	\$	-									
Lansing Ave N	McKusick Rd N to Dellwood Rd		1200	20	24000	2667		24000	2667		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Dellwood Rd Ct	Dellwood Rd to cul-de-sac		1310	16	20960	2329	4400	25360	2818		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Parking Lot	Grant Town Hall (8380 Kimbro Ave N)		140	150	21000	2333		21000	2333		Preventative	\$	-	\$	-	\$	-	\$	-	\$	-									
Lake Elmo Ave	88th St to 75th St N		6400	26	166400	18489		166400	18489		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Lansing Ave N	Dellwood Rd to 110th St N		10780	25	269500	29944		269500	29944		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Jamaca Ct N	Jamaca Ave N to cul-de-sac		590	20	11800	1311	6050	17850	1983		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
117th St N	Keats Ave N to Kimbro Ave N		2700	20	54000	6000	4250	58250	6472		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
114th St N	Lansing Ave N to cul-de-sac		2400	25	60000	6667	8600	68600	7622		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
115th St N	Lansing Ave N to cul-de-sac		650	20	13000	1444	6530	19530	2170		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Lockridge Ct N	110th St N to cul-de-sac		850	22	18700	2078	7680	26380	2931		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
97th St N	Manning Ave N to cul-de-sac		1550	17	26350	2928		26350	2928		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
105th St N	Lansing Ave N to Kismet Ave N		1900	22	41800	4644		41800	4644		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Kismet Ave N	105th St N to Kismet Ln N		1310	21	27510	3057		27510	3057		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Kismet Ln N	Kismet Ave N to cul-de-sac		990	21	20790	2310	8240	29030	3226		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
110th St N	East of Julianne Ave N to Lansing Ave N		6130	26	159380	17709		159380	17709		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Kelvin Ave N	110th St N to Kimbro Ave N		2650	22	58300	6478		58300	6478		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Kimbro Ave N	110th St N to Kelvin Ave N		1420	22	31240	3471		31240	3471		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Kimbro Ave Ct N	Kimbro Ave N to cul-de-sac		1130	20	22600	2511		22600	2511		Gravel	\$	-	\$	-	\$	-	\$	-	\$	-									
Keswick Ave N	South end (Stick north of Dellwood /CSAH 96)		430	26	11180	1242		11180	1242		Preventative	\$	-	\$	-	\$	-	\$	-	\$	-									
Keswick Ave N	101st St N to North of Dellwood Rd		4300	26	111800	12422		111800	12422		Gravel																			

Street Name	Address Range	Collector	Length (FT)	Width (FT)	Area [SF]	Area [SY]	Cul-de-sac (SF)	Total Area [SF]	Total Area [SY]	Paved or Reconstructed	Maintenance Recommendation	2027		2028		2029		2030		2031		2032	2033	2034	2035	Region	Sub Region	Neighborhood	Total Length [mi]	Total Length [mi]		
Ideal Ave	South of Hwy 96		4400	22	96800	10756		96800	10756	2007	Monitor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				2		Central	3	Hwy 96 Corridor	2.4	8.2		
Ivy Ave/taska Tr/Ct	West of Jamaica		6700	22	146563	16285	6800	153363	17040	2000	Monitor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				2		Central	3	Hwy 96 Corridor				
Ingberg Circle	West of Ingberg Ct		900	22	19800	2200	4600	24400	2711	1998	Monitor	\$ -	\$ -	\$ -	2	\$ 9,837	\$ -	\$ -	\$ -	\$ -					Central	3	80th Street Corridor					
Maple St (85th St)	East of Mahtomedi		300	22	6450	717	9500	15950	1772	1986	Monitor	\$ -	\$ -	\$ -	2	\$ 6,430	\$ -	\$ -	\$ -	\$ -					Central	3	80th Street Corridor					
80th Street	West of Jamaica	YES	500	24	12000	1333		12000	1333	2022	Preventative	4	\$ 2,017	\$ -	3	\$ 824	\$ -	\$ -	3	\$ 891		3		4		Central	3	80th Street Corridor				
88th St/Jeffrey Ave	East of Jamaica		300	23	6900	767		6900	767	1985	Monitor	\$ -	\$ -	2	\$ 2,675	\$ -	\$ -	\$ -	\$ -	\$ -						Central	4	Hwy 96 Corridor				
88th St/Jeffrey Ave	300' East of Jamaica		1900	23	43700	4856	6700	50400	5600	1985	Monitor	\$ -	\$ -	2	\$ 19,538	\$ -	\$ -	\$ -	\$ -	\$ -						Central	4	Hwy 96 Corridor				
Dellwood Rd Ln	South of 96		2300	24	54433	6048		54433	6048	1997	Monitor	\$ -	\$ -	2	\$ 21,102	\$ -	\$ -	\$ -	\$ -	\$ -						Central	4	Hwy 96 Corridor				
Justen Trail	Jamaca to Hwy 96		2700	23	61200	6800		61200	6800	1986	Reconstruct	\$ -	\$ -	1	\$ 275,073	\$ -	\$ -	\$ -	\$ -	\$ -						Central	4	Hwy 96 Corridor				
Joliet Ave	South of Hwy 96		2400	23	55200	6133	7000	62200	6911	1997	Monitor	\$ -	\$ -	2	\$ 24,112	\$ -	\$ -	\$ -	\$ -	\$ -						Central	4	Hwy 96 Corridor				
Jewel Ave	North of 85th St				0	0	10000	10000	1111	1984	Monitor	\$ -	\$ -	2	\$ 3,877	\$ -	\$ -	\$ -	\$ -	\$ -						Central	4	Islands				
Kimbro Ave	Hwy 96 to 600 ft north Co Rd 12	YES	7700	23	177100	19678		177100	19678	1991	Reconstruct	\$ -	\$ -	1	\$ 796,002	\$ -	\$ -	\$ -	\$ -	\$ -						Central	5	Hwy 96 Corridor				
Kimbro Ave	Co Rd 12 to 600ft north Co Rd 12		600	34	20100	2233		20100	2233	2019	Preventative	3	\$ 1,276	\$ -	4	\$ 3,653	\$ -	\$ -	3	\$ 1,493			3		3	Central	5	Hwy 96 Corridor				
83th Street	West of Kimbro		100	24	2400	267		2400	267	2020	Preventative	3	\$ 152	\$ -	\$ -	4	\$ 436	\$ -	\$ -	3	\$ 178				3	Central	5	Islands				
88th Street	East of Kimbro		100	24	2400	267		2400	267	2022	Preventative	3	\$ 152	\$ -	\$ -	4	\$ 436	\$ -	\$ -	3	\$ 178			3		Central	5	Islands				
Kimbro Lane N	East of Kimbro Ave		100	23	2300	256		2300	256	2020	Preventative	3	\$ 146	\$ -	\$ -	4	\$ 418	\$ -	\$ -	3	\$ 171				3	Central	5	Islands				
79th St/Leeward Ave	Lake Elmo to 75th		4100	23	93617	10402		93617	10402	1978	Reconstruct	\$ -	\$ -	1	\$ 420,774	\$ -	\$ -	\$ -	\$ -	\$ -						Central	6	Lake Elmo Spurs	2.3		8.2	
80th Street	West of Manning		1200	22	26400	2933	6300	32700	3633	2004	Monitor	2	\$ 12,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						Central	6	Manning Corridor				
Lofton Ave	South of McKusick		900	23	20700	2300	8300	29000	3222	2002	Monitor	1	\$ 125,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						Central	6	Manning Corridor				
McKusick Rd	Hwy 96 to 88th Street	YES	3050	22	66490	7388		66490	7388	1988	Reconstruct	1	\$ 287,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						Central	6	Manning Corridor				
McKusick Rd	88th Street to Manning	YES	3050	22	66490	7388		66490	7388	1988	Reconstruct	1	\$ 287,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						Central	6	Manning Corridor				
96th St/Janero Ct	W of Justen Trail		3000	22	66000	7333	8500	74500	8278	2018	Preventative	\$ -	\$ -	3	\$ 4,918	\$ -	\$ -	4	\$ 14,083	\$ -		3			3	Northeast	9	Victoria-Woodland	7.2	8.2		
96th St/Janero Ct	E of Justen Trail		3000	22	66000	7333	6400	72400	8044	1987	Reconstruct	\$ -	\$ -	1	\$ 325,413	\$ -	\$ -	\$ -	\$ -	\$ -						Northeast	9	Victoria-Woodland				
101st Street	Joliet to Keswick		3500	23	81375	9042		81375	9042	2019	Preventative	\$ -	\$ -	3	\$ 5,372	\$ -	\$ -	4	\$ 15,382	\$ -		3			3	Northeast	9	Victoria-Woodland				
103rd Street/Ct	East of Joliet		5000	24	120000	13333		120000	13333	2019	Preventative	\$ -	\$ -	3	\$ 7,922	\$ -	\$ -	4	\$ 22,683	\$ -		3			3	Northeast	9	Victoria-Woodland				
107th Street	Jamaca to Joliet		3300	22	72600	8067		72600	8067	2019	Preventative	\$ -	\$ -	3	\$ 4,793	\$ -	\$ -	4	\$ 13,723	\$ -					3	Northeast	9	107th Street				
Jody Ave,Ct,Cir	West of Joliet		4000	23	92571	10286		92571	10286	2019	Preventative	\$ -	\$ -	3	\$ 6,111	\$ -	\$ -	4	\$ 17,498	\$ -		3			3	Northeast	9	Victoria-Woodland				
Joliet Ave	North of Hwy 96		6800	24	164900	18322		164900	18322	2019	Preventative	\$ -	\$ -	3	\$ 10,886	\$ -	\$ -	4	\$ 31,171	\$ -		3			3	Northeast	9	Victoria-Woodland				
Juno Ave	101st to 103rd St		1500	23	35000	3889		35000	3889	2019	Preventative	\$ -	\$ -	3	\$ 2,311	\$ -	\$ -	4	\$ 6,616	\$ -		3			3	Northeast	9	Victoria-Woodland				
Justen Trail	Hwy 96 to Joliet		5300	23	123667	13741		123667	13741	2018	Preventative	\$ -	\$ -	3	\$ 8,164	\$ -	\$ -	4	\$ 23,376	\$ -			3		3	Northeast	9	Victoria-Woodland				
Kelman Court	Woodland Acres		1400	24	33600	3733		33600	3733	2019	Preventative	\$ -	\$ -	3	\$ 2,218	\$ -	\$ -	4	\$ 6,351	\$ -			3		3	Northeast	9	Victoria-Woodland				
110th Street	East of Julianne Ave		1140	22	25080	2787		25080	2787	2011	Preventative	\$ -	\$ -	3	\$ 1,656	\$ -	\$ -	4	\$ 4,741	\$ -			3		3	Northeast	9	110th Street				
102nd Street/Ct	West of Manning		2300	22	50600	5622	16900	67500	7500	2006	Monitor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						Northeast	10	Manning Corridor	11.4			8.2
115th Street	West of Manning		2300	24	55200	6133	20000	75200	8356	1983	Reconstruct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ 380,201	\$ -						Northeast	10	Manning Corridor				
Lockridge Ave	North of 115th St		1700	24	40800	4533	9000	49800	5533	1984	Reconstruct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ 251,782	\$ -						Northeast	10	Manning Corridor				
Manning Ave Ct	West of Manning		500	21	10500	1167	7200	17700	1967	1997	Reconstruct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ 89,489	\$ -						Northeast	10	Manning Corridor				
110th Street	Lansing to Manning	YES	4500	22	99000	11000		99000	11000	2004	Reconstruct	\$ -	\$ -	\$ -	\$ -	1	\$ 462,769	\$ -	\$ -	\$ -						Northeast	10	Old County 68				
117th Street	Kimbro to Lansing		1200	21	25200	2800		25200	2800	2004	Reconstruct	\$ -	\$ -	\$ -	\$ -	1	\$ 117,796	\$ -	\$ -	\$ -						Northeast	10	Old County 68				
118th Street	East of Kimbro		400	22	8800	978	8400	17200	1911	2002	Reconstruct	\$ -	\$ -	\$ -	\$ -	1</																

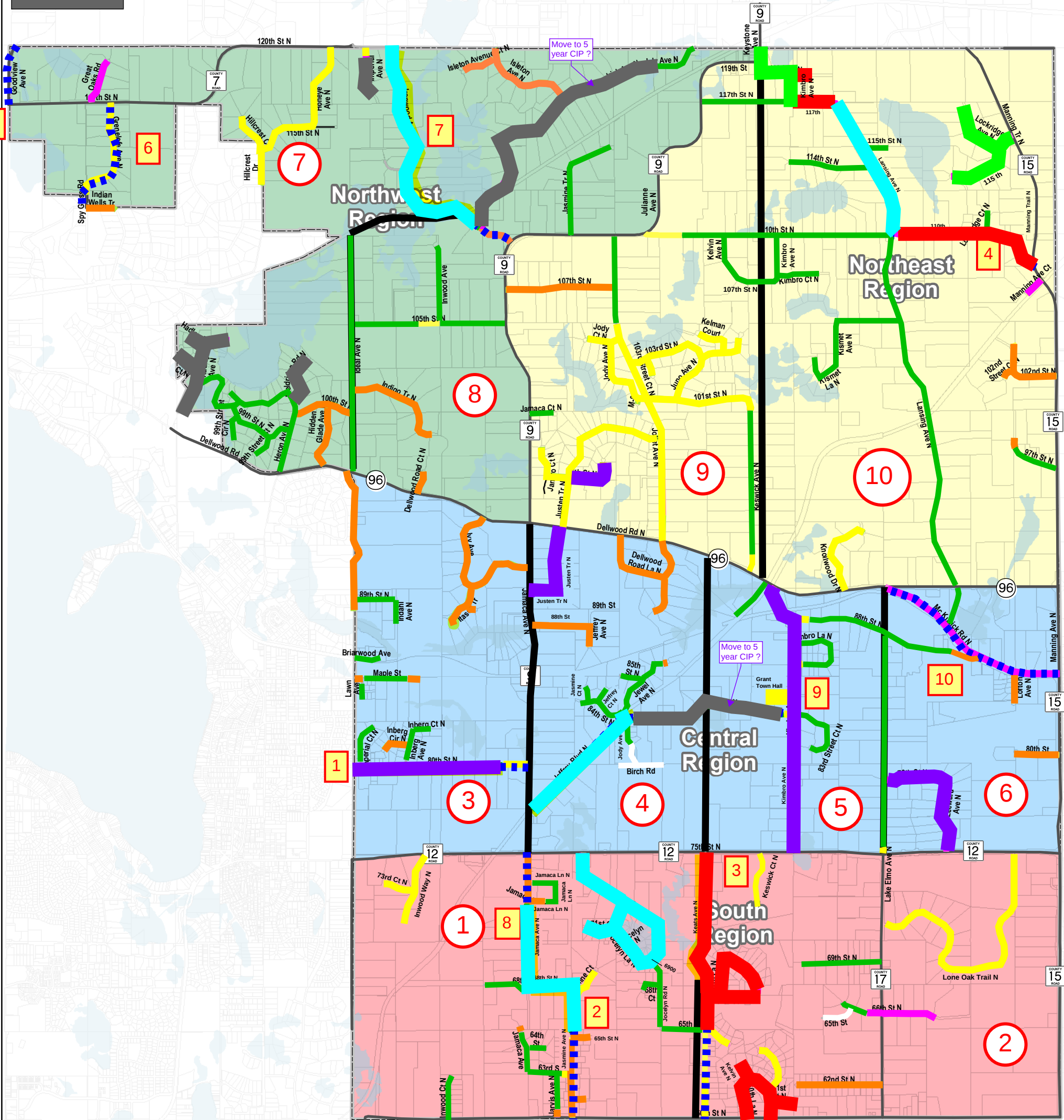
City of Grant, Minnesota



- 2028
- 2029
- 2030
- 2031
- 2032+

Maintenance Recommendations

City of Grant, Minnesota



Maintenance Recommendation

Reconstruct

Monitor

Preventative Maintenance

Other Roads

Gravel

Other Paved Roads

Private

Regions

Central

Northwest

Northeast

South

Sub Region

00.250.51

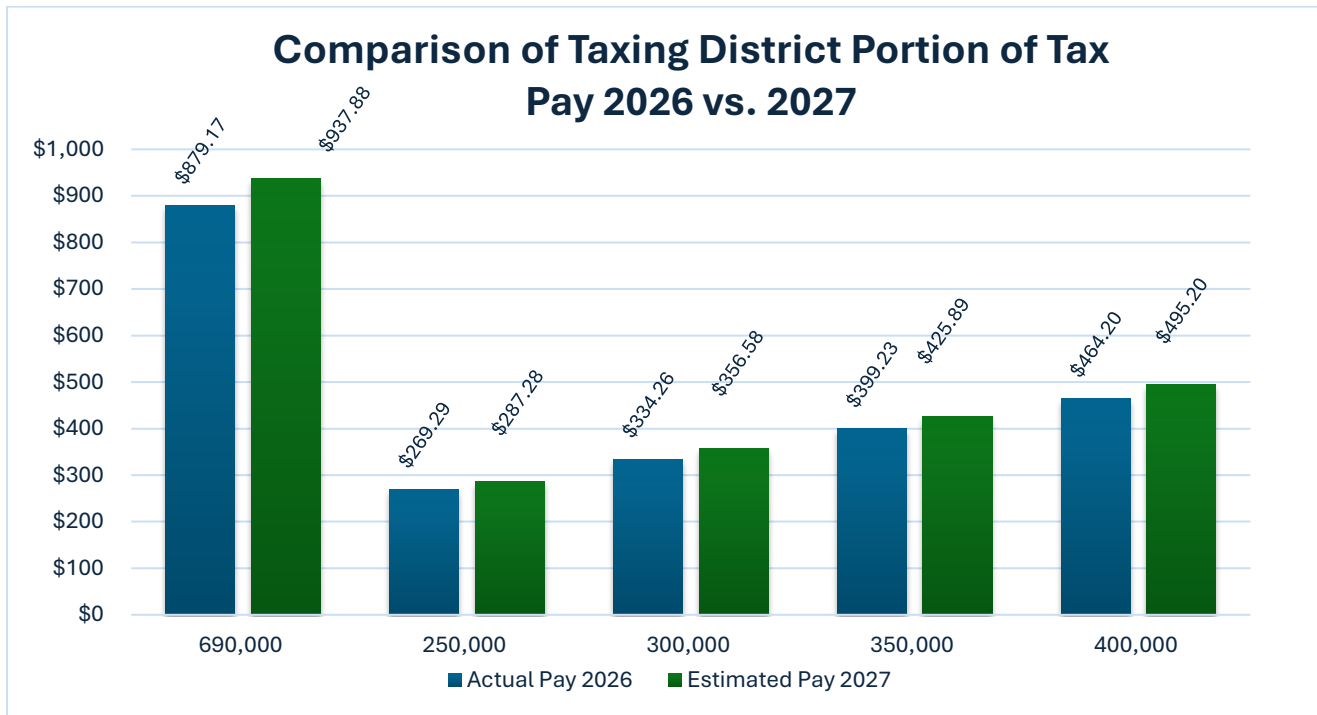
Miles

N

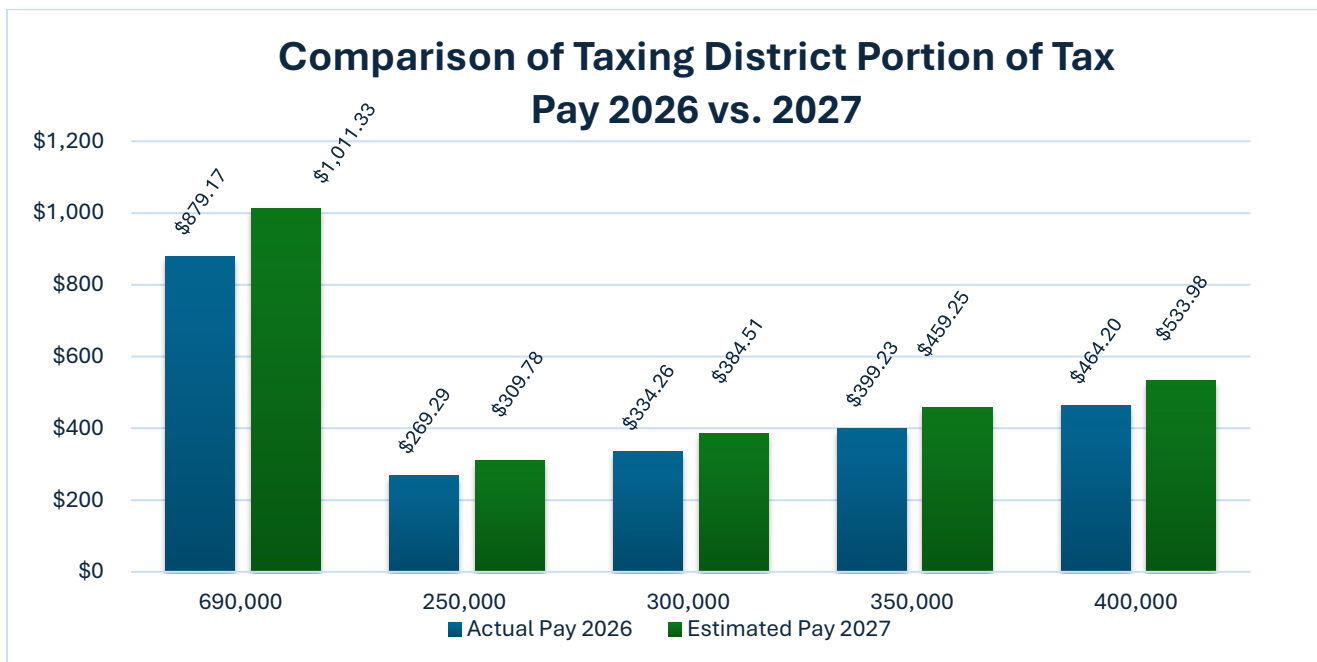
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Workshop Memo: 2027 Proposed Budget and levy

Budget option A: Does not incorporate new roads plan, city office or additional staff. Total General Fund budget of \$2,415,817. Total levy = \$1,896,051 which is a 10.5% increase from the 2026 levy. Median value property (\$690,000) would see an increase of approx. \$58.71 next year.



Budget option B: General Fund budget of \$2,560,612. Total levy = \$2,040,846 which is an 18.9% increase from the 2026 levy. Median value property (\$690,000) would see an increase of approx. \$132.16 next year.



Budget option B (continued) Includes increases for:

- New dust control policy which eliminates resident contribution and provides the 3 tiered plan. Result is intended to be more equitable and provide better road conditions throughout the City. Total cost increase = \$48,000
- Purchase and install AC at town hall to improve comfortability for staff, Council and residents during summer meetings. Total cost = \$15,000
- Rent new office space for City Office. Total cost increase = \$14,500
- Ordinance Codification – budget for reviewing and updating the code of ordinances= \$10,000
- Hiring of a second City office employee. Total estimated cost = \$57,295

Total levy difference between option A and B = \$144,575.

Both options include increases to contracts already in place, estimated annual increases in fees/charges, and estimated additional City Planner fees in anticipation of beginning the next comprehensive planning process. For both options, I've averaged the 2 year cost for road maintenance presented by LHB as this varies significantly from one year to the next. Averaging it will stabilize the levy in future years. Both options also budget for potential \$50k contribution to County Road projects (McKusick roundabout), a City contribution of \$30k for road projects (anticipated 2027 required payment from City), and \$50k earmarked for opening a potential Capital Projects Fund. This Fund would start collecting tax dollars specifically set aside for road projects so hopefully the levy could be stabilized through the formation of a revised special assessment policy, dust control policy, and a long term budget.

Comparison: Based on 2024 data, the City of Grant had the 12th lowest (out of 855 cities) local tax rate in the entire state at 10.33%. The next lowest rate of the peer cities (identified by Council earlier this year) was 16.00%. In 2026, the local tax rate was 11.9%. If the higher budget is adopted, the local tax rate for 2027 will be approximately 13.7%. This local tax rate will still likely put Grant in the lowest 5% of cities throughout the state.

Recommendation: I propose adopting budget option B. I am hopeful that this will be a one-time larger-than-normal increase in the levy, and through long-range planning, we can stabilize it. Reminder that the preliminary levy can be lowered prior to being finalized in December, but it cannot be increased.

I've also included copies of what I believe to be the most recent/current special assessment and dust control policies. Review of these should happen this fall to bring everything into alignment.

	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2027 Budget</u>
General Property Taxes					
General Property Taxes	\$ 1,332,473.23	\$ 1,405,677.67	\$ 1,449,025.60	\$ 1,671,479.00	
Franchise Tax/Cable	\$ 22,656.63	\$ 22,343.35	\$ 22,162.32	\$ 10,000.00	\$ 10,000.00
Cable Reimbursement				\$ 2,300.00	\$ 1,800.00
Franchise Tax/Utilities	\$ 58,528.26	\$ 95,759.68	\$ 98,070.20	\$ 95,760.00	\$ 95,000.00
General Fund Special Assessments	\$ 81,710.70	\$ 79,325.97	\$ 67,858.47	\$ 20,000.00	\$ 20,000.00
Licenses And Permits					
Liquor License	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
Other/Permits/Fees	\$ 608.75	\$ 310.00	\$ 1,660.00	\$ 1,000.00	\$ 1,000.00
Building Permits	\$ 251,598.46	\$ 176,714.92	\$ 298,509.78	\$ 120,000.00	\$ 140,000.00
Heating Permits	\$ 9,558.00	\$ 9,071.00	\$ 11,668.55	\$ 10,000.00	\$ 12,500.00
Plumbing Permits	\$ 4,374.00	\$ 3,888.00	\$ 5,430.50	\$ 3,000.00	\$ 3,500.00
Admin Fee Variance		\$ 1,600.00	\$ 1,000.00	\$ 400.00	\$ 1,000.00
Admin Fee CUP	\$ 800.00	\$ 400.00		\$ 800.00	\$ 1,000.00
Admin Fee COC	\$ 200.00	\$ 350.00	\$ 400.00	\$ 250.00	\$ 300.00
Grading Permit	\$ 2,742.00	\$ 200.00	\$ 2,600.00	\$ 1,200.00	\$ 1,200.00
Admin Fee Subdivision		\$ 1,850.00	\$ 1,000.00	\$ 800.00	\$ 1,000.00
Utility/ROW Permits		\$ 1,200.00	\$ 3,935.00	\$ 200.00	\$ 300.00
Pre Application Meeting	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	\$ 800.00	\$ 1,000.00
Intergovernmental Revenues (lgr)					
Fiscal Disparity-City	\$ 45,544.63	\$ 37,002.81	\$ 42,192.00	\$ 44,357.00	
Recycling Grant/County	\$ 9,205.85	\$ 9,089.06	\$ 8,008.00	\$ 8,000.00	\$ 8,000.00
Agricultural Market Value Credit	\$ 4,456.63	\$ 4,402.42	\$ 4,503.00	\$ 4,400.00	\$ 4,000.00
Small Cities Assistance	\$ -	\$ 69,413.00	\$ 44,742.00	\$ 74,315.00	\$ 69,116.00
Public Safety Aid	\$ 175,041.00	\$ 15,028.13			
Charges For Services					
Assessment Searches	\$ 40.00		\$ 60.00	\$ 40.00	\$ 50.00
Fines/Fees State	\$ 10,134.10	\$ 8,610.78	\$ 9,359.00	\$ 10,000.00	\$ 9,000.00
Penalties	\$ 293.33	\$ 823.66	\$ 706.00		
Tower Lease Revenue	\$ 26,914.00	\$ 26,965.00	\$ 27,566.43	\$ 26,000.00	\$ 27,000.00
Interest Income	\$ 131,136.18	\$ 102,771.29	\$ 144,931.00	\$ 90,000.00	\$ 100,000.00
Miscellaneous Revenue - Dust control	\$ 11,040.60	\$ 15,015.45	\$ 12,031.00	\$ 11,000.00	
Miscellaneous Revenues					
Refunds and Reimbursements	\$ 13,150.90	\$ 24,671.13	\$ 2,699.00	\$ 1,000.00	
Tax Levy - Capital Projects	\$ 2,876.52				
Receipts Total	\$ 2,209,283.77	\$ 2,126,483.32	\$ 2,274,117.85	\$ 2,220,101.00	\$ 519,766.00
Revenue other than tax levy	\$ 831,265.91	\$ 683,802.84	\$ 782,900.25	\$ 504,265.00	\$ 519,766.00
Levy amount	\$ 1,402,151.00	\$ 1,444,216.00	\$ 1,507,910.00	\$ 1,715,836.00	

	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 YTD as of 8/31/26</u>	<u>DRAFT Prelim 2027 - option A</u>	<u>Change from 2026 Budget</u>	<u>DRAFT Prelim 2027 - option B</u>	<u>Change from 2026 Budget</u>
Mayor Salary	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ -	\$ 5,500.00		\$ 5,500.00	\$ -
Mayor PERA				\$ 716.00	\$ -		\$ (716.00)		\$ (716.00)
Mayor FICA/Medicare	\$ 421.00	\$ 421.00	\$ 420.75	\$ 422.00	\$ -	\$ 422.00		\$ 422.00	\$ -
Council Salaries	\$ 14,000.00	\$ 14,000.00	\$ 13,125.00	\$ 14,000.00	\$ -	\$ 14,000.00		\$ 14,000.00	\$ -
Council Meeting Per Diem	\$ 800.00	\$ 1,100.00	\$ 1,700.00	\$ 1,000.00	\$ -	\$ 1,000.00		\$ 1,000.00	\$ -
Council PERA	\$ 175.00	\$ 175.00	\$ -	\$ 974.00	\$ -		\$ (974.00)		\$ (974.00)
Council FICA/Medicare	\$ 1,071.00	\$ 1,071.00	\$ 1,004.06	\$ 1,137.00	\$ -	\$ 1,137.00		\$ 1,137.00	\$ -
Council Mileage			\$ -	\$ 250.00	\$ -	\$ 250.00		\$ 250.00	\$ -
subtotal	\$ 21,967.00	\$ 22,267.00	\$ 21,749.81	\$ 23,999.00	\$ -	\$ 22,309.00	\$ (1,690.00)	\$ 22,309.00	\$ (1,690.00)
Clerk Salary	\$ 85,484.00	\$ 87,581.00	\$ 141,306.83	\$ 92,432.00	\$ 88,802.89	\$ 125,000.00	\$ 32,568.00	\$ 125,000.00	\$ 32,568.00
Clerk PERA - employer	\$ 5,241.00	\$ 5,399.00	\$ 6,480.20	\$ 5,729.00	\$ 5,622.89	\$ 9,375.00	\$ 3,646.00	\$ 9,375.00	\$ 3,646.00
Clerk FICA/Medicare - employer	\$ 6,310.00	\$ 6,700.00	\$ 10,809.91	\$ 7,108.00	\$ 9,988.24	\$ 9,562.50	\$ 2,454.50	\$ 9,562.50	\$ 2,454.50
Treasurer	\$ 7,601.00	\$ 7,826.00	\$ 8,064.00	\$ 9,000.00	\$ -	\$ -	\$ (9,000.00)	\$ -	\$ (9,000.00)
Clerk-Paid Medical Leave Premium	\$ -	\$ -	\$ -	\$ 5,290.00	\$ 408.62	\$ 550.00	\$ (4,740.00)	\$ 550.00	\$ (4,740.00)
Potential Deputy C-T/Admin assistant				\$ -		\$ -		\$ 50,000.00	\$ 50,000.00
PERA				\$ -		\$ -		\$ 3,750.00	\$ 3,750.00
FICA/Medicare				\$ -		\$ -		\$ 3,325.00	\$ 3,325.00
Paid Leave Premium				\$ -		\$ -		\$ 220	\$ 220.00
subtotal	\$ 104,636.00	\$ 107,506.00	\$ 166,660.94	\$ 119,559.00	\$ 104,822.64	\$ 144,487.50	\$ 24,928.50	\$ 201,782.50	\$ 82,223.50
Audit Fees	\$ 22,368.00	\$ 26,681.00	\$ 42,951.72	\$ 42,482.00	\$ 38,795.00	\$ 35,000.00	\$ (7,482.00)	\$ 35,000.00	\$ (7,482.00)
Engineering Fees - General	\$ 22,742.00	\$ 43,800.00	\$ 55,269.23	\$ 25,000.00	\$ 44,458.28	\$ 45,000.00	\$ 20,000.00	\$ 45,000.00	\$ 20,000.00
Legal Fees - General	\$ 13,153.00	\$ 11,625.00	\$ 32,167.00	\$ 26,000.00	\$ 25,113.50	\$ 32,000.00	\$ 6,000.00	\$ 32,000.00	\$ 6,000.00
Legal Fees - Complaints	\$ 18,277.00	\$ 8,386.00	\$ 19,025.70	\$ 20,000.00	\$ 8,340.00	\$ 20,000.00		\$ 20,000.00	\$ -
Legal Fees - Prosecutions	\$ 30,014.00	\$ 30,901.00	\$ 31,828.43	\$ 31,828.00	\$ 21,778.78	\$ 33,928.00	\$ 2,100.00	\$ 33,928.00	\$ 2,100.00
Ordinance Codification					\$ -			\$ 10,000.00	\$ 10,000.00
Property Assessor	\$ 26,932.00	\$ 25,156.00	\$ 30,500.00	\$ 32,000.00	\$ 19,200.00	\$ 30,000.00	\$ (2,000.00)	\$ 30,000.00	\$ (2,000.00)
City Planner	\$ 16,955.00	\$ 15,397.00	\$ 8,652.95	\$ 25,800.00	\$ 12,360.25	\$ 35,000.00	\$ 9,200.00	\$ 35,000.00	\$ 9,200.00
Cable Costs	\$ 8,886.00	\$ 7,441.00		\$ 5,000.00	\$ 1,100.44	\$ 5,000.00		\$ 5,000.00	\$ -
Other Services & Charges	\$ 800.00	\$ 1,200.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00		\$ 1,000.00	\$ 1,000.00
subtotal	\$ 160,127.00	\$ 170,587.00	\$ 221,395.03	\$ 208,110.00	\$ 171,146.25	\$ 236,928.00	\$ 27,818.00	\$ 246,928.00	\$ 38,818.00
Insurance	\$ 10,534.00	\$ 11,332.00	\$ 11,298.00	\$ 12,022.00	\$ 118.00	\$ 12,000.00	\$ (22.00)	\$ 12,000.00	\$ (22.00)
Election Expense	\$ -	\$ 26,242.00	\$ 5,021.00	\$ 26,500.00	\$ 3,030.00	\$ 5,000.00	\$ (21,500.00)	\$ 5,000.00	\$ (21,500.00)
LMC Dues	\$ 4,877.00	\$ 1,809.00	\$ 5,427.00	\$ 5,500.00	\$ 5,777.00	\$ 6,000.00	\$ 500.00	\$ 6,000.00	\$ 500.00
Workshops	\$ 110.00	\$ -	\$ 1,135.00	\$ 1,000.00	\$ 933.06	\$ 1,000.00		\$ 1,000.00	\$ -
Miscellaneous Expenses	\$ -	\$ 93.00	\$ 72.40	\$ 200.00	\$ 1,454.42	\$ 500.00	\$ 300.00	\$ 500.00	\$ 300.00

City Newsletter	\$	3,380.00	\$	3,421.00	\$	3,553.06	\$	3,605.00	\$	1,813.11	\$	3,605.00	\$	3,605.00	\$	-
Publishing Costs	\$	1,381.00	\$	1,320.00	\$	573.39	\$	2,000.00	\$	1,810.11	\$	2,000.00	\$	2,000.00	\$	-
City Office Telephone	\$	2,263.00	\$	1,950.00	\$	2,271.78	\$	2,263.00	\$	1,478.83	\$	2,275.00	\$	12.00	\$	12.00
PO Box Rental	\$	246.00	\$	-	\$	188.00	\$	246.00	\$	198.00	\$	250.00	\$	4.00	\$	4.00
Web Site Costs	\$	1,116.00	\$	591.00	\$	562.88	\$	10,000.00	\$	398.63	\$	1,000.00	\$	(9,000.00)	\$	(9,000.00)
Office Supplies	\$	2,776.00	\$	3,133.00	\$	1,948.56	\$	4,000.00	\$	2,304.25	\$	4,000.00	\$	-	\$	-
Office Equipment	\$	(2,805.00)	\$	1,381.00	\$	2,549.51	\$	1,500.00	\$	1,069.09	\$	1,500.00			\$	-
Bank Fees	\$	3.00	\$	4.00	\$	185.99	\$	130.00	\$	-	\$	-	\$	(130.00)	\$	(130.00)
Rental City Office	\$	-	\$	10,754.00	\$	5,291.69	\$	6,514.00	\$	5,291.69	\$	5,500.00	\$	(1,014.00)	\$	13,486.00
Equipment Repair	\$	-	\$	-	\$	-	\$	500.00	\$	3,566.96	\$	500.00			\$	-
Postage	\$	349.00	\$	446.00	\$	172.54	\$	500.00	\$	78.00	\$	500.00			\$	-
subtotal	\$	24,230.00	\$	62,476.00	\$	40,250.80	\$	76,480.00	\$	29,321.15	\$	45,630.00	\$	(30,850.00)	\$	(16,350.00)
Assessing	\$	297.00	\$	554.00	\$	636.70	\$	600.00	\$	-	\$	700.00	\$	100.00	\$	100.00
Investment Advisor Fee	\$	3,000.00	\$	3,000.00	\$	4,445.04	\$	5,280.00	\$	658.41	\$	5,000.00	\$	(280.00)	\$	(280.00)
subtotal	\$	3,297.00	\$	3,554.00	\$	5,081.74	\$	5,880.00	\$	658.41	\$	5,700.00	\$	(180.00)	\$	(180.00)
Police	\$	168,821.00	\$	183,764.00	\$	191,071.78	\$	196,309.00	\$	99,072.96	\$	208,303.50	\$	11,994.50	\$	11,994.50
Fire - Mahtomedi	\$	162,221.00	\$	170,332.00	\$	178,849.50	\$	184,214.00	\$	147,550.50	\$	190,000.00	\$	5,786.00	\$	5,786.00
Fire - Stillwater	\$	181,220.00	\$	186,657.00	\$	192,257.00	\$	213,194.00	\$	106,597.00	\$	220,000.00	\$	6,806.00	\$	6,806.00
Building Inspection	\$	358,760.00	\$	569,587.00	\$	91,071.44	\$	100,000.00	\$	241,495.47	\$	150,000.00	\$	50,000.00	\$	50,000.00
Building Permit Surcharge	\$	11,006.00	\$	7,559.00	\$	10,915.16	\$	8,000.00	\$	7,418.05	\$	5,000.00	\$	(3,000.00)	\$	(3,000.00)
Animal Control	\$	166.00	\$	-			\$	300.00	\$	-	\$	300.00			\$	-
Siren Warning System	\$	1,478.00	\$	-	\$	1,660.16	\$	1,000.00	\$	875.00	\$	1,500.00	\$	500.00	\$	500.00
Dry Hydrant	\$	-	\$	-			\$	250.00	\$	-	\$	250.00			\$	-
Covid Expenses					\$	150,000.00			\$	245,267.25					\$	-
subtotal	\$	883,672.00	\$	1,117,899.00	\$	665,825.04	\$	703,267.00	\$	848,276.23	\$	775,353.50	\$	72,086.50	\$	72,086.50
Town Hall Supplies	\$	(1,774.00)	\$	3,168.00	\$	3,618.70	\$	5,000.00	\$	1,612.93	\$	4,000.00	\$	(1,000.00)	\$	14,000.00
Town Hall Maintenance	\$	1,075.00	\$	229.00	\$	-	\$	5,000.00	\$	676.08	\$	1,500.00	\$	(3,500.00)	\$	(3,500.00)
Town Hall Electricity	\$	2,511.00	\$	1,555.00	\$	1,855.37	\$	3,100.00	\$	1,916.13	\$	3,000.00	\$	(100.00)	\$	(100.00)
Town Hall Porta Pot	\$	1,899.00	\$	1,867.00	\$	1,867.00	\$	1,867.00	\$	1,281.00	\$	2,000.00	\$	133.00	\$	133.00
Town Hall Property Taxes	\$	5,980.00	\$	5,592.00	\$	5,882.00	\$	6,000.00	\$	5,996.00	\$	-	\$	(6,000.00)	\$	(6,000.00)
Ball Field Maintenance	\$	250.00	\$	-	\$	-	\$	100.00	\$	-	\$	250.00	\$	150.00	\$	150.00
Well House Electricity	\$	605.00	\$	1,416.00	\$	5,371.54	\$	1,500.00	\$	746.92	\$	1,500.00			\$	-
Recycling	\$	69,226.00	\$	72,459.00	\$	76,556.98	\$	96,210.00	\$	64,436.39	\$	100,000.00	\$	3,790.00	\$	3,790.00
Roads Supervisor	\$	137,500.00	\$	168,713.00	\$	173,773.92	\$	180,300.00	\$	119,324.76	\$	185,709.00	\$	5,409.00	\$	5,409.00
Roads Fuel Surcharge	\$	10,000.00	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	7,500.00	\$	15,000.00	\$	-	\$	-
Pole Barn Electricity	\$	2,936.00	\$	316.00	\$	394.24	\$	1,000.00	\$	950.34	\$	1,000.00	\$	-	\$	-
subtotal	\$	230,208.00	\$	270,315.00	\$	284,319.75	\$	315,077.00	\$	204,440.55	\$	313,959.00	\$	(1,118.00)	\$	13,882.00

Grader Contractor	\$	62,743.00	\$	60,579.00	\$	59,273.75	\$	68,561.00	\$	51,447.50	\$	72,000.00	\$	3,439.00	\$	50,000.00	\$	(18,561.00)
Road Engineering Fees	\$	46,032.00	\$	18,171.00	\$	21,138.50	\$	25,000.00	\$	28,880.73	\$	30,000.00	\$	5,000.00	\$	30,000.00	\$	5,000.00
Road Garbage Removal	\$	4,040.00	\$	5,583.00	\$	7,991.17	\$	6,500.00	\$	6,158.17	\$	7,500.00	\$	1,000.00	\$	7,500.00	\$	1,000.00
Gravel Road Costs	\$	54,339.00	\$	51,595.00	\$	62,337.24	\$	60,770.00	\$	58,447.50	\$	61,000.00	\$	230.00	\$	61,000.00	\$	230.00
Calcium Chloride (Dust Control)	\$	116,177.00	\$	119,129.00	\$	115,836.24	\$	120,000.00	\$	87,357.70	\$	130,000.00	\$	10,000.00	\$	200,000.00	\$	80,000.00
Road Shouldering	\$	12,780.00	\$	11,133.00	\$	5,952.50	\$	10,300.00	\$	-	\$	10,500.00	\$	200.00	\$	10,500.00	\$	200.00
Pothole & Asphalt Repairs	\$	119,315.00	\$	88,325.00	\$	112,901.55	\$	128,000.00	\$	80,128.20	\$	125,000.00	\$	(3,000.00)	\$	125,000.00	\$	(3,000.00)
Road Sign Replacement	\$	2,110.00	\$	180.00	\$	595.25	\$	2,000.00	\$	-	\$	2,000.00	\$	-	\$	2,000.00	\$	-
Culvert Repair	\$	24,474.00	\$	33,585.00	\$	24,435.00	\$	25,750.00	\$	2,970.00	\$	30,000.00	\$	4,250.00	\$	30,000.00	\$	4,250.00
Seal Coating/Crack Filling	\$	-	\$	36,320.00			\$	80,000.00	\$	66,110.00	\$	111,650.00	\$	31,650.00	\$	111,650.00	\$	31,650.00
Snow & Ice Removal	\$	50,847.00	\$	13,240.00	\$	16,045.99	\$	20,000.00	\$	24,878.49	\$	25,000.00	\$	5,000.00	\$	25,000.00	\$	5,000.00
Road Brushing	\$	35,907.00	\$	36,857.00	\$	32,372.50	\$	40,000.00	\$	33,801.25	\$	50,000.00	\$	10,000.00	\$	50,000.00	\$	10,000.00
Heavy Brushing (storm damage)	\$	37,840.00	\$	68,671.00	\$	56,916.25	\$	41,000.00	\$	-	\$	40,000.00	\$	(1,000.00)	\$	40,000.00	\$	(1,000.00)
Road Expenses - Other	\$	220.00	\$	310.00	\$	240.00	\$	1,600.00	\$	636.14	\$	1,500.00	\$	(100.00)	\$	1,500.00	\$	(100.00)
Street Lights					\$	1,198.18	\$	1,350.00	\$	844.00	\$	1,350.00	\$	-	\$	1,350.00	\$	-
MS4	\$	1,967.00	\$	743.00	\$	1,300.00	\$	2,000.00	\$	693.00	\$	950.00	\$	(1,050.00)	\$	950.00	\$	(1,050.00)
Gravel Reclaiming	\$	2,825.00	\$	2,350.00			\$	3,000.00	\$	-	\$	3,000.00	\$	-	\$	3,000.00	\$	-
Special Road Projects	\$	111,279.00	\$	54,112.00			\$	35,171.00	\$	38,199.65	\$	-	\$	(35,171.00)	\$	-	\$	(35,171.00)
County Road Projects							\$	65,000.00	\$	-	\$	50,000.00	\$	(15,000.00)	\$	50,000.00	\$	(15,000.00)
City contribution road projects											\$	30,000.00			\$	30,000.00		
CAPITAL PROJECTS FUND?											\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00
Ditch Repair	\$	39,508.00	\$	35,313.00	\$	48,000.00	\$	40,170.00	\$	33,050.00	\$	40,000.00	\$	(170.00)	\$	40,000.00	\$	(170.00)
subtotal	\$	722,403.00	\$	636,196.00	\$	566,534.12	\$	776,172.00	\$	513,602.33	\$	871,450.00	\$	65,278.00	\$	919,450.00	\$	143,278.00
TOTAL	\$	2,150,540.00	\$	2,390,800.00	\$	1,971,817.23	\$	2,228,544.00	\$	1,872,267.56	\$	2,415,817.00	\$	156,273.00	\$	2,560,612.00	\$	332,068.00

Resolution 2013-02

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA**

**A RESOLUTION OF THE CITY OF GRANT ADOPTING A DUST
CONTROL POLICY**

WHEREAS, the City of Grant wishes to control and limit gravel loss from its gravel roads where high traffic conditions exist and reduce dust in these areas; and

WHEREAS, the City of Grant has been tracking its expenditures for gravel and maintenance on the roads, with and without dust control measures in the City of Grant, in order to determine the cost and benefits of dust control over the last year; and

WHEREAS, the cost benefit of dust control increases based upon the amount of traffic on a gravel road and the City benefits by not having to grade the road as often as it would have if the dust control had not been applied; and

WHEREAS, the City of Grant has determined that City participation in the cost of dust control along with the contributions of residents is a cost effective use of City road maintenance funds. The cost savings are a result of reduced grading costs and reduced loss of the fine particles, which bind the gravel together.

NOW THEREFORE BE IT RESOLVED that the City of Grant hereby adopts the Dust Control Policy:

- 1) Chloride will be applied based upon the budget, road volume and other conditions as determined by the Road Commissioner.**
- 2) The City will contribute 50% of the cost for treatment of lower volume roads totaling approximately 10% of the Chloride budget.**
 - a. Treatment must be coordinated and applied with the City treatment.**
 - b. At least one half mile of road must be treated to qualify for City cost sharing unless the total road is less than one half mile or unless the road segment is part of a connecting road that is being treated.**
 - c. Resident's co-pay must be made based on the following:**
 - i.) one payment for each neighborhood,**
 - ii.) submitted by February 11, 2013 and January 31 each year thereafter, and**
 - iii.) selection of neighborhoods are made on a first come first serve basis upon payment in full.**

Tom Carr, Mayor

ATTEST:

Kim Points, Administrator/Clerk

**RESOLUTION 2022-05
CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA**

**AMENDED POLICY FOR SPECIAL ASSESSMENTS
FOR ROAD IMPROVEMENTS**

WHEREAS the City Council of the City of Grant desires to amend its policy for determining the allocation of special assessments road improvements so all residents are treated, and improvements assessed, in a reasonable manner consistent with state law.

NOW, THEREFORE, be it resolved by the City Council of the City of Grant that the following special assessment policy be adopted.

**I.
BASIC PHILOSOPHY**

- A. The project costs associated with completion of the improvement shall be assessed against properties benefited by the improvement as defined by this policy.
- B. In carrying out this policy, the City Council shall act in the reasonable interest of the citizens of the City of Grant.
- C. The city may contribute roadway maintenance dollars together with the special assessments to pay for the improvements of the existing roadway.
- D. The city encourages all neighborhoods within the feasibility study to participate in the project to benefit from the economy of scale of a much larger competitively bid construction project.
- E. Unless otherwise approved by the City Council no special assessments will be levied against City of Grant unless the property owned meets the definition of a buildable lot as described below.

**II.
DEFINITIONS**

The following definitions shall have the following meanings:

- A. “Buildable lot” means the number of lots that exist, or could be created per city code, on a piece of property. “Buildable lots” shall include consideration of whether a parcel of land is dividable or was lawfully divided.
- B. “Improvement” means any type of improvement granted by Minnesota Statutes §429.021.

- C. “Project” means any single roadway segment or any combination of several roadway segments together representing a single project ordered by Council.
- D. “Reconstruct” means removal, reclaiming, replacement, or overlay of the existing roadway surface or section and may include aggregate base, subgrade, and drainage.

III. ALLOCATION OF SPECIAL ASSESSMENTS

- A. **Assessment Method.** Unless otherwise directed by the City Council, lots to be assessed are those with either 1.) an address on the road to be improved or 2.) road frontage on the road to be improved. The assessment may be allocated as follows:
 - 1. On a per project basis.
 - 2. Each buildable lot with road frontage and an address or potential address on the road to be improved shall be assessed as one unit.
 - 3. Each buildable lot with road frontage on the road to be improved, but with an address for that parcel on a different street, shall be assessed as one quarter ($\frac{1}{4}$) unit. A buildable lot shall not be charged more than one unit per project or assessable event.
 - 4. A buildable lot with no frontage on the road to be improved, but where the address for that buildable lot is on the road to be improved shall be assessed as one quarter ($\frac{1}{4}$) unit.
 - 5. A buildable lot that generates additional traffic may be assessed based upon the traffic generated.
- B. **Alternate Assessment Methods.** When in the judgement of the City Council the Assessment Method does not fairly apportion the proposed assessments, the City Council may adopt an alternate method of assessment, including but not limited to front foot, buildable lot, a combination of front foot and buildable lot, or any other methodology which reasonably apportions the assessments.
- C. In no event shall the amount of any special assessment exceed the benefit to the property being assessed.

IV. PROCEDURES

Petitions to reconstruct existing paved roads or to pave gravel roads:

- A. **Petition by one hundred percent (100%) owners.** Whenever all owners of frontage abutting any street or with access to any street named as the location of an improvement petition the City Council to construct the improvement and sign a waiver of rights to appeal to assess the entire cost against their properties, the Council may, without a public hearing, adopt a resolution determining such fact and ordering the improvement.
- B. **Petition by at least thirty-five percent (35%) of owners.** When the improvement has been petitioned for by the owners representing at least thirty-five percent (35%) of the units proposed to be assessed, the City Council may authorize the City Engineer to prepare a Feasibility Report.
 - a. The cost to prepare the report will initially be paid for by the city. If a project is ordered, the cost to prepare the report will be included with the total project costs to be assessed. If the project is not ordered, the initial cost of the report will remain the responsibility of the city.
 - b. The City expresses the preference for more than fifty percent (50%) of property owners to sign the petition.
- C. **Consideration of Projects.** The first step in the project approval process is for council to accept the feasibility report by resolution and to order the public improvement hearing. The purpose of the hearing is to take public comment and for council to discuss a specific local improvement before ordering it done. A published and mail notice is required describing the assessment proceedings and notifying property owners of the date and time of the public hearing.
 - a. Property owners to be assessed are strongly encouraged to attend the public hearing or to submit in writing to the clerk prior to the hearing their comments or opinion on the project. Council members will consider all public input prior to voting on ordering the improvement.
 - b. Ultimately the council decides whether a project is ordered if the improvement is made pursuant to a legally sufficient petition from property owners.
 - c. The council may order the improvements by adopting a resolution with a simple majority vote at any time within 6 months after the date of the improvement hearing.
 - d. If the council does not order the project improvements, residents may continue pursuing support for the project on their own but must submit a

new petition with at least seventy five percent (75%) of the parcels adjacent to the street in favor of a project before council would consider a new public hearing. In this case, the process would restart at the feasibility stage and include a new or amended feasibility report. All the associated costs to update or amend an existing feasibility report for any roadway segments or projects will be the responsibility of the petitioners.

- e. The City Council reserves the right to initiate any local improvement in ordering a feasibility report in accordance with the best interest of the citizens of the City of Grant. In this case, a “super majority” or four-fifths vote is required when ordering the improvement.
- D. Notwithstanding the foregoing, the City Council reserves the right to approve or disapprove of any project in accordance with the best interest of the City of Grant.
- E. Those petitions submitted in accordance with Minnesota Statute 429 et.seq. shall be considered in accordance therewith.

EFFECTIVE DATE. This policy is effective on the date of adoption.

Whereupon a vote being taken upon the motion, the following members voted in favor:

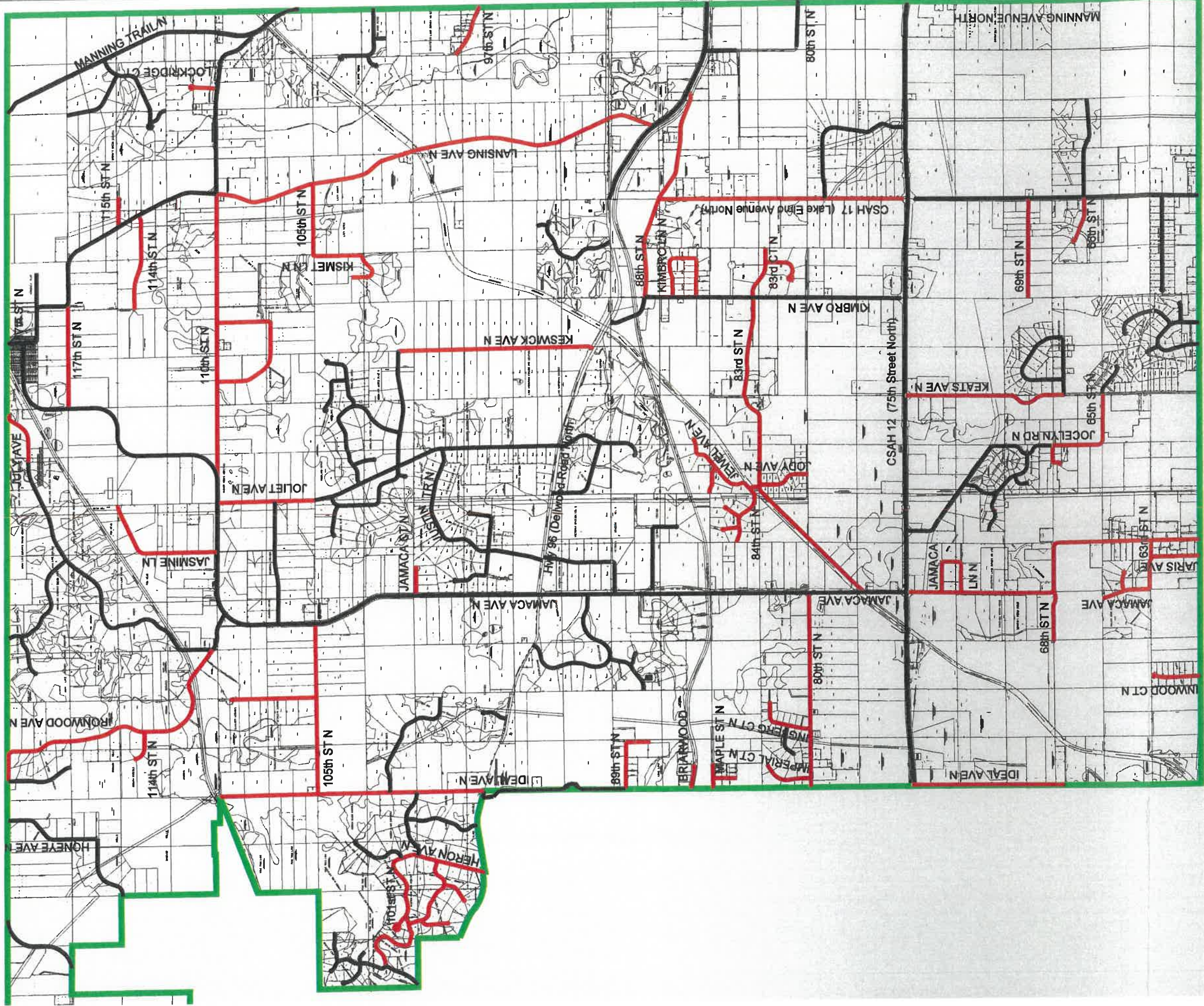
Whereupon a vote being taken upon the motion, the following members voted against:

Whereupon said motion was duly passed this ____ day of _____, 2019.

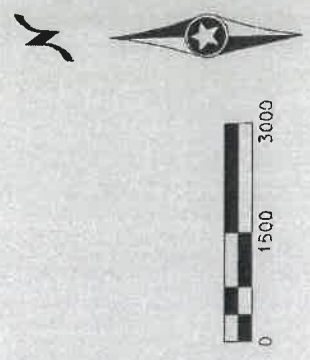
Jeff Huber, Mayor

ATTEST:

Kim Points, City Clerk



LEGEND
 Gravel Roads
 Paved Roads
 City Boundary

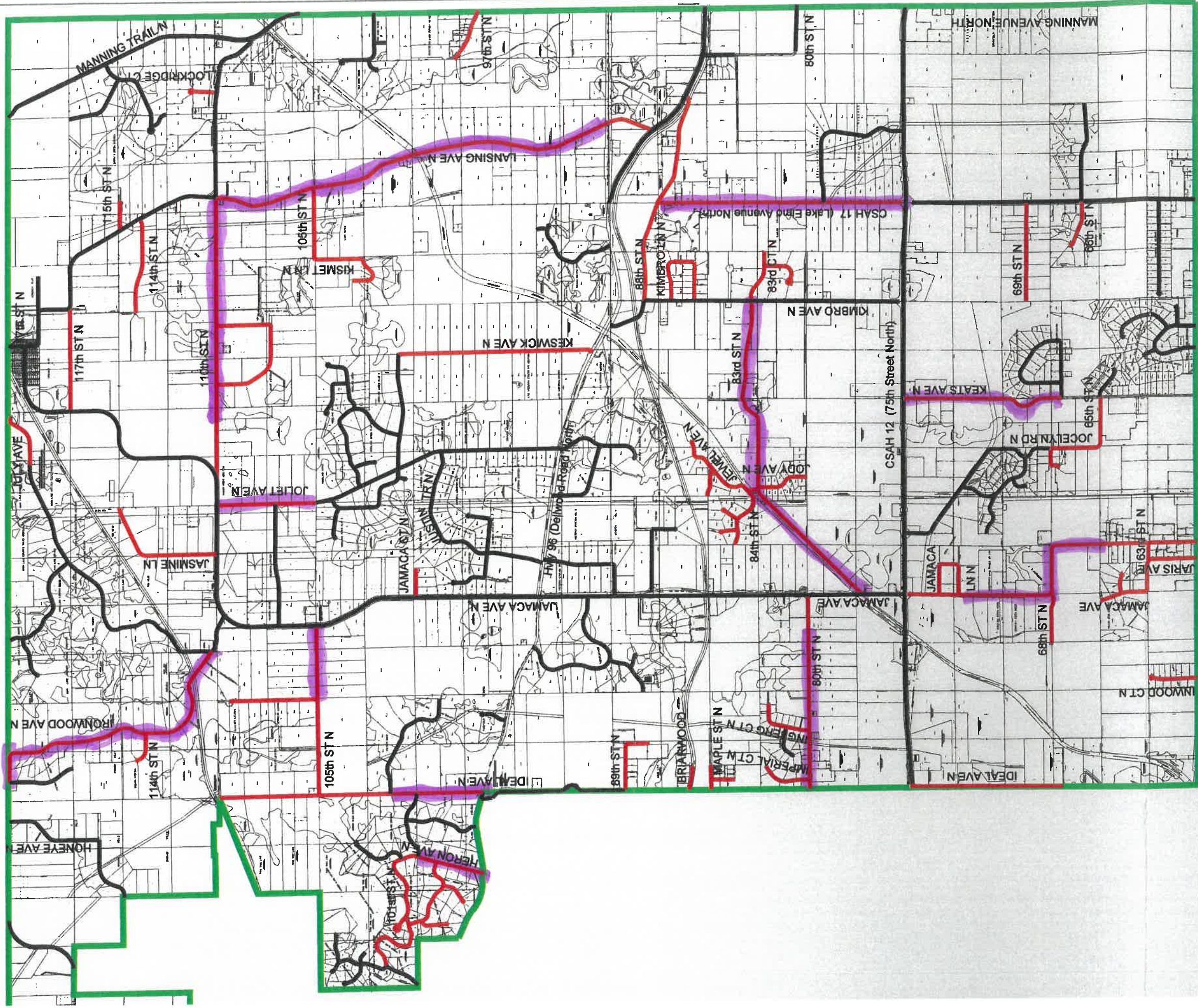


2ND APPLICATION
 ALL RED ROADS

701 Xenia Avenue South, Suite 300
 Minneapolis, MN 55416
www.wsberg.com
 763-541-4800 • Fax 763-541-1700
 ENGINEERING PLANNING CONSTRUCTION



**Gravel Roadway
 Maintenance
 for the City of
 Grant, Minnesota**



LEGEND

- Gravel Roads
- Gravel Roads
- City Boundary

3RD APPLICATION

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