

**City of Grant
City Council Agenda
January 2, 2024**

The regular monthly meeting of the Grant City Council will be called to order at 6:30 p.m. on Tuesday, January 2, 2024, in a teleconference format and in person Town Hall for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

Citizen Comments – Individuals may address the City Council about any item not included on the regular agenda. The Mayor will recognize speakers to come to the podium. Speakers will state their name and address and limit their remarks to two (2) minutes with five (5) speakers maximum. Generally, the City Council will not take any official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.

- (1) _____
- (2) _____
- (3) _____
- (4) _____
- (5) _____

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

- A. December 5, 2023 City Council Meeting Minutes
- B. December 2023 Bill List, \$67,735.36
- C. Clerk 2023 Pay Increase – 3% Per 2024 Budget –
- D. Kline Bros., Road Work, \$21,638.75

- E. Croix Valley Inspector, \$52,403.16
- 5. **2023 YEAR IN REVIEW, MAYOR HUBER**
- 6. **STAFF AGENDA ITEMS**
 - A. City Engineer, Brad Reifsteck
 - i. Consideration of Resolution No. 2024-02, Approving Plans and Specifications and Ordering Advertisement for Bids, Knollwood Drive Street Improvements
 - B. City Planner, Jennifer Swanson
 - 1. Consideration of Resolution No. 2024-03, Site One Land Use Application
 - C. City Attorney, Nick Vivian (no action items)
- 7. **NEW BUSINESS**
 - A. Consideration of Ordinance No. 2024-81, 2024 Fee Schedule
 - B. Consideration of Resolution No. 2024-01, Summary Publication of Ordinance No. 2024-81
 - C. Consideration of 2024 City Council Meeting Schedule
 - D. Consideration of 2024 Appointment List
 - E. Earned Sick and Safe Time Employment Policy
- 8. **UNFINISHED BUSINESS**
- 9.. **DISCUSSION ITEMS (no action taken)**
 - A. Staff Updates (updates from Staff, no action taken)
 - B. City Council Reports/Future Agenda Items (no action taken)
- 10. **COMMUNITY CALENDAR JANUARY 3 THROUGH JANUARY 31, 2024:**
 - Mahtomedi Public Schools Board Meeting, Thursday, January 11th and January 25th, Mahtomedi District Education Center, 7:00 p.m.
 - Stillwater Public Schools Board Meeting, Thursday, January 11^h, Stillwater City Hall, 7:00 p.m.
 - Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.
- 11. **ADJOURNMENT**

CITY OF GRANT
MINUTES

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DATE : December 5, 2023
TIME STARTED : 6:33 p.m.
TIME ENDED : 7:11 p.m.
MEMBERS PRESENT : Councilmember Carr, Tufty, Rog, Giefer,
and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney Nick Vivian; City Planner, Jennifer Swanson; City Treasurer, Sharon Schwarze and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 6:33 p.m.

PUBLIC INPUT

State Representative Mark Wiens came forward and advised he is working on a task force to look at the Metropolitan Council. A Public Engagement meeting is being held in Lake Elmo that will include public comment. He encouraged Council Members to attend and speak at that meeting.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Rog moved to approve the agenda, as presented. Council Member Giefer seconded the motion. Motion carried unanimously.

CONSENT AGENDA

October 3, 2023 City Council Meeting Minutes	Approved
November 2023 Bill List, \$89,234.00	Approved
City of Mahtomedi, 4 th Quarter Fire Contract, \$40,555.25	Approved
City of Stillwater, 2 nd Half Fire Contract, \$90,610.00	Approved
Croix Valley Inspector, \$64,786.67	Approved
Kline Bros. Excavation, Road Work, \$48,688.75	Approved

1 Resolution No. 2023-26, Summary Publication,
2 Ordinance No. 2023-79, Outside Storage Approved

3
4 Resolution No. 2023-28, County Hazardous Approved

5
6 **Council Member Giefer moved to approve the consent agenda, as presented. Council Member**
7 **Rog seconded the motion. Motion carried unanimously.**

8
9 **STAFF AGENDA ITEMS**

10
11 **City Engineer, Brad Reifsteck (no action items)**

12 **City Planner, Jennifer Swanson**

13
14 **Consideration of Ordinance No. 2023-80, Ordinance Repealing Temporary Moratorium**
15 **Ordinance, Storage** – City Planner Swanson advised in February 2023 the City adopted a
16 moratorium with the purpose of allowing for study and potential revision to the Exterior Storage
17 regulations contained in the City’s Code of Ordinances. City Staff researched ordinances in other
18 communities with similar lot configurations and sizes and conducted a survey with the City Council
19 to solicit direction and feedback. After compiling all information, a draft ordinance was considered
20 by the Planning Commission and the City Council, and a duly noticed public hearing was held.

21
22 At the regular City Council meeting in October 2023 the Council adopted the draft ordinance
23 amending the City’s Code. The final ordinance language will be officially adopted upon the
24 publication of the summary ordinance which is provided on the Consent Agenda of the December 7,
25 2023 meeting.

26
27 Given that the City has completed its study and prepared revisions to its ordinance for
28 Exterior/Outdoor storage the Interim Ordinance establishing a moratorium for Exterior Storage uses
29 can be terminated.

30
31 **Council Member Rog moved to approve Ordinance No. 2023-80, as presented. Council**
32 **Member Giefer seconded the motion. Motion carried unanimously.**

33
34 **Consideration of Resolution No. 2023-37, Summary Publication of Ordinance No. 2023-80** –
35 Staff advised Resolution No. 2023-37 authorizes summary publication of Ordinance No. 2023-80.

36
37 **Council Member Giefer moved to adopt Resolution No. 2023-37, as presented. Council**
38 **Member Tufty seconded the motion. Motion carried unanimously.**

39
40 **Consideration of Resolution No. 2023-27, Gateway Development Agreement** – City Planner
41 Swanson advised in 2019 the Developer, The Excelsior Group, received Final Plat approval of The
42 Gateway major subdivision. A condition of the Final Plat was that the Developer had to enter into a
43 Development Agreement that identified the required development improvements. A Letter of Credit
44 (LOC) was submitted to the city as security to ensure that the development improvements were
45 completed to the satisfaction of the city. Throughout the site development process the city has
46 released portions of the LOC commensurate with the work completed. During the development

1 process The Excelsior Group assigned the development responsibilities to Twin Cities Land
2 Development, who recently completed the final development improvements as required by the
3 Development Agreement.

4
5 The last step in the process is for the city to formally accept the public development improvements
6 including the newly installed and constructed roadways (cul-de-sacs) that serve the subdivision. A
7 draft resolution is provided that acknowledges that the improvements are completed to the
8 satisfaction of the City Engineer. If the resolution is adopted it will signify the completion of the
9 terms of the Development Agreement and acknowledge that no further responsibilities of the
10 Developer are required.

11
12 **Council Member Giefer moved to adopt Resolution No. 2023-27, as presented. Council**
13 **Member Tufty seconded the motion. Motion carried unanimously.**

14
15 **City Attorney, Nick Vivan**

16
17 **Consideration of Resolution No. 2023-38, Planning Commission** – City Attorney Vivan advised
18 Resolution No. 2023-38 is a resolution to disband the Planning Commission which would allow land
19 use applications to go directly to the City Council. The City has disbanded the Planning Commission
20 previously as it was not efficient at that time. There is no requirement for the City to have a Planning
21 Commission.

22
23 **Council Member Giefer moved to adopt Resolution No. 2023-38, as presented. Council**
24 **Member Tufty seconded the motion. Motion carried with Council Member Rog voting nay and**
25 **Council Member Carr abstaining.**

26
27 **NEW BUSINESS**

28
29 **Consideration of Resolution No. 2023-29, Final 2024 Budget –**

30
31 **Consideration of Resolution No. 2023-30, Final 2024 Levy –**

32
33 **Consideration of Resolution No. 2023-31, 2024 Liquor License, MoGrow Inc.**

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35 **Consideration of Resolution No. 2023-32, 2024 Liquor License, Cozzies Tavern Inc.**

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37 **Consideration of Resolution No. 2023-33, 2024 Liquor License, Dellwood Barn Weddings, LLC**

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39 **Consideration of Resolution No. 2023-34, 2024 Liquor License, Schones Inc.**

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41 **Consideration of Resolution No. 2023-35, 2024 Liquor License, Loggers Trail Golf Club**

42
43 **Consideration of Resolution No. 2023-36, 2024 Liquor License, Applewood Hills LLC**

44
45 **Accept 2023 Audit**

1 **UNFINISHED BUSINESS**

2 There was no unfinished business.

3 **DISCUSSION ITEMS (no action taken)**

4 **Staff Updates (updates from Staff, no action taken)**

5 **City Council Reports/Future Agenda Items**

6 Planning Commission Staffing will be on the next regular City Council meeting agenda.

7
8 **COMMUNITY CALENDAR DECEMBER 6 THROUGH DECEMBER 31, 2023:**

9 **Mahtomedi Public Schools Board Meeting, Thursday, December 14th and December 28th,**
10 **Mahtomedi District Education Center, 7:00 p.m.**

11 **Stillwater Public Schools Board Meeting, Thursday, December 14th, Stillwater City Hall, 7:00**
12 **p.m.**

13 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**

14
15 **ADJOURNMENT**

16 **Council Member Giefer moved to adjourn at 7:11 p.m. Council Member Tufty seconded the**
17 **motion. Motion carried unanimously.**

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20 These minutes were considered and approved at the regular Council Meeting January 2, 2024.

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25 _____
Kim Points, Administrator/Clerk

25 _____
Jeff Huber, Mayor

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Fund Name: All Funds

Date Range: 12/11/2023 To 12/27/2023

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
12/14/2023	Ken Ronnan	16309	Video Tech Services	N	Cable Costs	100-41212-100-	\$ 150.00
	Total For Check	16309					\$ 150.00
12/22/2023	Payroll Period Ending 12/30/2023	16310	Dec23	N	Clerk Salary	100-41101-100-	\$ 4,288.79
	Total For Check	16310					\$ 4,288.79
12/22/2023	Payroll Period Ending 12/30/2023	16311	Dec23Medical	N	Accounting Services	100-41202-130-	\$ 1,000.55
	Total For Check	16311					\$ 1,000.55
12/22/2023	Press Publications	16312	City Ordinances	N	Publishing Costs	100-41308-351-	\$ 79.50
	Total For Check	16312					\$ 79.50
12/22/2023	LRS	16313	Town Hall Portapot	N	Town Hall Porta Pot	100-43007-210-	\$ 159.00
	Total For Check	16313					\$ 159.00
12/22/2023	CW Tek	16314	Computer Maintenance	N	Office Equipment	100-41314-220-	\$ 170.00
	Total For Check	16314					\$ 170.00
12/22/2023	Buttered Toast Production	16315	Town Hall Video Equipment	N	Cable Costs	100-41212-320-	\$ 3,012.84
	Total For Check	16315					\$ 3,012.84
12/22/2023	Todd Smith	16316	Monthly Assessment Services - December	N	Property Assessor	100-41208-300-	\$ 2,173.00
	Total For Check	16316					\$ 2,173.00
12/22/2023	CenturyLink	16317	City Phone	N	City Office Telephone	100-41309-321-	\$ 180.20
	Total For Check	16317					\$ 180.20
12/22/2023	Eckberg Lammers	16318	Legal Services	N	Legal Fees - General	100-41204-304-	\$ 775.00
	Total For Check	16318			Legal Fees - Prosecutions	100-41206-304-	\$ 2,500.00
	Total For Check	16318					\$ 3,275.00
12/22/2023	Waste Management	16319	Recycling -	N	Recycling	100-43011-384-	\$ 5,777.00
	Total For Check	16319					\$ 5,777.00
12/22/2023	A.R.C Paving	16320	Potholing - Inv#227/228	N	Pathole Repairs	100-43109-220-	\$ 5,984.69
	Total For Check	16320					\$ 5,984.69
12/22/2023	WSB & Associates	16321	Engineering - Oct23	N	Engineering Fees - General	100-41203-300-	\$ 509.25

Fund Name: All Funds

Date Range: 12/11/2023 To 12/27/2023

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
12/22/2023	KEI Enterprises	16322	Dec Roads Supervisor/fuel surcharge	N	Roads Supervisor	100-43014-300-	\$ 13,750.00
		16322			Roads Fuel Surcharge	100-43015-300-	\$ 2,500.00
		Total For Check					\$ 16,250.00
12/22/2023	IRS	16323	Payroll Taxes - shortage	N	Clerk Medicare	100-41105-100-	\$ 69.36
		Total For Check					\$ 69.36
12/22/2023	PERA	16325	PERA	N	Clerk PERA	100-41102-120-	\$ 436.78
		16325			Clerk PERA Withholding	100-41108-100-	\$ 378.54
		Total For Check					\$ 815.32
12/22/2023	Comcast	CCEFT15	Town Hall wifi	N	Town Hall Supplies	100-43001-210-	\$ 181.37
		Total For Check					\$ 181.37
12/22/2023	Office Max	EFT 11/29/23	USB - EFT	N	Office Equipment	100-41314-200-	\$ 52.85
		Total For Check					\$ 52.85
12/22/2023	IRS	EFT188	Payroll Taxes - Medial	N	Clerk FICA/Medicare	100-41103-100-	\$ 99.45
		EFT188			Clerk Medicare	100-41105-100-	\$ 18.85
		EFT188			Federal Withholding	100-41107-100-	\$ 100.00
		EFT188			Social Security Expens	100-41109-100-	\$ 80.60
		Total For Check					\$ 298.90
12/22/2023	IRS	EFT189	Payroll Taxes -	N	Clerk FICA/Medicare	100-41103-100-	\$ 445.51
		EFT189			Clerk Medicare	100-41105-100-	\$ 84.44
		EFT189			Federal Withholding	100-41107-100-	\$ 468.75
		EFT189			Social Security Expens	100-41109-100-	\$ 361.07
		Total For Check					\$ 1,359.77
12/22/2023	T-Mobile	TMEFT27	City Cell Phone	N	Road Expenses - Other	100-43116-210-	\$ 20.00
		Total For Check					\$ 20.00
12/22/2023	Xcel Energy	XcelEFT30	Utilities - Town Hall - Pole Barn - Auto	N	Town Hall Electricity	100-43004-381-	\$ 148.02
		XcelEFT30				100-43004-381-	\$ 81.53
		XcelEFT30			Well House Electricity	100-43010-381-	\$ 12.53

Fund Name: All Funds

Date Range: 12/11/2023 To 12/27/2023

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
12/26/2023	Kline Bros Excavating	16330	Road Maintenance	N	Grader Contractor	100-43101-220-	\$ 3,990.00
		16330			Culvert Repair	100-43111-220-	\$ 1,685.00
		16330			Road Brushing	100-43114-220-	\$ 15,963.75
	Total For Check	16330					\$ 21,638.75
12/26/2023	ADobe	ADEFT2	Adobe Monthly - Auto	N	Office Supplies	100-41313-200-	\$ 52.00
	Total For Check	ADEFT2					\$ 52.00
12/26/2023	Comcast	CCEFT15a	Town Hall Wifi	N	Town Hall Supplies	100-43001-210-	\$ 184.82
	Total For Check	CCEFT15a					\$ 184.82
12/27/2023	Croix Valley Inspector	16326	Building Inspector	N	Building Inspection	100-42004-300-	\$ 52,403.16
	Total For Check	16326					\$ 52,403.16
12/27/2023	SHC, LLC	16327	Planning Services	N	City Planner	100-41209-300-	\$ 7,266.50
		16327			Escrow	100-49320-300-1014	\$ 154.00
		16327				100-49320-300-1023	\$ 269.50
	Total For Check	16327					\$ 7,690.00
12/27/2023	Jimmy's	EFT 12-13-23	Staff Appreciation	N	Miscellaneous Expenses	100-41306-220-	\$ 229.37
	Total For Check	EFT 12-13-23					\$ 229.37
	Total For Selected Checks						\$ 141,777.27

KLINE BROS EXCAVATING
8996 110th St N
STILLWATER, MN 55082



Invoice

DATE	INVOICE #
12/26/23	2706

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	BRUSHING

DUE DATE
1/5/24

DESCRIPTION	QTY	UNIT COST	AMOUNT
12-04-23 E85 & FM (JARVIS)	6.75	185.00	1,248.75
12-05-23 E85 & FM (JARVIS & 63RD GOING WEST)	4	185.00	740.00
12-06-23 E85 & FM (63RD & JAMACA)	5	185.00	925.00
12-07-23 E85 & FM (JAMACA)	5.75	185.00	1,063.75
12-11-23 E85 & FM (JAMACA & 63RD)	6.25	185.00	1,156.25
12-12-23 E85 & FM (63RD)	5.75	185.00	1,063.75
12-13-23 E85 & FM (JASMINE SOUTH OF 63RD)	3.5	185.00	647.50
12-14-23 E85 & FM (JASMINE)	4.25	185.00	786.25
12-15-23 E85 & FM (JASMINE)	3.5	185.00	647.50
12-16-23 T600 & TRL MOVE TO HADLEY	1.5	190.00	285.00
12-18-23 E85 & FM (HADLEY)	7	185.00	1,295.00
12-19-23 E85 & FM (HADLEY)	6.5	185.00	1,202.50
12-20-23 E85 & FM (HADLEY, PT 101ST, 99TH)	6.5	185.00	1,202.50
12-21-23 E85 & FM (99TH ST & 99TH CIR)	7.75	185.00	1,433.75
12-22-23 E85 & FM (99TH TO 99TH CT)	4.75	185.00	878.75
12-23-23 E85 & FM (EAST OF 99TH CT & 100TH ST)	7.5	185.00	1,387.50
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		15,963.75

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
12/26/23	2705

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD GRADING 100-43101

DUE DATE
1/5/24

DESCRIPTION	QTY	UNIT COST	AMOUNT
11-30-23 770B	5	105.00	525.00
11-30-23 930G	5	105.00	525.00
12-01-23 770B	5	105.00	525.00
12-01-23 930G	5	105.00	525.00
12-08-23 770B	6.5	105.00	682.50
12-08-23 930G	5	105.00	525.00
12-22-23 930G	3.5	105.00	367.50
12-24-23 770B	3	105.00	315.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONHTLY SERV CHARGE		Total	3,990.00

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
12/26/23	2707

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	CULVERT WORK 100-43111

DUE DATE
1/5/24

DESCRIPTION	QTY	UNIT COST	AMOUNT
12-21-23 ROAD SHOULDERS ON 102ND ST			0.00
12-21-23 1 11/4 " MINUS LIMEROCK	1	275.00	275.00
12-21-23 17600	5.5	100.00	550.00
12-21-23 325 G	5	115.00	575.00
12-21-23 T600 & TRL	1.5	190.00	285.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE		Total	1,685.00

- 11. Glowing Hearth & Home Permit # 2021-62 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 12. Hoffman Corner Heating & A/C. Permit # 2021-63 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 13. Wenzel Plymouth Plumbing Permit # 2021-64 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 14. Mike Henry Pools Permit # 2021-65 ✓
 City Fee: \$ 643.75 x.75% = \$ 482.81
 Total Fee:.....= \$ 482.81
- 15. The Fireplace Guys Permit # 2021-66 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 16. Bridget Essling Permit # 2021-67 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 17. Standard Heating & A/C. Permit # 2021-68 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 18. Dustin Grezsik Permit # 2021-69 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 19. Xpand, Inc. Permit # 2021-70 ✓
 City Fee: \$ 1,133.75 x.75% = \$ 850.31
 Plan Check Fee: \$ 736.93 x.100% = \$ 736.93
 Total Fee:.....= \$ 1,587.24
- 20. Pierce Plumbing Co. Permit # 2021-71 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 21. Pella Northland Permit # 2021-72 ✓
 City Fee: \$ 405.75 x.75% = \$ 304.31
 Total Fee:= \$ 304.31
- 22. Pella Northland Permit # 2021-73 ✓
 City Fee: \$ 83.25 x.75% = \$ 62.43
 Total Fee:.....= \$ 62.43

- 23. Tony's Plumbing & Heating Permit # 2021-74 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 24. All Energy Solar Permit # 2021-75 ✓
 City Fee: \$ 167.25 x.75% = \$ 125.43
 Plan Check Fee: \$ 108.91 x .100% = \$ 108.91
 Total Fee:.....= \$ 234.34
- 25. Spacemakers Remodeling Permit # 2021-76 ✓
 City Fee: \$ 671.75 x.75% = \$ 503.81
 Plan Check Fee: \$ 436.63 x.100% = \$ 436.81
 Total Fee:.....= \$ 940.44
- 26. Mike Mickelson Permit # 2021-79 ✓
 City Fee: \$ 411.95 x.75% = \$ 308.96
 Plan Check Fee: \$ 267.76 x.100% = \$ 267.76
 Total Fee:.....= \$ 576.72
- 27. Living Space, Inc. Permit # 2021-80 ✓
 City Fee: \$ 138.50 x.75% = \$ 138.87
 Total Fee;.....= \$ 138.87
- 28, Cates Fine Homes Permit # 2021-83 ✓
 City Fee: \$ 4,540.00 x.75% = \$3,405.56
 Plan Check Fee: \$ 2,951.00 x.100% = \$ 2.951.00
 Total Fee:.....= \$ 6,356.56
- 29. Viking Contractors Permit # 2021-84 ✓
 City Fee: \$ 349.25 x.75% = \$ 261.93
 Total Fee:= \$ 261.93
- 30. Quarve Contracting Permit # 2021-85 ✓
 City Fee: \$ 377.25 x.75% = \$ 282.93
 Total Fee:.....= \$ 282.93
- 31. Schwantes Heating Permit # 2021-86 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 32. Grabow Plumbing Permit # 2021-87 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 33. Grabow Plumbing Permit # 2021-88 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00

- 34. Jeffrey Blasena Permit # 2021-89 ✓
 City fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 35. Heath Allen Homes, LLC. Permit # 2021-90 ✓
 City Fee: \$ 6,849.75 x.75% = \$ 5,137.31
 Total Fee: \$ 4,452.35 x.100% = \$ 4,452.35
 Total Fee:.....= \$ 9,589.66
- 36. NMC Exteriors Permit # 2021-91 ✓
 City Fee: \$ 139.25 x.75% = \$ 104.43
 Total Fee:.....= \$ 104.43
- 37. Standard Heating & A/C. Permit # 2021-92 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 38. City Wide Mechanical Permit # 2021-93 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 39. Aquarius Home Services Permit # 2021-95 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 40. Pella Northland Permit # 2021-96 ✓
 City Fee: \$ 543.34 x.75% = \$ 407.50
 Total Fee: = \$ 407.50
- 41. Pella Northland Permit # 2021-97 ✓
 City Fee: \$ 363.25 x.75% = \$ 438.25
 Total Fee:= \$ 438.25
- 42. Schwantes Heating Permit # 2021-98 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:= \$ 60.00
- 43. Blue Ox Heating Permit # 2021-99 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total Fee:.....= \$ 60.00
- 44. Glowing Hearth & Home Permit # 2021-100 ✓
 City Fee: \$ 80.00 x.75% = \$ 60.00
 Total:.....= \$ 60.00
- 45. Twin City Fireplace & Stone Co. Permit # 2021-101 ✓
 City Fee; \$ 80.00 x.75% = \$ 60.00
 Total:.....= \$ 60.00

46. Olympic Decks Permit # 2021-106 ✓

City Fee: \$ 1,116.95 x.75% = \$ 837.71

Total Fee:.....= \$ 837.71

47. Thomas Kinmouth Permit # 2021-107 ✓

City Fee:\$ 181.25 x.75% = \$ 135.93

Plan Check Fee: \$ 117.81 x.100% = \$ 117.81

Total Fee:.....= \$ 253.74

48. Buildtec Contracting Co. Permit # 2021-109 ✓

City fee: \$ 251.25 x.75% = \$ 188.43

Total Fee:.....= \$ 188.43

49. Renewal by Anderson Permit # 2021-110 ✓

City Fee: \$ 139.25 x.75% = \$ 104.43

Total Fee:.....= \$ 104.43

50. Renewal by Anderson Permit # 2021-111 ✓

City Fee: \$ 181.25 x.75% = \$ 135.93

Total Fee:.....= \$ 135.93

51. Renewal By Anderson Permit # 2021-112 ✓

City Fee: \$ 181.25 x.75% = \$ 135.93

Total Fee:.....= \$ 135.93

52. Red Wing Plumbing & Heating Permit # 2021-113 ✓

City Fee: \$ 80.00 x.75% = \$ 60.00

Total Fee:.....= \$ 60.00

53. Integrity Plumbing & Mechanical Permit # 2021-114 ✓

City Fee: \$ 80.00 x.75% = \$ 60.00

Total Fee:.....= \$ 60.00

54. Performance Pool & Spa Permit # 2021-115 ✓

City Fee: \$ 251.25 x.75% = \$ 188.43

Total Fee:.....= \$ 188.43

55. Buildtec Contracting Permit # 2021-117 ✓

City Fee: \$ 559.75 x.75% = \$ 419.81

Total Fee:.....= \$ 419.81

56. Tachney Exteriors Permit # 2021-118 ✓

City Fee: \$ 237.25 x.75% = \$ 177.93

Total Fee:.....= \$ 177.93

57. White Bear Heating & Cooling Permit # 2021-119 ✓

City Fee: \$ 80.00 x.75% = \$ 60.00

Total Fee:.....= \$ 60.00

74. Tony's Plumbing & Heating Permit # 2021-74

City Fee: \$ 80.00 x.75% = \$ 60.00

Total Fee:.....= \$ 60.00

75. All Energy Solar Permit # 2021-75

City Fee: \$ 167.25 x.75% = \$ 125.43

Plan Check Fee: \$ 108.71 x.100% = \$ 108.71

Total Fee:.....= \$ 234.14

76. Space Makers Remodeling Permit # 2021-76

City Fee: \$ 671.75 x.75% = \$ 503.81

Plan check Fee: \$ 436.63 x.100% = \$ 436.63

Total Fee:.....= \$ 940.44

77. Gregory Contracting Permit # 2021-79

City Fee: \$ 411.95 x.75% = \$ 308.96

Plan Check Fee: \$ 267.76 x.100% = \$ 267.76

Total Fee:.....= \$ 576.72

78. Living Spaces Permit # 2021-80

City Fee: \$ 138.50 x.75% = \$ 103.87

Total Fee:.....= \$ 103.87

79. Cates Fine Homes Permit # 2021-83

City Fee: \$ 4,544.00 x.75% = \$ 3,408.00

Plan Check Fee: \$ 2,951.00 x.100% = \$ 2,951.00

Total Fee:.....= \$ 6,359.00

80. Viking Contractors, LLC. Permit # 2021-84

City Fee: \$ 349.25 x.75% = \$ 261.93

Total Fee:.....= \$ 261.93

81. Quarve Contracting Permit # 2021-85

City Fee: \$ 377.25 x.75% = \$ 282.93

Total Fee:.....= \$ 282.93

82. Schwante's Heating Permit # 2021-86

City Fee: \$ 80.00 x.75% = \$ 60.00

Total Fee:.....= \$ 60.00

83. Grabow Plumbing, Inc. Permit # 2021-87

City Fee: \$ 80.00 .75% = \$ 60.00

Total Fee:.....= \$ 60.00

84. Grabow Plumbing, Inc. Permit # 2021-88

City Fee: \$ 80.00. 75% = \$ 60.00

Total Fee:.....= \$ 60.00

85. Jeffrey Blasena Permit # 2021-89
City Fee: \$ 80.00 x.75% = \$ 60.00
State Fee:.....= \$ 60.00

86. Heath Allen Homes Permit # 2021-90
City Fee: \$ 6,849.75 x.75% = \$ 5137.31
Plan Check Fee: \$ 4,452.25 x.75% = \$ 4,452.25
Total Fee:.....= \$ 9,589.56

87. NMC Exteriors Permit # 2021-91
City Fee: \$ 139.25 x.75% = \$ 104.43
Total Fee:.....= \$ 104.43

88. Standard Heating & n A/C Permit # 2021-92
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

89. City Wide Mechanical Permit # 2021-93
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

90. Aquarius Home Services Permit # 2021-95
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

91. Pella Northland Permit # 2021-96
City Fee: \$ 543.34 x.75% = \$ 407.50
Total Fee:.....= \$ 407.50

92. Pella Northland Permit #b 2021-97
City Fee: \$ 363.25 x.75% = \$ 272.43
Total Fee:.....= \$ 272.43

93. Schwantes Heating & Air Permit # 2021-98
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

94. Blue Ox Heating & Air Permit # 2021-99
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....=\$ 60.00

95. Glowing Hearth & Home Permit # 2021-100
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

- 96. Twin City Fireplace & Stone Co. Permit # 2021-101
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

- 97. Olympic Pools Permit # 2021-106
City Fee: \$ 1,116.95 x.75% = \$ 837.71
Total Fee:.....= \$ 837.71

- 98. Thomas Kinmouth Permit # 2021-107
City Fee: \$ 181.25 x.75% = \$ 135.93
Plan Check fee: \$ 117.81 x.75% = \$ 117.81
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- 99. Buildtec Contracting Permit # 2021-109
City fee: \$ 251.25 x.75% = \$ 188.43
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- 100. Renewal by Anderson Permit # 2021-110
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Total Fee:.....= \$ 104.43

- 101. Renewal by Anderson Permit # 2021-111
City Fee: \$ 181.25 x.75% = \$ 135.93
Total Fee:.....= \$ 135.93

- 102. Renewal by Anderson Permit # 2021-112
City Fee: \$ 181.25 x.75% = \$ 135.93
Total Fee:.....= \$ 135.93

- 103, Redwing Plumbing & Heating Permit # 2021-113
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

- 104. Integrity Plumbing & Mech. Inc. Permit # 2021-114
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

- 105. Performance Pool & Spa Permit # 2021-115
City Fee: \$ 251.25 x.75% = \$ 188.43
Total Fee:.....= \$ 188.43

- 106. Buildtec Contracting Permit # 2021-117
City Fee: \$ 559.75 x.75% = \$ 419.81
Total Fee:.....= \$ 419.81

- 107. Tacheny Exteriors Permit # 2021-118
City Fee: \$ 237.25 x.75% = \$ 177.93
Total Fee:.....= \$ 177.93

108. White Bear Heating & Cooling
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

Permit # 2021-119 ✓

109. Doug Armstrong
City Fee: \$ 80.00 x.75% = \$ 60.00
Total Fee:.....= \$ 60.00

Permit # 2021-120 ✓

Total Fee: = \$ 53,779.08

\$52,403.16

Respectfully submitted,

Jack Kramer

Jack Kramer

Building Official

Memorandum

To: *Honorable Mayor and City Council, City of Grant
Kim Points, Administrator, City of Grant*

From: *Brad Reifsteck, PE, City Engineer
WSB & Associates, Inc.*

Date: December 26, 2023

Re: Knollwood Drive Street Improvement Project – Accept Plans and Specifications, Advertise for Bid.
WSB Project No. 016504-000

Recommended City Council Action

Staff recommends the following motion:

Motion to adopt Resolution No. 2024-02 accepting the Plans and Specifications for the Knollwood Drive Street Improvement Project and to authorize the advertisement for bids.

Overview / Background

Council Authorized WSB to prepare plans and specifications for the Pavement Rehabilitation project at the June 28, 2023 regular Council meeting.

The project would address roadways with deteriorating pavements using full-depth reclamation (FDR). A full-depth reclamation technique reclaims the existing pavement and underlying aggregate base and adds new pavement to the surface.

The proposed improvements include street reclamation, subgrade preparation and bituminous paving for Knollwood Drive.

The opinion of probable cost for this project is \$249,076. This includes a ten percent (10%) contingency factor.

Staff intends bids to be received for opening on February 28, 2024. Staff will bring the bids to the City Council for consideration at the April 2, 2024, regular meeting immediately following the assessment hearing.

Staff is recommending that the City Council adopt Resolution No. 2024-02, which approves the plans and specifications and authorizes the advertisement for bids for the Knollwood Drive Street Improvement Project.

Supporting Information

- Resolution No. 2024-02

**CITY OF GRANT
RESOLUTION NO. 2024-02**

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING
ADVERTISEMENT FOR BIDS
FOR THE KNOLLWOOD DRIVE STREET IMPROVEMENT PROJECT**

WHEREAS, the City Council (“Council”) of the City of Grant, Minnesota (“City”) has identified Knollwood Drive for street improvements; and

WHEREAS, the feasibility study was received by the Council on June 27, 2023; and,

WHEREAS, pursuant to a resolution passed by the Council June 28, 2023, the consultant City Engineer Brad Reifsteck, WSB & Associates, has prepared plans and specifications for the Project; and,

WHEREAS, the Hearing was conducted at the regular City Council meeting on August 1, 2023; and,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GRANT, MINNESOTA:

1. Such plans and specifications are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper and in Finance and Commerce an advertisement for bids for the making of such improvement under such approved plans and specifications. The advertisement shall be published and specify the work to be done, shall state that bids will be received electronically, will then be tabulated, and will be considered by the Council at 6:30 p.m. on April 2, 2024 all.

ADOPTED this 2nd day of January, 2024.

Jeff Huber, Mayor

Attest:

Kim Points, City Clerk



STAFF REPORT

To: Mayor and City Council
Kim Points, City Clerk/Administrator

Date: December 27, 2023

CC: Brad Reifsteck, PE, City Engineer
Nick Vivian, City Attorney

RE: Application to Change from one nonconforming use to another at 8400 60th Street North (formerly Hedberg Supply and Landscape)

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

In November a preapplication meeting was held with Jacob Steen from Larkin Hoffman representing SiteOne Landscape Supply, LLC (“SiteOne”) the new operator of the site formerly known as Hedberg’s Supply and Landscape. SiteOne intends to operate the site similarly to Hedberg’s with a reduction in the intensity of the nursery operations. The existing CUP classifies the nursery operations as the principal use, and the hardscape or landscape supply operations are classified as accessory uses. The uses permitted under the CUP are legally non-conforming uses per the City Code, and the CUP permits the continuation of the uses provided the conditions are met.

SiteOne is proposing to continue the uses as established within the CUP but to essentially allow for the accessory use to be established as a principal use in conjunction with the nursery uses. After reviewing the code it was determined that this request could be processed under **Section 32-83 Change from one nonconforming use to another**. Since SiteOne is not proposing to change any of the structures, buildings, site, or any other operational conditions stated in the CUP, the request to change the accessory landscape supply use to a principal use most closely aligns with the intent and purpose of Section 32-83.

The following staff report is provided for your review and consideration of the request.

Public Hearing

No public hearing is required per Section 32-83 Change from one nonconforming use to another.

Application Summary

Applicant: Jacob Steen Larkin Hoffman on behalf of SiteOne Landscape Supply, LLC	Land Use: RR-AG
Owner: Forty Acres Real Estate LLC	Zoning: A2 – Agricultural Small Scale
Address: 8400 60 th Street North Grant, MN 55082	Acres: ~40 Acres
	Request: To modify from one non-conforming use to another per City Code 32-83. The existing non-conforming uses will continue per the Conditional Use



Location Description and PIDs: PID 33030213-40002 North of 60 th Street N and east of the Gateway Trail corridor (visible from Highway 36 frontage)	Permit, with modification of an accessory use to a principal use.
---	---

As stated in the Applicant’s narrative, SiteOne is proposing to operate a landscape supply business from the site. The property was granted a Special Use Permit (SUP) in 1974 to operate a commercial green house and nursery from the site. The SUP was later amended and granted a Conditional Use Permit (CUP) in 1990 for a Commercial Greenhouse and Nursery with accessory Garden Center. Most recently Hedberg Supply and Landscape operated from the site consistent with the principal and accessory uses identified within the CUP.

SiteOne now wishes to use the site for similar purposes, but proposes that the accessory garden center use be changed to a principal use. This request is made to better align with the intended operations, and to respond to water appropriation restrictions from the MNDNR associated with White Bear Lake. Since water will be heavily restricted it is impractical to run a large nursery operation on the site, but the site is still desirable for the Garden Center uses established within the CUP.

No other changes to the site, buildings or conditions of operation are proposed. The request is only to change the Garden Center use from an accessory to a principal use so that the operator does not have to be concerned with the percentage of business associated with the nursery versus garden center use.

Review Criteria

The accessory garden center use is a legally non-conforming use per the Table of Uses. Divion 3 Nonconformities of the City code establishes the standards associated with the continued use of property and structures when a use is non-conforming. Since the uses are clearly defined within the CUP if the Applicant uses the site consistent with the CUP the non-conforming uses are permitted to operate into perpetuity. Section 32-83 Change from one nonconforming use to another further stipulates that:

“A nonconforming use may be changed only to a use permitted in the district in which it is located; except that if no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or a more restrictive classification, and provided such change is approved by the board of adjustment and appeals as hereinafter provided...”

Analysis and Review

As stated by the Applicant, SiteOne is proposing to operate a business on the site that is generally consistent with the terms and conditions established within the Conditional Use Permit that was granted in 1990. SiteOne is not proposing any significant alterations or changes to the buildings or site, and will follow the conditions established within the CUP. The request is to change the Garden Center use, which is established as a legally non-conforming accessory use, to a legally non-conforming principal use.



As stated in Section 32-83 the change from one non-conforming use to another is permitted provided that the use is of the same classification or similar. The prior operations included a mix of both nursery and garden center uses, and the operator intends to reduce the percent of the nursery operations which will consequently increase the percent of the operations dedicated to the garden center uses. The shift of the garden center from an accessory to a principal use is partially driven by the Applicant's operations plan but is also partially due to the lack of available water to support a large-scale commercial nursery operation. There will be no exterior or obvious changes in the operation from a public perspective, but the garden center uses will become a more dominant proportion of the business. This shift or change from the principal nursery use to include the garden center use will have no significant impact to the health, safety or welfare of the community. Further no significant impacts to the roads, neighborhoods or surrounding area are anticipated provided the conditions of the CUP are met.

Given the circumstances it is reasonable for SiteOne to request formal approval and/or documentation that permits the garden center use to shift from an accessory to a principal use on the site; however, since there are no significant changes to the operations an amendment to the CUP is not warranted. As a result, staff believes that documenting the change per Section 32-83 and memorializing the shift by Resolution will allow SiteOne to operate a nursery and garden center as a principal use on the site.

Engineering Standards

The City Engineer has reviewed the proposed change and does not have any additional comments. As indicated in the staff report and the Applicant's narrative there are no changes to the site or buildings contemplated as part of this application.

Other Agency Review

No other agencies have review authority over the subject request since there are no changes to the site proposed.

Action Requested

The City Staff is requesting discussion regarding the proposed change to allow the garden center use as a principal use on the subject property. A resolution of approval is provided for your review and consideration and may be amended or modified based on the discussion.

Attachments

Attachment A: Application and Letter

Attachment B: 2023-XX Resolution of Approval (Draft)

Attachment C: Park Nursery Conditional Use Permit - 1990



City of Grant
 P.O. Box 577
 Willernie, MN 55090
 www.cityofgrant.us

Phone: 651.426.3383
 Fax: 651.429.1998
 Email: clerk@cityofgrant.com

OTHER LAND USE / ZONING APPLICATION

Application Date:	
Fee: \$100	Escrow: \$1,000

The purpose of this application is to provide an opportunity for an applicant to work with city staff through pre-application or due diligence activities prior to a specific application being made. This process enables the applicant to save time and expenses in reaching general agreement with the City as to the objectives of the regulations within the City's ordinances and Comprehensive Plan.

PARCEL IDENTIFICATION NO (PIN): 33.030.21.34.0002		LOT SIZE:
PROJECT ADDRESS:	OWNER: Name: Forty Acres Real Estate LLC Address: 1135 Nathan Lane City, State, Zip: Plymouth, MN 55441 Phone: Email:	APPLICANT (If different from Owner): Name: SiteOne Landscape Supply, LLC Address: 300 Colonial Center Pkwy, Suite 600 City, State, Zip: Roswell, GA 30076 Phone: Matt Mallas, 612-366-3274 Email: mmallas@siteone.com
DESCRIPTION OF REQUEST: See enclosed narrative.		
EXISTING SITE CONDITIONS: Existing greenhouse, nursery, garden center, and landscaping sales.		
<input type="checkbox"/> Please check if this request is for Wetland Delineation review in a Watershed District		
APPLICABLE ZONING CODE SECTION(S): <i>Please review the following documents to assist with your request.</i> 1. Chapter 30, Subdivisions 2. Chapter 32, Zoning 3. Comprehensive Plan		
COPIES: One (1) Electronic copy of full submission; Hard copies upon request.		

This assistance does not grant any project approvals and no formal action will be taken in conjunction with the assistance related to this application, unless this application is for review of wetland delineation in the Browns Creek Watershed District. A separate process for obtaining city approval and/or necessary permits may be required, depending on the request. This application is specifically to request technical assistance from the City, or its consultants, relating to zoning or land use investigations within the City, or for wetland review in the Browns Creek Watershed District.

Required Signatures

*** Note: If requesting Wetland Delineation Review, all parties with a fee interest in the real estate must sign this application before the City will review for completion. For all other land use inquiries only the Applicant signature is required. ***

Applicant

Fee Title Property Owner
(If different from Applicant)

Name: SiteOne Landscape Supply, LLC
(Please print)

Name: Forty Acres Real Estate LLC
(Please print)

Address: 300 Colonial Center Pkwy, Suite 600

Address: 1135 Nathan Lane

City, State, Zip: Roswell, GA 30076

City, State, Zip: Plymouth, MN 55441

Phone: _____

Phone: 612-366-3265

Cell Phone: 470-304-6599

Cell Phone: 612-366-3265

Email: bdannenbaum@siteone.com

Email: Shedberg@hedberghome.com

Signature: *Brad Dannenbaum*

Signature: *Stephen J. Hedberg*

Date: 11/21/2023

Date: 11-21-2023

Application for Planning Consideration Fee Statement

(Please read carefully and understand your responsibilities associated with this application)

The City of Grant has set forth a fee schedule by City Ordinance as posted on the City's website. The City of Grant utilizes consulting firms to assist in the review of projects. The consultant and city rates are available upon request. By signing this form, the Applicant accepts sole responsibility for any and all fees associated with this request. For any wetland delineation review, in the event the Applicant fails to make payment of all fees associated with the project, the City of Grant will assess any unpaid or delinquent fees related to the project against the subject property, if applicable.

I/WE UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS APPLICATION:

Applicant

Fee Title Property Owner
(If different from Applicant)

Brad Dannenbaum
Signature

Stephen J. Hedberg
Signature

Brad Dannenbaum
Printed Name

Stephen J. Hedberg
Printed Name

11/21/2023
Date

11-21-2023
Date

Larkin Hoffman

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437-1060

General: 952-835-3800
Fax: 952-896-3333
Web: www.larkinhoffman.com

November 27, 2023

City of Grant, City Council
Attn: Kim Points, City Administrator; Jennifer Haskamp, City Planner
P.O. Box 577
Willernie, MN 55090

Via U.S. Mail & Email

Re: SiteOne Landscape Supply, LLC – Alteration of Nonconforming Use Request

Dear Ms. Haskamp & Ms. Points:

We represent SiteOne Landscape Supply, LLC (“SiteOne”), which operates a commercial greenhouse and nursery and landscaping supply business and at 8400 60th Street North in Grant, Minnesota (the “Property”). The Property was previously operated as Hedberg Supply, which is affiliated with the Landlord. SiteOne operates the business under a legally nonconforming CUP issued by the City of Grant (the “City”) as amended in 1990.

The current CUP is legally nonconforming and allows for the use of the Property as a commercial greenhouse and nursery, as well as an “accessory” garden center, which sells an extensive assortment of lawn, garden, and landscaping supplies. SiteOne is seeking continued operation of the Property as it currently operates, but with a reduced emphasis on the greenhouse and nursery. In order to ensure compliance with the CUP, SiteOne is requesting a change to the allowed use under City Code Section 32-83 from an accessory garden center and landscaping sales to a principal use, thereby allowing two principal uses of the Property. This request will not require any physical changes to the site but allow for a more flexible and responsive business model that can respond to market demands and changing of seasons.

Please contact me with any questions. I have enclosed the pre-application fee and look forward to meeting with you at your earliest convenience.

Sincerely,



Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239
Direct Fax: 952-842-1738

Email: jsteen@larkinhoffman.com

City of Grant, City Council
November 27, 2023
Page 2

Enclosures

cc: Melissa Baratian, SiteOne
Nick Vivian, City Attorney

4886-2234-5617, v. 1

Larkin Hoffman Larkin Hoffman - Minneapolis, 8300 Norman Center Drive, Suite 1000, Minneapolis, MN 55437 (952) 835-3800

9964 City of Grant 11/27/2023 278908 \$1,100.00

Voucher Number	Invoice Number	Invoice Date	Invoice Description	Amount
124742	Application4672	11/27/23	Application fee 46728.00	\$1,100.00

CHECK FACE HAS A COLORED BACKGROUND ON WHITE PAPER

Larkin Hoffman - Minneapolis
8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437
(952) 835-3800

BMO Harris Bank
50 South 6th Street Suite
1000
Minneapolis, MN 55402

11/27/2023

278908

Amount

****One Thousand One Hundred and 00/100 Dollar(s)**

\$***1,100.00**

VOID AFTER 90 DAYS

PAY TO THE
ORDER OF: City of Grant


Authorized Signature

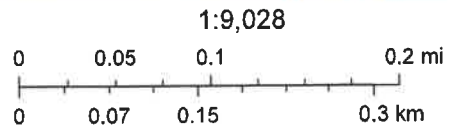
BACK OF THIS DOCUMENT HAS A SECURITY SLOGAN "ORIGINAL DOCUMENT" TO VERIFY AUTHENTICITY

⑈ 278908 ⑈ ⑆071000288⑆ ⑈9759390⑈

8400 60th Street N - SiteOne



12/27/2023, 9:06:10 AM



CONDITIONAL USE PERMIT
FOR

Park Nursery

File No. _____

Date August 7, 1990

Legal Description: (Washington County Plat-Parcel No. 83033-2910)

(attached)

Owner: Park Nursery

Address: 8400 60th Street North
Stillwater, MN 55082

Present Zoning District: A

Permitted uses set forth in Ordinance _____ Section _____

I. CONDITIONAL USE PERMIT FOR: Commercial Greenhouse and Nursery,
including Garden Center as Accessory use.

All uses shall be subject to the following conditions and/or
restrictions imposed by the Board of Supervisors of the Town of
Grant.

General Description:

1. See Attachment

2. _____

3. _____

4. _____

ATTACHMENT

CLARIFICATION OF ORIGINAL SPECIAL USE
PERMIT ISSUED TO PARK NURSERY IN 1974

A. The original special use permit was granted to Park Nursery by the Town Board of Grant on April 2, 1974 (see minutes of regular meeting, April 2, 1974).

B. This attachment was negotiated between counsel of the parties as a part of pending litigation and is intended to clarify the original special use permit. The permit shall include approval of the following:

1. COMMERCIAL GREENHOUSE AND NURSERY:

Is the growing of herbaceous and woody plants, bulbs, seed, and decorative plants for sale and distribution.

2. GARDEN CENTER:

The garden center is an assessorly use to the commercial greenhouse and nursery which sells lawn and garden supplies for home and commercial use.

* Plant Material - Herbaceous and woody plants; bulbs and seeds for growing indoors and outdoors, etc.

* Garden tools -

Hand tools: such as rakes, shovels, hoes, pruning shears, fertilizer spreaders, etc.

Power tools: electric or fuel powered tools, such as hedge trimmers, lawn mowers, tillers, etc., that are included in the John Deere consumer product line.

1. Riding or walk behind units will only be displayed in the main garden center sales area which is 500 ft. back from Highway 36.
2. Service will be limited to minor repairs (any major engine or gear work will be done off the site).
3. The indoor sales area will have available, power equipment and tools, parts, supplies, and promotional material related to the power equipment.

4. This special use permit shall not include the sale of any agricultural equipment normally used to plant, cultivate, harvest, process or transport crops which include but are not limited to corn, soy beans, hay or small grain crops.
5. Signage and advertising on site for power equipment shall continue as in effect on May 1, 1990 or in a comparable fashion in the future.

* Christmas:

Christmas trees and greens; both fresh and artificial and Christmas accessories.

* Hardgoods, Garden Center:

Gardening needs for the control of injurious pests, the nutrition of the soil and the aesthetics of the garden; such as chemicals, fertilizers, edging and pottery, etc.

* Garden gifts and books:

Those items which are educational materials, such as garden books, fact sheets, and pamphlets and garden items which enhance the gardening experience, such as weathervanes, and baskets, etc.

* Garden Lighting:

Garden and yard lighting which enhances the aesthetics of a landscaped space.

* Bird feeders and seed, etc.

* Soils & Mulches:

Organic and inorganic mulches and soils such as wood chips, shredded bark, rock and peat moss, etc.

* Landscape Hardgoods:

Materials and accessories used in building and furnishing landscape features such as wood products, pavers, wall rocks, pools, sculptures, swings, etc.

* Services:

Such as educational seminars, landscape consultation, horticultural consultation, education newsletters, etc.

* Irrigation:

Material and supplies for residential and commercial landscapes.

3. DESIGN - BUILD CONTRACTING:

Provides a service to the public of landscape design, installation, and maintenance for new and existing landscapes.

4. PROFESSIONAL LANDSCAPE ARCHITECT:

Provides to the public a service of professional landscape architecture, consultation, and planning.

June 12, 1990

II. Additional restrictions and provisions.

The additional restrictions and provisions as originally adopted by the Town of Grant on April 2, 1974 are:

1. That the applicant abide by the stipulations in the on-site sewage system request.
2. That the applicant check with the State Dept. of Natural Resources with regard to the well placed in the Jordan vein.
3. That display signs be erected in accordance with State, County and Township ordinances.
4. Establishment of berms and plant growth on East boundary as presented in topographical map and as recommended by the Planning Commission, to be completed within one year from opening of business.
5. The parking area to accomodate parking of 40 autos.
6. Additional parking facilities for employees must be provided in rear of building as noted on drawing.
7. The recommendations of the Town road engineer must be complied with, with regard to drainage.
8. That monies be placed in escrow for consulting engineer.
9. That all other facets with regard to building and operating the business be in accordance with the recommendations of the Planning Commission.
10. That the applicant comply with all levels of government having jurisdiction in this matter.

In witness whereof, the parties have set forth their hands and seals.

Date: August 7, 1990

Date: August 7, 1990

Date: July 16, 1990

Date: _____

TOWN OF GRANT:

by Gary Erickson
Chairman

and Sheila Davis
Clerk

PARK NURSERIES J.M.
Applicant/Permit Holder

Applicant/Permit Holder

* Irrigation:

Material and supplies for residential and commercial landscapes.

3. DESIGN - BUILD CONTRACTING:

Provides a service to the public of landscape design, installation, and maintenance for new and existing landscapes.

4. PROFESSIONAL LANDSCAPE ARCHITECT:

Provides to the public a service of professional landscape architecture, consultation, and planning.

June 12, 1990

II. Additional restrictions and provisions.

The additional restrictions and provisions as originally adopted by the Town of Grant on April 2, 1974 are:

1. That the applicant abide by the stipulations in the on-site sewage system request.
2. That the applicant check with the State Dept. of Natural Resources with regard to the well placed in the Jordan vein.
3. That display signs be erected in accordance with State, County and Township ordinances.
4. Establishment of berms and plant growth on East boundary as presented in topographical map and as recommended by the Planning Commission, to be completed within one year from opening of business.
5. The parking area to accomodate parking of 40 autos.
6. Additional parking facilities for employees must be provided in rear of building as noted on drawing.
7. The recommendations of the Town road engineer must be complied with, with regard to drainage.
8. That monies be placed in escrow for consulting engineer.
9. That all other facets with regard to building and operating the business be in accordance with the recommendations of the Planning Commission.
10. That the applicant comply with all levels of government having jurisdiction in this matter.

In witness whereof, the parties have set forth their hands and seals.

Date: August 7, 1990

Date: August 7, 1990

Date: July 16, 1990

Date: _____

TOWN OF GRANT:
by Gay Erickson
Chairman

and Sheila Davis
Clerk

PARK NURSERIES J. M. J.
Applicant/Permit Holder

Applicant/Permit Holder

MEMORANDUM
REGULAR MEETINGS, APRIL 2, 1974

The regular meeting of the Town of Grant was held on Tuesday, April 2, 1974, and was called to order at 8:05 PM by Chairman Eugene J. Eastlund.

The minutes of the previous regular meeting were approved as read.

The following actions were taken pursuant to Planning Commission meeting of February 28, 1974:

A resolution which is made part of these minutes was offered by Mr. Johnson; That Grant Township vacate a portion of Leckridge Court North lying in Section One (1). Mr. Helander seconded the motion. It carried with all members voting aye.

With regard to the application from Clarence Lecktorin for a mining permit, the applicant was told that boundary limitations were missing from the contour map; that he should meet with the Town Attorney for the final draft of the permit, and then be present at the next regular meeting.

74-A) Regarding Mr. Edward Reid doing business as Park Nursery, Mr. Johnson moved approval of the Special Use Permit for operation of a nursery in Section (33) per the following conditions: 1. That the applicant abide by the stipulations in the on-site sewage system request. 2) That the applicant check with the State department of Natural Resources with regard to the well being placed in the Jordan well. 3) That display signs be erected in accordance with State, County, and Township ordinances. 4) Establishment of berms and plant growth on East boundary as presented in topographical map and as recommended by the Planning Commission, to be completed within one year from opening of business. 5) The parking area to accommodate parking of 40 autos. 6) Additional parking facilities for employees must be provided in rear of building as noted on drawing. 7) The recommendations of the Town road engineer must be complied with, with regard to drainage. 8) That monies be placed in escrow for consulting engineer. 9) That all other facets with regard to building and operating the business be in accordance with the recommendations of the Planning Comm. 10) That the applicant comply with all levels of government having jurisdiction in this matter. Seconded by Mr. Helander, and carried unanimously.

In the matter of the subdivision request of Clark McDermid, Mr. Johnson moved approval of the preliminary plat consisting of 46 acres in the SW 1/4 of Section 3, with the following stipulations: 1) Approval is subject to the recommendations of the planning commission as noted in their minutes of February 28, 1974. 2) That the triangular portion South of the easement at the South end of the Donnatt property be transferred in an uncontested manner to Donnatt so as to provide access to the public road. 3) That a \$30.00 per lot fee be included. 4) That a name be assigned to the preliminary plat. 5) That a variance be granted with regard to the length of the road access off of

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2024-03**

**RESOLUTION APPROVING CHANGE OF NONCONFORMING GARDEN CENTER
ACCESSORY USE TO PRINCIPAL USE AT 8400 60TH STREET NORTH**

WHEREAS, SiteOne Landscape Supply, LLC (“Applicant”) and Forty Acres Real Estate, LLC (“Owner”), are requesting that the existing garden center use on the site be changed from an accessory to a principal use on property located at 8400 60th Street North, in the City of Grant, Minnesota; and

WHEREAS, a Conditional Use Permit was granted on the property in 1990 which established the principal use as a commercial nursery and accessory use as a garden center; and

WHEREAS, the Applicant was informed by the MnDNR that a water appropriations permit with the volume needed to support a commercial nursery would not be granted given recent circumstances associate with White Bear Lake; and

WHEREAS, the Applicant proposes to use the site consistent with the terms and conditions of the Conditional Use Permit except that the percentage of the business associated with the commercial nursery operations will be reduced; and

WHEREAS, per Section 32-83 the City Council may approve a change from one nonconforming use to another provided that the use is similar; and

WHEREAS, the site has been used in part for garden center uses since at least 1990; and

WHEREAS, the proposed change from an accessory non-conforming use to a principal non-conforming use will have no impact to the site since the use is present and no changes to the site or buildings are proposed as part of this application.

WHEREAS, the City Council has considered this application at its regular meeting on January 2, 2024

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request to change the non-conforming accessory garden use to a principal use on the property located at 8400 60th Street North. The City Council's Findings relating to the standards are as follows:

- The request to change the garden center use from an accessory use to a principal use will have minimal to no impact on the existing site operations.
- The Applicant will comply with the terms and conditions of the Conditional Use Permit issued in 1990 with the only exception being the garden center change to a principal use.
- The commercial nursery use requires a water appropriation permit from the MNDNR to adequately serve the operation size. Based on the water appropriation permit a reduction of the commercial nursery operations is required.
- There are no changes to the site, or the buildings associated with the change from an accessory to a principal use.
- The garden center use has been present on the site since at least 1990.

FURTHER BE IT RESOLVED that the following conditions of approval of the change in use shall be met:

1. The Applicant shall follow all applicable terms and conditions stated within the 1990 Conditional Use Permit, except as explicitly modified herein.
2. Any changes in use may require additional land use permit review, which may include, an amendment to the Conditional Use Permit.
3. No other site or operational changes are approved as part of this review.
4. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 2nd day of January 2024.

Jeff Huber, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2024 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this ____ day of _____, 2024.

Kim Points
Clerk
City of Grant



Ordinance No. 2023-81 2024 FEE SCHEDULE FEES, CHARGES, AND ESCROW

CITY OF GRANT

Mailing Address: P.O. Box 577
Willernie, Minnesota 55090
Town Hall: 111 Wildwood Road
Phone: (651) 426-3383
E-mail: clerk@cityofgrant.us

Make checks payable to City of Grant.

Under State and local planning laws, any property owner may petition for rezoning and/or platting. The City, upon receipt of such a petition, will process the application in accordance with the procedures and provisions of the ordinances.

The City charges the petitioner a filing fee for this processing, as well as requiring that he/she pay all costs the City may incur in processing and "hearing" the application. An escrow amount will be required at the time application fees and the application is received by the City's Consultant.

<i>For Each Application</i>	<i>Application Fees</i>	<i>Escrow*</i>	<i>TOTAL</i>
Minor Subdivision	\$400	\$4,000	\$400 plus \$4,000 escrow
Major Subdivision	\$1,000 + \$25 per lot	\$7,000	\$1,000 + \$25 per lot plus \$7,000 escrow
Variance	\$400	\$3,000	\$400 plus \$3,000 escrow
Conditional Use Permit (CUP) (Amended and New) Interim Use Permit (IUP)	\$400	\$3,000	\$400 + \$3,000 escrow
Conditional Use Permit (CUP) Annual Review Fee	N/A		N/A
All other Land Use Issues	\$100	\$1,000	\$100 + \$1,000 escrow
Certificate of Compliance (COC)	\$50	\$900**	\$50 + \$950 escrow**
COC Amendment	\$50	\$200	\$50 + \$200 escrow
Grading Permit Fees	\$150 for 50 - 100 Cubic yards \$300 <100 Cubic Yards	No Escrow \$1500- \$3000 Escrow	Required Dependent upon number of yards

- * Unused escrow amounts will be returned to the applicant.
- * COC Escrow required only for issues that require City Planner analysis or review. Examples include:
 - Accessory buildings in front of the primary structure
 - Projects involving issues related to animal units per grazable acres
 - Buildings meeting the state definition of an "agricultural building"
 - Other complex zoning issues requiring Planner analysis or review
- * For additional information, see also the Escrow Account Policies Form.
- Permits applied for after work has begun will be two times the standard fee.

Below are listed other permits required for various activities in the City of Grant.

<i>Other Permits</i>	<i>Permit Fees</i>
Sign Permit	\$50
Charitable Gambling Operations Permit	\$100

Demolition Permit	\$100
Mann Lake Parking Permit	\$10/resident OR \$50/non-resident
Burn Permits	\$10

Below are listed other fees associated with City services.

False Alarm Fees	Commercial	Residential
False Fire Alarms (Alarms 1-2)	No Charge	No Charge
False Fire Alarms (Alarms 3+)	Actual cost of response Minimum charge: \$50 Maximum charge: \$400	Varies with actual cost

Other False Alarms	Commercial	Residential
Alarms 1-2	No Charge	No Charge
Alarms 3-6	\$60 each	\$50 each
Alarms 7+	\$100 each	\$75 each

Permit/Escrow Fees	Application Fee	Escrow Fee
Qwest	\$200	\$3,000
Comcast	\$200	\$3,000
Koch Pipeline	\$200	\$3,000
Xcel Energy (gas/electric)	\$0	\$0

Liquor License Fees	Fee
On-Sale Liquor	\$2,000
On-Sale Sunday	\$200
On-Sale Beer 3.2	\$200
Off-Sale Liquor	\$200

Miscellaneous Fees	Fee
Subdivision Ordinance-Copy	\$20
Zoning Ordinance-Copy	\$25
Comprehensive Plan-Copy	\$20
Special Assessment	\$20
Dishonored Check	\$40
Copies	.25 per page
Notary Fee – Non-resident	\$5.00
Solicitor's License Fee	\$75
Deed Stamping	\$175
Wetland Review Specialist	\$100/\$500 Escrow
MLCCS Review Fee	\$75
Driveway Permit	\$50
Preapplication Meeting/Planner	\$400

Jeff Huber, Mayor _____

Kim Points, City Clerk

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, PROVIDING FOR THE SUMMARY PUBLICATION OF ORDINANCE NO. 2024-81, AN ORDINANCE ESTABLISHING A FEE SCHEDULE FOR THE CITY OF GRANT, MINNESOTA

WHEREAS, On January 2, 2024, at a Regular Meeting of the Grant City Council, by majority vote, the City Council adopted Ordinance No. 2024-81 which establishes the fee schedule for 2024 for the City of Grant; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the City Council for the City of Grant has determined that publication of the title and a summary of Ordinance No. 2024-81 would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the City Council for the City of Grant has reviewed the summary of Ordinance No. 2024-81 attached and incorporated herein as **Exhibit A**; and

WHEREAS, the City Council for the City of Grant has determined that the text of the summary clearly informs the public of the intent and effect of Ordinance No. 2024-81.

NOW THEREFORE BE IT RESOLVED, the City Council for the City of Grant hereby:

1. Approves the text of the summary of Ordinance No. 2024-81 attached as **Exhibit A**.
2. Directs the City Clerk to post a summary publication of Ordinance No. 2024-81 in all public locations designated by the City Council.
3. Directs the City Clerk to publish the summary in the City's legal newspaper within ten days.
4. Directs the City Clerk to file the executed Ordinance upon the books and records of the City along with proof of publication.

Dated this 2nd day of January, 2024.

Jeff Huber, Mayor

ATTEST:

Kim Points, Administrator/Clerk

Exhibit A

Ordinance Summary

Ordinance No. 2024-81

**AN ORDINANCE ESTABLISHING A FEE SCHEDULE
FOR THE CITY OF GRANT, MINNESOTA**

On January 2, 2024 the City of Grant adopted an ordinance amending its annual fee schedule (the "Ordinance"). The Ordinance restated the fee schedule for 2024, with no changes from the 2023 Fee Schedule.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at the office of the City Clerk or by standard or electronic mail.

2023 City of Grant Meeting Calendar

*All meetings are at 7 PM at Town Hall and via Zoom until further notice.
Land Applications are due approximately 6 weeks before the Council meetings.*

Month	City Council Regular Meeting	City Council Workshop Meeting	Special Council Meeting
January	01/02/24		
February	02/06/24		
March	03/04/24		
April	04/02/24		
May	05/07/24		
June	06/04/24		
July	06/27/24		
August	08/06/24		
September	09/03/24		
October	10/01/23		
November	11/04/24		
December	12/03/24		
January	01/07/25		

***Meeting Schedule Subject to Change ***

**City of Grant
2023 Appointment List**

Schedule A

City Council Member Appointments/ Per Council Members	
Deputy Mayor	Tom Carr
Emergency Preparedness	Washington County/City Staff
Metro Council	City Staff
Newsletter Editor	City Staff
Roads Supervisor	KEJ/Staff
Oak Wilt	DNR
Weed Control	Jeff Huber
Browns Creek Watershed	WSB
Valley Branch Watershed	WSB
Rice Creek Watershed	WSB
Carnelian-Marine Watershed	WSB

Staff and Consultant Appointment/Per Council Members	
Service Providers	
Attorney	Eckberg Lammers
Administrator/Clerk	Kim Points
Engineer	WSB
Inspector	Jack Kramer
Planner	SHC
Treasurer	Sharon Schwarze
Animal Removal	KEJ
City Assessor	Smith Appraisal
City Auditor	LarsonAllen
Brushing	KEJ/Kline Bros.
Depository	First Resource Bank/Wells Fargo
Fire Marshall (Co-Marshalls)	Tina Lobin/Joyce Welander
Roadside Mowing	KEJ
Newspaper	White Bear Press
Recycling	Waste Management
Road Grading	Kline Bros.
Roadside Trash	KEJ
Septic Permits	Washington County
Snow Plowing	KEJ
Tree Service	KEJ/Kline Bros.
Video Technician	Ken Ronnen
Animal Control Liaison	City Office/Washington County Sherrif
Webmaster	Halogen

Investment Advisor	Robert Mikkelsen
Volunteer Appointments	
Cable Commissioner	Jeff Huber/Administrator/Clerk
Ballfield	Administrator/Clerk
Heritage Preservation	Joyce Welander
Roadside Cleanup Day	Administrator/Clerk

EARNED SICK AND SAFE TIME EMPLOYMENT POLICY

“Earned Sick and Safe Leave” is paid time off earned at one hour of Earned Sick and Safe for every 30 hours worked by an employee, up to a maximum of 48 hours of sick and safe leave per year. The hourly rate of Earned Sick and Safe Leave is the same hourly rate an employee earns from employment with the city. This specific leave applies to all employees (including temporary and part-time employees) performing work for at least 80 hours in a year for the city. Earned Sick and Safe time will be earned based on a calendar year.

(a) Earned Sick and Safe Leave Use

The leave may be used as it is accrued in the smallest increment of time tracked by the city’s payroll system for the following circumstances:

- an employee’s mental or physical illness, treatment or preventive care;
- the mental or physical illness, treatment or preventive care of an employee’s family member;
- absence due to domestic abuse, sexual assault or stalking of an employee or their family member;
- closure of an employee’s workplace due to weather or public emergency or closure of their family member’s school or care facility due to weather or public emergency; and
- when determined by a health authority or health care professional that an employee or their family member is at risk of infecting others with a communicable disease.

(b) Advance Notice for use of Earned Sick and Safe Leave

If the need for sick and safe leave is foreseeable, the city requires seven days’ advance notice to the Mayor. However, if the need is unforeseeable, employees must provide notice to the Mayor of the need for Earned Sick and Safe time as soon as practicable.

(c) Documentation

When an employee uses Earned Sick and Safe time for more than three consecutive days, the city may require appropriate supporting documentation (such as medical documentation supporting medical leave, court records or related documentation to support safety leave).

(d) Carry Over of Earned Sick and Safe Leave

Employees are eligible for carry over accrued but unused Earned Sick and Safe time into the following year, but the total of Earned Sick and Safe Leave carry over hours shall not exceed 80 hours.

(e) Retaliation prohibited

Retaliation against employees who request or use earned sick and safe time is prohibited. Each employee has the right to file a complaint or bring a civil action if earned sick and safe time is denied by the employer or the employee is retaliated against for requesting or using earned sick and safe time.

City Council Report for December 2023

To: Honorable Mayor & City Council Members

From: Jack Kramer Building Official

City Code Violations:

1. No new violations to report.

Abated City Code Violations:

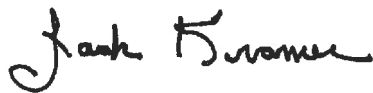
1. John & Amanda McQuillian 9175-107th. St. N. Violation of City Code Section 12020 Moveable Property declared a Public Nuisance & Section 12-23 Storage, Parking etc. of moveable property.

The property owner was storing 20 commercial trucks on the property. Per a recent inspection of the property the trucks have been removed.

Building Permit Activity:

1. Twenty-Two (22) Building Permits have been issued for a total valuation for \$ 1,401,236.61.

Respectfully submitted,



Jack Kramer

Building & Code Enforcement Official

