

**City of Grant  
City Council Agenda  
June 25, 2024**

*The regular monthly meeting of the Grant City Council will be called to order at 6:30 p.m. on Tuesday, June 25, 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. OATH OF OFFICE, BEN CORNETT**

**4. APPROVAL OF REGULAR AGENDA**

**5. APPROVAL OF CONSENT AGENDA**

**A. June 2024 Bill List, \$69,770.31**

**B. Kline Bros., Road Maintenance, \$39,466.25**

- C. Croix Valley Inspector, \$69,477.43
- D. ARC Paving, Special Roads Project, \$29,250.00
- E. City of Stillwater, 1<sup>st</sup> Half Fire Contract, \$93,328.50

5. **STAFF AGENDA ITEMS**

A. City Engineer, Brad Reifsteck

- i. Consideration of Guard Rail Project

B. City Planner, Jennifer Haskamp

- i. Consideration of Amending Chapter 32 Zoning Regarding Minimum Lot Size and Dimensional Standards of Existing Lots of Record

C. City Attorney, Nick Vivian (no action items)

6. **NEW BUSINESS**

A. Consideration of June 4<sup>th</sup>, 2024 City Council Meeting Minutes

B. Consideration of Community Festival

C. Schedule 2025 Budget Work Session

7. **UNFINISHED BUSINESS**

8. **DISCUSSION ITEMS** (no action taken)

A. Staff Updates (updates from Staff, no action taken)

B. City Council Reports/Future Agenda Items (no action taken)

9. **COMMUNITY CALENDAR JULY 1 THROUGH JULY 31 2024:**

Mahtomedi Public Schools Board Meeting, Thursday, July 11<sup>th</sup> and July 25<sup>th</sup>, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, July 11<sup>th</sup>, Stillwater City Hall, 7:00 p.m.

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

10. **ADJOURNMENT**

Fund Name: All Funds

Date Range: 06/05/2024 To 06/30/2024

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
06/17/2024	Payroll Period Ending 06/30/2024	16450	June24	N	Clerk Salary	100-41101-100-	\$ 4,432.21
	<b>Total For Check</b>	<b>16450</b>					<b>\$ 4,432.21</b>
06/17/2024	Payroll Period Ending 06/30/2024	16451	June24Medical	N	Accounting Services	100-41202-130-	\$ 1,000.55
	<b>Total For Check</b>	<b>16451</b>					<b>\$ 1,000.55</b>
06/17/2024	Comcast	CCEFT22	Town Hall WiFi - auto pay	N	Town Hall Supplies	100-43001-210-	\$ 184.82
	<b>Total For Check</b>	<b>CCEFT22</b>					<b>\$ 184.82</b>
06/17/2024	IRS	EFT200	Payroll	N	Clerk FICA/Medicare	100-41103-100-	\$ 458.88
		EFT200			Clerk Medicare	100-41105-100-	\$ 86.98
		EFT200			Federal Withholding	100-41107-100-	\$ 471.35
		EFT200			Social Security Expens	100-41109-100-	\$ 371.90
	<b>Total For Check</b>	<b>EFT200</b>					<b>\$ 1,389.11</b>
06/17/2024	IRS	EFT201	Payroll	N	Clerk FICA/Medicare	100-41103-100-	\$ 99.45
		EFT201			Clerk Medicare	100-41105-100-	\$ 18.85
		EFT201			Federal Withholding	100-41107-100-	\$ 100.00
		EFT201			Social Security Expens	100-41109-100-	\$ 80.60
	<b>Total For Check</b>	<b>EFT201</b>					<b>\$ 298.90</b>
06/17/2024	T-Mobile	TMEFT33	City Cell Phone	N	Road Expenses - Other	100-43116-210-	\$ 20.00
	<b>Total For Check</b>	<b>TMEFT33</b>					<b>\$ 20.00</b>
06/18/2024	A.R.C Paving	16452	Potholing - Inv#275/271	N	Pothole Repairs	100-43109-220-	\$ 1,133.21
		16452				100-43109-220-	\$ 9,932.66
	<b>Total For Check</b>	<b>16452</b>					<b>\$ 11,065.87</b>
06/18/2024	City of Stillwater	16453	1st Half Fire Contract	N	Fire - Stillwater	100-42003-300-	\$ 93,328.50
	<b>Total For Check</b>	<b>16453</b>					<b>\$ 93,328.50</b>
06/18/2024	CliftonLarsonAllen	16454	2024 Audit Billing -	N	Audit Fees	100-41201-300-	\$ 1,409.10
	<b>Total For Check</b>	<b>16454</b>					<b>\$ 1,409.10</b>
06/18/2024	Woodchuck	16455	Ideal/96 Tree Removal	N	Road Brushing	100-43114-300-	\$ 300.00
	<b>Total For Check</b>	<b>16455</b>					<b>\$ 300.00</b>
06/18/2024	A.R.C Paving	16456	Special Roads Project Inv#272	N	Special Road Projects	100-43128-220-	\$ 29,250.00
	<b>Total For Check</b>	<b>16456</b>					<b>\$ 29,250.00</b>

Fund Name: All Funds

Date Range: 06/05/2024 To 06/30/2024

Date	Vendor	Check #	Description	Void	Account Name	FA-O-P	Total
06/18/2024	Washington County Transportation	16457	Replacement of Check #16431 Snow and Ice Control Inv #222967	N	Snow & Ice Removal	100-43113-210-	\$ 3,433.90
	<b>Total For Check</b>	<b>16457</b>					<b>\$ 3,433.90</b>
06/18/2024	MN Department of Revenue	16458	Withholding Tax 4th Quarter 2023	N	State withholding	100-41106-100-	\$ 231.81
	<b>Total For Check</b>	<b>16458</b>					<b>\$ 231.81</b>
06/18/2024	WSB & Associates	16459	Engineering - November Invoices	N	Engineering Fees - General	100-41203-300-	\$ 195.00
		16459			Road Engineering Fees	100-43102-300-	\$ 1,569.00
		16459			Utility/ROW Permits	100-43132-300-	\$ 539.50
		16459			Grading Permit	100-43135-300-	\$ 124.50
	<b>Total For Check</b>	<b>16459</b>					<b>\$ 2,428.00</b>
06/18/2024	Todd Smith	16460	Monthly Assessment Services - June	N	Property Assessor	100-41208-300-	\$ 2,173.00
	<b>Total For Check</b>	<b>16460</b>					<b>\$ 2,173.00</b>
06/18/2024	Maroney's	16461	Clean Up Day	N	Road Garbage Removal	100-43105-384-	\$ 5,147.40
	<b>Total For Check</b>	<b>16461</b>					<b>\$ 5,147.40</b>
06/18/2024	Joanne Frane	16462	Jan-June 4 - Scanning Services	N	Miscellaneous Expenses	100-41306-300-	\$ 460.00
	<b>Total For Check</b>	<b>16462</b>					<b>\$ 460.00</b>
06/18/2024	Press Publications	16463	Public Hearing Notice - Knollwood Public Hearing	N	Publishing Costs	100-41308-351-	\$ 76.50
	<b>Total For Check</b>	<b>16463</b>					<b>\$ 76.50</b>
06/18/2024	Washington County Property Records	16464	Pay2024 Assessment Fees	N	Property Assessor	100-41208-300-	\$ 255.62
	<b>Total For Check</b>	<b>16464</b>					<b>\$ 255.62</b>
06/18/2024	Waste Management	16465	Recycling -	N	Recycling	100-43011-384-	\$ 6,036.27
	<b>Total For Check</b>	<b>16465</b>					<b>\$ 6,036.27</b>
06/18/2024	Eckberg Lammers	16466	Legal Services	N	Legal Fees - General	100-41204-304-	\$ 1,612.50
		16466			Legal Fees - Complaints	100-41205-304-	\$ 62.50
		16466			Legal Fees - Prosecutions	100-41206-304-	\$ 2,575.00
		16466			Escrow	100-49320-304-1008	\$ 225.00

Fund Name: All Funds

Date Range: 06/05/2024 To 06/30/2024

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>FA-O-P</u>	<u>Total</u>
06/18/2024	CenturyLink	16467	City Phone	N	City Office Telephone	100-41309-321-	\$ 180.98
	<b>Total For Check</b>	<b>16467</b>					<b>\$ 180.98</b>
06/18/2024	KEJ Enterprises	16468	Roads Supervisor	N	Roads Supervisor	100-43014-300-	\$ 14,162.50
	<b>Total For Check</b>	<b>16468</b>					<b>\$ 14,162.50</b>
06/18/2024	PERA	16469	PERA	N	Clerk PERA	100-41102-120-	\$ 449.88
		16469			Clerk PERA Withholding	100-41108-100-	\$ 389.90
	<b>Total For Check</b>	<b>16469</b>					<b>\$ 839.78</b>
06/18/2024	Kline Bros Excavating	16470	Road Maintenance	N	Grader Contractor	100-43101-220-	\$ 3,963.75
		16470			Gravel Road Costs	100-43106-220-	\$ 5,060.00
		16470			Culvert Repair	100-43111-220-	\$ 11,250.00
		16470			Ditch Repair	100-43133-220-	\$ 19,172.50
	<b>Total For Check</b>	<b>16470</b>					<b>\$ 39,446.25</b>
06/18/2024	SHC, LLC	16471	Planning Services	N	City Planner	100-41209-300-	\$ 1,572.25
		16471			Escrow	100-49320-300-1025	\$ 161.00
	<b>Total For Check</b>	<b>16471</b>					<b>\$ 1,733.25</b>
06/18/2024	Crown Castle	16472	COC Escrow Refund	N	Escrow	100-49320-810-1028	\$ 449.25
	<b>Total For Check</b>	<b>16472</b>					<b>\$ 449.25</b>
06/18/2024	LHB	16473	General Engineering/Knollwood Project	N	Engineering Fees - General	100-41203-300-	\$ 3,669.30
		16473			Road Engineering Fees	100-43102-300-	\$ 3,465.25
	<b>Total For Check</b>	<b>16473</b>					<b>\$ 7,134.55</b>
06/18/2024	Ken Ronnan	16474	Video Tech Services - June	N	Cable Costs	100-41212-100-	\$ 150.00
	<b>Total For Check</b>	<b>16474</b>					<b>\$ 150.00</b>
06/18/2024	Croix Valley Inspector	16475	Building Inspector	N	Building Inspection	100-42004-300-	\$ 69,477.43
	<b>Total For Check</b>	<b>16475</b>					<b>\$ 69,477.43</b>
06/18/2024	Washington County Sheriff	16476	Code Red System	N	Police	100-42001-300-	\$ 321.94
	<b>Total For Check</b>	<b>16476</b>					<b>\$ 321.94</b>
	<b>Total For Selected Checks</b>						<b>\$ 301,292.49</b>

**KLINE BROS EXCAVATING**

8996 110TH ST N  
STILLWATER, MN 55082

# Invoice

Date	Invoice #
6/17/2024	10

<b>Bill To</b>
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	ROAD GRAVEL 100-43106		
2	6-05-24 LOADS MC-5 HAULED TO HERON AVE	230.00	460.00
1	6-06-24 LOAD MC-5 HAULED TO JAMACA	230.00	230.00
7	6-10-24 LOADS MC-5 HAULED TO 68TH ST WEST OF JAMACA	230.00	1,610.00
2	6-10-24 SPREAD MC-5	115.00	230.00
6	6-13-24 LOADS OF MC-5 HAULED TO JASMINE TRL N	230.00	1,380.00
5	6-14-24 LOADS OF MC-5 HAULED TO JASMINE TRL N	230.00	1,150.00

AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE	<b>Total</b>	<b>\$5,060.00</b>
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**KLINE BROS EXCAVATING**

8996 110TH ST N  
 STILLWATER, MN 55082

**Invoice**

Date	Invoice #
6/17/2024	12

<b>Bill To</b>
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	<b>CULVERT WORK 100-43111</b>		
	6-06-24 EXTEND 18" METAL CULVERT ON JAMACA	2,850.00	2,850.00
	6-10-24 EXTEND 15" METAL CULVERT ON 68TH ST W	2,100.00	2,100.00
	6-13 & 6-14-24 EXTEND 36" METAL CULVERT ON BOTH SIDES OF ROAD ON JAMACA	6,300.00	6,300.00

AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE

**Total** \$11,250.00

**KLINE BROS EXCAVATING**

8996 110TH ST N  
STILLWATER, MN 55082

# Invoice

Date	Invoice #
6/17/2024	11

<b>Bill To</b>
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	<b>DITCHWORK 100-43126</b>		
	<b>DITCHWORK ALONG JAMACA AVE</b>		
2	5-29-24 T600 & TRL	190.00	380.00
5	5-29-24 E85 EXC	130.00	650.00
5	5-29-24 325G	115.00	575.00
5	5-29-24 RD600	100.00	500.00
5	5-29-24 I7600	100.00	500.00
8	5-30-24 E85	130.00	1,040.00
8	5-30-24 325G	115.00	920.00
8	5-30-24 RD600	100.00	800.00
8	5-30-24 I7600	100.00	800.00
	<b>DITCHWORK ALONG JAMACA (SOUTH END) &amp; 68TH ST W</b>		
7.5	6-03-24 E85	130.00	975.00
7.5	6-03-24 325G	115.00	862.50
7.5	6-03-24 RD600	100.00	750.00
7.5	6-03-24 I7600	100.00	750.00
	<b>DITCHWORK ON WEST END OF 68TH &amp; NORTH END JAMACA</b>		
7.5	6-04-24 E85	130.00	975.00
7.5	6-04-24 325G	115.00	862.50
7.5	6-04-24 RD600	100.00	750.00
7	6-05-24 E85	130.00	910.00
7	6-05-24 325G	115.00	805.00
7	6-05-24 RD600	100.00	700.00
3.5	6-06-24 E85	130.00	455.00
3.5	6-06-24 325G	115.00	402.50
3.5	6-06-24 RD600	100.00	350.00
3.5	6-06-24 I7600	100.00	350.00
4	6-07-24 E85 PUT DITCH C-5 INTO ROAD	130.00	520.00
4	6-07-24 325G	115.00	460.00
5	6-10-24 E85	130.00	650.00
5	6-10-24 325G	115.00	575.00
2	6-14-24 E85	130.00	260.00
3	6-14-24 325G	115.00	345.00
3	6-14-24 RD600	100.00	300.00
<b>AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE</b>		<b>Total</b>	<b>\$19,172.50</b>



**KLINE BROS EXCAVATING**

8996 110TH ST N  
 STILLWATER, MN 55082

# Invoice

Date	Invoice #
6/14/2024	9

<b>Bill To</b>
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	ROAD GRADING 100-43101		
4	5-30-24 770B	105.00	420.00
5.75	6-05-24 930G	105.00	603.75
10	6-11-24 770B	105.00	1,050.00
7.5	6-11-24 930G	105.00	787.50
5	6-12-24 770B	105.00	525.00
5.5	6-12-24 930G	105.00	577.50

AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE

**Total** \$3,963.75

## Building Permit Statement for June 2024

To: Kim Points City Clerk

From: Jack Kramer Building Official

Re, Payment for the following completed building permits.

1. Sam Kelly                      Permit # 2020-38  
City Fee: \$ 462.45 x.75% = \$ 346.83  
Plan Check Fee: \$ 300.59 x.100% = \$ 300.59  
Total Fee:.....= \$ 647.42
  
2. Sam Kelly                      Permit # 2020-41  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee: .....= \$ 60.00
  
3. Sam Kelly                      Permit # 2019-224  
City Fee: \$ 1,133.75 x.75% = \$ 850.31  
Plan Check Fee: \$ 736.93 x.100% = \$ 736.93  
Total Fee:.....= \$ 1,587.24
  
4. Cox Contracting              Permit # 2021-305  
City Fee: \$ 5,133.75 x.75% = \$ 3,850.31  
Plan Check Fee: \$ 3,336.93 x.100% = \$ 3,336.93  
Total Fee:.....= \$ 7,187.24
  
5. Erin Terry                      Permit # 2022-237  
City Fee: \$ 279.25 x.75% = \$ 209.43  
Total Fee: .....= \$ 209.43
  
6. Highmark Exteriors, LLC.      Permit # 2022-238  
City Fee: \$321.25 x.75% = \$ 240.93  
Total Fee:.....= \$ 240.93
  
7. Weathersafe Restoration      Permit # 2022-240  
City Fee: \$ 462.45 x.75% = \$ 346.83  
Total Fee:.....= \$ 346.83
  
8. Clear Cut Exteriors              Permit # 2022-241  
City Fee: \$ 512.95 x.75% = \$ 384.71  
Total Fee:.....= \$ 384.71
  
9. SELA Roofing                      Permit # 2022-242  
City Fee: \$ 713.75 x.75% = \$ 535.31  
Total Fee:.....= \$ 535.31

10. Shelter Const., LLC. Permit # 2022-243  
City Fee: \$ 391.75 x.75% = \$ 293.81  
Total Fee:.....= \$ 293.81
11. Archway Contracting Permit # 2022-244-A  
City Fee: \$ 663.95 x.75% = \$ 497.81  
Total Fee:.....= \$ 497.81
12. J Zac, Inc. Permit # 2022-244 -B  
City Fee: \$ 209.25 x.75% = \$ 156.93  
Total Fee:.....= \$ 156.93
13. Hoffman Weber Const. Permit # 2022-245  
City Fee: \$ 223.25 x.75% = \$ 167.43  
Total Fee:.....= \$ 167.43
14. White Bear Plumbing, Inc. Permit # 2022-246  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
15. Liberte Construction Permit # 2022-247  
City Fee: \$ 321.25 x.75% = \$ 240.93  
Total Fee:.....= \$ 240.93
16. Hail Pros Permit # 2022-248  
City Fee: \$ 181.25 x.75% = \$ 135.93  
Total Fee: .....= \$ 135.93
17. New Beginning Exteriors Permit # 2022-249  
City Fee: \$ 414.43 x.75% = \$ 310.82  
Total Fee: .....= \$ 310.82
18. New Beginning Exteriors Permit # 2022-250  
City Fee: \$ 265.25 x.75% = \$ 198.93  
Total Fee:.....= \$ 198.93
19. Pederson Const, Inc. Permit # 2022-252  
City Fee: \$ 321.25 x.75% = \$ 240.93  
Total Fee:.....= \$ 240.93
20. Window World Permit # 2022-253  
City Fee: \$ 209.25 x.75% = \$ 156.93  
Total Fee:.....= \$ 156.93

21. Highmark Exteriors Permit # 2022-254  
 City Fee: \$ 432.15 x.75% = \$ 324.11  
 Plan Check Fee: \$ 280.89 x.100% = \$ 280.89  
 Total Fee:.....= \$ 605.00
22. Classic Construction Permit # 2022-255  
 City Fee: \$ 818.75 x.75% = \$ 614.06  
 Total Fee:.....= \$ 614.06
23. Classic Construction Permit # 2022-256  
 City Fee: \$ 442.25 x.75% = \$ 331.68  
 Total Fee:.....= \$ 331.68
24. Metro Fireplace & Patio Permit # 2022-257  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00
25. Clear Cut Exteriors Permit # 2022-258  
 City Fee: \$ 512.55 x.75% = \$ 384.41  
 Total Fee:.....= \$ 384.41
26. Clear Cut Exteriors Permit # 2022-259  
 City Fee: \$ 678.75 x.75% = \$ 509.06  
 Total Fee:.....= \$ 509.06
27. S & R Appliance Repair Permit # 2022-260  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00
28. Buildtec Contracting Permit # 2022-261  
 City Fee: \$ 251.25 x.75% = \$ 188.43  
 Total Fee:.....= \$ 188.43
29. Legacy Exteriors, LLC. Permit # 2022-262  
 City Fee: \$ 533.15 x.75% = \$ 399.86  
 Total Fee:.....= \$ 399.86
30. Boys Mechanical Permit # 2022-263  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00
31. Farr Plumbing & Heating Permit # 2022-264  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00
32. Hoffman Weber Construction Permit # 2022-265  
 City Fee: \$ 237.25 x.75% = \$ 177.93  
 Total Fee:.....= \$ 177.93

33. Plumbing Restoration LLC. Permit # 2022-266  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
34. Donovans Homes, LLC. Permit # 2022- 267  
City Fee: \$ 1,553.75 x.75% = \$ 1,165.31  
Plan Check Fee: \$ 1,099.93 x.100% = \$ 1,099.93  
Total Fee:.....= \$ 2,265.24
35. Brittney Lindus Permit # 2022-268  
City Fee: \$ 422.05 x.75% = \$ 316.53  
Total Fee:.....= \$ 316.53
36. New Life Contracting Permit # 2022-269  
City Fee: \$ 363.25 x.75% = \$ 272.43  
Total Fee:.....= \$ 272.43
37. Prestige Pools Permit # 2022-270  
City Fee: \$ 391.75 x.75% = \$ 293.81  
Plan Check Fee: \$ 254.63 x.100% = \$ 254.63  
Total Fee:.....= \$ 548.44
38. New Life Contracting Permit # 2022-272  
City Fee: \$ 391.75 x.75% = \$ 293.81  
Total Fee:.....= \$ 293.81
39. Natasha Newmann Permit # 2022-273  
City Fee: \$ 741.75 x.75% = \$ 556.31  
Total Fee:..... = \$ 556.31
40. Brugemann Exteriors Permit # 2022-274  
City Fee: \$ 251.25 x.75% = \$ 188.43  
Total Fee:.....= \$ 188.43
41. Alice Sharping Permit # 2022-275  
City Fee: \$ 462.45 x.75% = \$ 346.83  
Total Fee:.....= \$ 346.83
42. Midwest Roofing Permit # 2022-277  
City Fee: \$ 321.25 x.75% = \$ 240.93  
Total Fee:.....= \$ 240.93
43. Handy Randy Home Services Permit # 2022-278  
City Fee: \$ 125.25 x.75% = \$ 93.93  
Total Fee:.....= \$ 93.93

44. Albrecht Signs Permit # 2022-279  
City Fee: \$ 50.00 x.75% = \$ 37.50  
Total Fee:.....= \$ 37.50
45. Summit Construction Group Permit # 2022-280  
City Fee: \$ 432.15 x.75% = \$ 324.11  
Total Fee:.....= \$ 324.11
46. Am Burney Exteriors Permit # 2022-282  
City Fee: \$ 411.97 x.75% = \$ 308.97  
Total Fee:.....= \$ 308.97
47. Tesstron Builders Permit # 2022-283  
City Fee: \$ 492.75 x.75% = \$ 369.56  
Total Fee: .....= \$ 369.56
48. Summit Construction Group Permit # 2022-284  
City Fee: \$ 377.25 x.75% = \$ 282.93  
Total Fee:.....= \$ 282.93
49. Summit Construction Group Permit # 2022-285  
City Fee: \$ 321.25 x.75% = \$ 240.93  
Total Fee:.....= \$ 240.93
50. Summit Construction Group Permit # 2022-286  
City Fee: \$ 163.00 x.75% = \$ 122.25  
Total Fee:.....= \$ 122.25
51. Midwest Exteriors Permit # 2022-287  
City Fee: \$ 593.75 x.75% = \$ 445.31  
Total Fee:.....= \$ 445.31
52. Martin Plumbing Permit # 2022-288  
City Fee: \$ 563.45 x.75% = \$ 422.58  
Total Fee:.....= \$ 422.58
53. Barton Construction Services Permit # 2022-289  
City Fee: \$ 7,818.75 x.75% = \$ 5,864.06  
Plan Check Fee: \$ 5,078.93 x.100% = \$ 5,078.93  
Total Fee:.....= \$ 10,942.99
54. ARCO Exteriors, Inc. Permit # 2022-290  
City Fee: \$ 422.05 x.75% = \$ 316.53  
Total Fee:.....= \$ 316.53
55. Level Edge Construction Permit # 2022-291  
City Fee: \$ 411.95 x.75% = \$ 308.96  
Total Fee:.....= \$ 308.96

56. Schweiters Heating & Air Permit # 2022-292  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee: .....= \$ 60.00
57. All Energy Solar Permit # 2022-293  
 City Fee: 237.25 x.75% = \$ 177.93  
 Plan check Fee: \$ 154.21 x.100 % = \$ 154.21  
 Total Fee:.....= \$ 332.14
58. Classic Construction Permit # 2022-294  
 City Fee: \$ 265.25 x.75% = \$ 198.93  
 Total Fee:.....= \$ 198.93
59. All Craftsman Exteriors Permit # 2022-295  
 City Fee: \$ 321.25 x.75% = \$ 240.93  
 Total Fee:.....= \$ 240.93
60. Handy Randy Home Services Permit # 2022-296  
 City Fee: \$ 167.25 x.75% = \$ 125.43  
 Total Fee:.....= \$ 125.43
61. Buildtec Contracting Permit # 2022-297  
 City Fee: \$ 209.25 x.75% = \$ 156.93  
 Total Fee:.....= \$ 156.93
62. !O K Construction Permit # 2022-298  
 City Fee: \$ 321.25 x.75% = \$ 240.93  
 Total Fee:.....= \$ 240.93
63. Charter Renovations Permit # 2022-299  
 City Fee: \$ 181.50 x.75% = \$ 136.12  
 Total Fee:.....= \$ 136.12
64. Schwantes Heating Permit # 2022-300  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00
65. Grand Exteriors Permit # 2022-301  
 City Fee: \$ 307.25 x.75% = \$ 230.43  
 Total Fee:.....= \$ 230.43
66. Robert Tillges Permit # 2022- 302  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00

67. Viking Contractors, LLC. Permit # 2022-303  
 City Fee: \$ 237.25 x.75% = \$ 177.93  
 Total Fee: .....= \$ 177.93
68. MN Pro, LLC. Permit # 2022-304  
 City Fee: \$ 377.25 x.75% = \$ 282.93  
 Total Fee:.....= \$ 282.93
69. Renewal by Anderson Permit # 2022-305  
 City Fee: \$ 142.33 x.75% = \$ 106.74  
 Total Fee:.....= \$ 106.74
70. Mauricio Rojas Permit # 2022-306  
 City Fee: \$ 321.25 x.75% = \$ 240.93  
 Total Fee:.....= \$ 240.93
71. New Beginning Exteriors Permit # 2022-307  
 City Fee: \$ 452.25 x.75% = \$ 339.18  
 Total Fee:.....= \$ 339.18
72. New Beginning Exteriors Permit # 2022-308  
 City Fee: \$ 293.75 x.75% = \$ 220.31  
 Total Fee:.....= \$ 220.31
73. Matt & Erin Read Permit # 2022-309  
 City Fee: \$ 100.00 x.75% = \$ 75.00  
 Total Fee:.....= \$ 75.00
74. GT Plumbing & Heating, LLC. Permit # 2022-310  
 City Fee: \$ 80.00 x.75% = \$ 60.00  
 Total Fee:.....= \$ 60.00
75. Experience Pool & Spa, Inc. Permit # 2022-311  
 City Fee: \$ 1,565.01 x.75% = \$ 1,173.75  
 Plan Check Fee: \$ 1,017.25 x.100% = \$ 1,017.25  
 Total Fee:.....= \$ 2,191.00
76. Thomas Building Company Permit # 2022-312  
 City Fee: \$ 5,608.75 x.75% - \$ 4,206.56  
 Plan Check Fee: \$ 3,645.68 x.100% = \$ 3,645.68  
 Total Fee:.....= \$ 7,852.24
77. Grand Exteriors Permit # 2022-313  
 City Fee: \$ 391.75 x.75% = \$ 293.81  
 Total Fee:.....= \$ 293.81
78. Gregory Contracting Permit # 2022-314  
 City Fee: \$ 432.15 x.75% = \$ 342.11  
 Total Fee:.....= \$ 342.11



79. Andrew Wallace Const. Permit # 2022-315  
City Fee: \$ 657.75 x.75% = \$ 493.31  
Total Fee: .....= \$ 493.31

80. Steve Ignagni Permit # 2022-316  
City Fee: \$ 111.25 x.75% = \$ 83.43  
Plan Check Fee: \$ 72.31 x.75% = \$ 72.31  
Total Fee:.....= \$ 155.74

81. Vadnais Plumbing Permit # 2022-318  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00

82. Sara Chouinard Permit # 2022-319  
City Fee: \$ 167.25 x.75% = \$ 125.43  
Total Fee:..... = \$ 125.43

83. Donavans Homes, LLC. Permit # 2022-320  
City Fee: \$ 1,161.75 x.75 = \$ 871.31  
Plan Check Fee: \$ 755.13 x.100% = \$ 755.13  
Total Fee:.....= \$ 1,626.44

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Total Fee's :.....= \$ 69,477.43

Respectfully submitted,



Jack Kramer

Building Official

A.R.C. Paving Inc.

P.O. 627

Willernie Mn 55090

# Invoice

Date	Invoice #
5/23/2024	272

Bill To
City of Grant 111 Wildwood Rd Willernie MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Final grade/pave intersection at 110th and Lancing Ave.	29,250.00	29,250.00
<b>Total</b>			<b>\$29,250.00</b>



**CITY OF STILLWATER**  
 216 4TH ST N  
 STILLWATER MN 55082  
 651-430-8800 (main)

# INVOICE

**Invoice #:** 64819  
**Invoice Date:** 06/04/2024  
**Customer #:** 100353  
**Amount Due:** \$93,328.50  
**Due Date:** 07/04/2024

**Bill To: City of Grant**  
 P O Box 577 111 Wildwood Rd  
 Willernie MN 55090

Pursuant to City of Stillwater Resolution 2023-153:  
 A convenience fee of \$1.00 will be applied to all EFT  
 payments. A convenience fee of 2.9% of the total  
 charge plus \$0.30 will be applied to all credit/debit card  
 payments.

Quantity	Description	Unit Cost	Net Amount
1	Fire Contract Jan - Dec 2024 1st Half Contract (\$186,657.00)	186,657.00	93,328.50

**Invoice Total: \$93,328.50**

*Return This Portion with Your Payment*

06/04/2024 **Customer #:** 100353

**Amount Due:** \$93,328.50 **Amount Paid:** \_\_\_\_\_

**Customer Name:** City of Grant

**Invoice #:** 64819

P O Box 577 111 Wildwood Rd

**Make Check Payable to:**

Willernie MN 55090

**CITY OF STILLWATER**  
 216 4TH ST N  
 STILLWATER MN 55082

Check box for address change and  
 print correct address on reverse side





• An Equal Opportunity Employer •

Office: (218) 589-8707  
 Fax: (218) 589-8708  
 email: hrconst@prtel.com

P.O. Box 756 • 13349 County Hwy. 35  
 Dalton, Minnesota 56324-0756

<b>To:</b> City Of Grant	<b>Contact:</b> Brad Reifsteck
<b>Address:</b> PO Box 577 Willernie, MN 55090	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> City Of Grant Guardrail	<b>Bid Number:</b>
<b>Project Location:</b> Kimbro Ave. N. & Jarvis Ave. N., Grant, MN	<b>Bid Date:</b> 5/7/2024

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
MOBILIZATION	1.00	EACH	\$2,600.00	\$2,600.00
PLATE BEAM GUARDRAIL	887.50	LF	\$32.00	\$28,400.00
TRAFFIC CONTROL	1.00	LS	\$7,500.00	\$7,500.00
<b>Total Bid Price:</b>			<b>\$38,500.00</b>	

**Notes:**

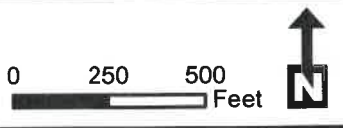
- All material to meet MNDOT specifications.
- All posts to be driven in soil. None through concrete or bituminous.
- All work to be completed as H&R's schedule allows.
- All work to be completed Monday-Friday.
- Prices does not include any anchorage assemblies or end treatments.
- Prices do not include any hand digging, potholing/daylighting, or utility mitigation.
- Prices do not include TMA's, grading, turf establishment, dewatering, as builts, surveying, staking, engineering, electrical work, end posts/curb(or modifications), winter/frost conditions, or damage to subsurface drains or storm sewers.
- Prices valid for 30 days from bid date. Later notification may result in price adjustments and/or delays to project.
- Email anthony@hrconst.com if you have questions.

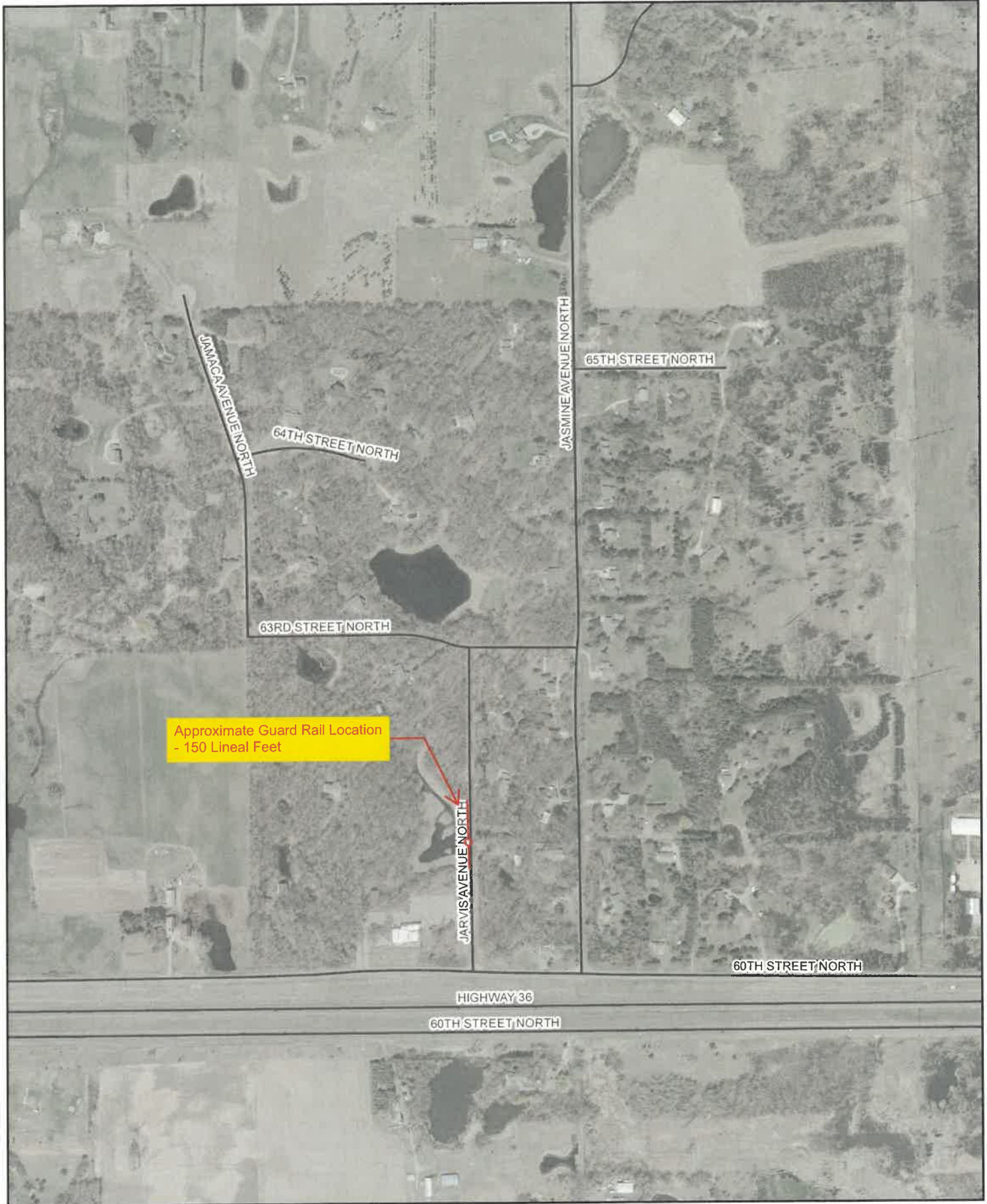
<p><b>ACCEPTED:</b>          The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b>  <b>H&amp;R Const Co.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Anthony Peterson          (218) 589-8707 anthony@hrconst.com</p>
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### Project Location Map

2024 Proposed Guardrail  
Grant, MN



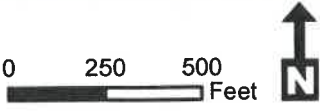


Approximate Guard Rail Location  
- 150 Lineal Feet



### Project Location Map

2024 Proposed Guardrail  
Grant, MN





## MEMO

To: Mayor and City Council

CC: Kim Points, City Administrator/Clerk  
Nick Vivian, City Attorney

From: Jennifer Haskamp, AICP, City Planner

RE: Consideration to amend Chapter 32 Zoning regarding Minimum Lot Size and Dimensional Standards of Existing Lots of Record

Date: May 28, 2024

### Background

At the regular City Council meeting on May 7, 2024 the Council considered a request for Concept Plan review for a potential variance from lot size dimensional standards. The Applicant requested discussion to understand if the Council would consider variance(s) from the standards for substandard lots not meeting the exception criteria in the ordinance. As part of the discussion the Council determined that additional discussion and consideration of the ordinance standards should be explored as a separate agenda item at the June meeting.

### Summary of Ordinance Standards

The City's adopted zoning ordinance establishes dimensional standards to create new lots and provides exemptions for existing lots of records when certain standards are met. The following summary of the dimensional standards are provided for the A1 and A2 zoning districts, which are the predominant areas where new/existing rural residential uses are found in the community. The current ordinance establishes the following:

**Section 32-246. Minimum area, maximum height and other dimensional requirements.** This section establishes the dimensional standards for all newly created lots and existing lots of record that were subdivided after the adoption of the current ordinance regulations. The dimensional standards establish the following:

- Minimum Lot Size per dwelling unit: 5.0 Acres. The minimum lot size per dwelling unit must be considered in conjunction with the other dimensional standards and requirements such as:
  - Minimum of 1.0 acre of buildable area; and
  - Demonstrate that a primary and secondary septic site are viable; and
  - Demonstrate that a 300-foot diameter circle may be fully contained on the lot; and
  - Minimum frontage must be present meeting the requirements for a public road or cul-de-sac, etc.





**Section 32-246 (b) Additions and exceptions to the minimum area, height and other requirements.** Subsection (b) of the dimensional standards establishes exceptions to the minimum standards within the dimensional requirements table. Subsection (b)(1) Existing Lot defined, states that “existing lot” means a lot or parcel existing before the adoption of the ordinance which went into effect in February of 1983. If it is established that the lot was created prior to 1983, then subsection (b)(2) Existing Lot of Record Exemptions may be applicable provided that the criterion of the subsection is met. As stated within the subsection, “...any such lot or parcel created in accordance with the city subdivision regulations in effect at the time that such Lot was created that is **at least 2.5 acres** in size, shall be exempt from the requirement of subsection (3), pertaining to area, lot width, lot depth and lot frontage and shall be considered buildable if the lot or parcel can comply with the remaining requirements...”

For lots or parcels that do not meet the 2.5 acre exception, Subsection (3) *Undersized Lots*, further stipulates that if a lot does not meet the exemption criteria that the undersized lot must be combined with an adjacent property under the same ownership. This has occurred throughout the City (example Withrow area) and has largely been effective in helping property owners of historical parcels to meet (at a minimum) the required 2.5 acres to be considered a buildable lot.

A few additional notes regarding Staff’s review and research of lot sizes standards are provided for reference:

- Washington County property records and the City Files are used as resources to determine when a lot configuration was created.
  - In 1968 Washington County and subsequently Grant Township adopted a zoning ordinance that established a minimum residential lot size of **2.25 Acres**. This standard remained in place through February 1983 when the minimum lot size changed to **5.0 acres**.
  - Prior to 1968 the minimum lot size cannot be verified based on available records, however, a range of lots including smaller platted lots in the historic Withrow area were created. (See notes regarding Metropolitan Council below)
  - Staff performed a GIS analysis to determine how many lots/parcels exist in the City today that 1) are less than 2.5 acres; and 2) do not abut an adjacent parcel of the same ownership. **The research identified 6 parcels.** Research regarding when the parcels were created was not completed, given that the number of lots is less than 0.2% of all parcels within the City.
- Maximum Density: 1 Dwelling Unit per 10 Acres. This must be aligned with the Comprehensive Plan that establishes a maximum density of 4 Dwelling Units per 40 Acres. When staff reviews a request for subdivision, we perform our analysis utilizing both the Comprehensive Plan and the Zoning Ordinance standards to determine if there are any available units within the 40 and whether the created and resulting lots all comply with the minimum dimensional requirements. This has proven effective and is consistent with the Metropolitan Council’s requirements for the Community Designation (see subsequent Metropolitan Council analysis for further information).

### **Overview of Metropolitan Council role in Lot Size & Density**

The City’s zoning standards and regulations are required to be consistent with the Metropolitan Council’s Community Designation. The Community Designation establishes the permitted density range within a community and the City’s land use designations must be consistent with that standard. As it stands, the Community Designation is Diversified Rural which provides a maximum density of 4 dwelling units per 40 acres (or 1 dwelling unit per 10 acres). This is consistent with the adopted land use designations and the zoning ordinance standards.



The exemptions provided in the ordinance are not consistent with the current 2040 Community Designation; however, provided that such lots were created consistent with the zoning and comprehensive plan in place at the time they were subdivided then such lots may still be considered buildable and deemed consistent with the Comprehensive Plan. A brief overview of the Metropolitan Council's history is provided as reference because it is important to consider how (and when) the City's lot standard regulations were established and have subsequently evolved.

- 1967 - Metropolitan Council was created by State Statute. The Metropolitan Council was created as “a regional solution to regional problems” and one such identified regional problem was wastewater and septic systems contaminating ground and surface waters due to the fast pace of suburban growth. The enabling statute required for a regional solution and approach to be presented by 1969 to address wastewater collection and treatment.
- Once established in 1967, regional coordination began to change how wastewater was permitted and managed. One of the outcomes was the establishment of minimum lot sizes for individual septic systems to ensure that adequate area was available on each lot for a primary and secondary drainfield to serve a residence since not all areas would be hooked up to a regional system. This policy was passed through and enacted by local regulatory agencies and bodies such as Washington County.
- 1968 - Washington County, and subsequently Grant Township, adopted a minimum lot size standard of 2.25 acres which was consistent with the Metropolitan Council's guidance for communities with lots served by individual septic systems. As noted above, the reason for the lot size standards was to prevent wastewater contamination and to ensure individual lots were capable of supporting individual septic systems.
- 1976 - Metropolitan Land Planning Act is enacted by statute. The Land Planning Act required all cities and counties under the jurisdiction of the Metropolitan Council to prepare a Comprehensive Plan. The Comprehensive Plans were required to be consistent with the regional plans and were required to be enacted by 1980. The plans have subsequently been required to be updated on a decennial basis to ensure that cities and counties are regulating their land use and development consistent with the regional plans. To be consistent all official controls, including zoning, must be consistent with the adopted Comprehensive Plan.
- February 1983 Grant Township adopts its zoning ordinance and requires a minimum lot size of 5 acres to be consistent with the first Comprehensive Plan adopted.

The history is important to consider when evaluating existing lots of record, especially in determining what is “buildable.” The minimum lot sizes were established on a regional basis because septic systems were failing, and coordinated regional sewer was necessary to “bailout” lots that had failing systems with no other onsite solutions. For example, this situation occurred (and continues to occur) in neighboring Lake Elmo where small lots less than 2.5 acres were developed prior to 1968 around the lakes and as systems failed the Metropolitan Council has been forced to bailout the properties at high costs – both economically and politically. Bailing out of the properties introduced the extension of regional sewer into the community, and eventually the cost of such extensions must be recouped through additional hookups and urban development.

While bailouts have not occurred in Grant, there are some areas in the community that were developed prior to 1968 with lot sizes that are less than 2.5 acres. It is clear from the historical timeline that Grant Township and Washington County adopted standards to prevent further development and subdivision of lots less than 2.5 acres, and such regulations were established by the Metropolitan Council's guidance and direction.



These standards are still in effect today, and even where the Metropolitan Council has designated an area as Rural Residential permanently (i.e. it is not economically viable to serve the area with regional sewer) the Metropolitan Council continues to guide minimum lot sizes to be 2.5 acres or more. The reason is the same as it was in the late 1960s – each lot must have adequate area for a primary and secondary drainfield because bailouts are costly and avoidable if communities restrict or prohibit development on lots less than 2.5 acres.

### **Process for Substandard Lots not meeting Exemption Criteria**

As presented on May 7<sup>th</sup> under the current ordinance, a substandard lot that does not meet the exemption criteria would be required to obtain a variance(s) from the standards from which the lot deviates. It is possible that a variance(s) would be justifiable, particularly given how rare the condition is in the City. (There are less than six (6) parcels total in the City that are less than 2.5 acres and are not under common ownership with an adjacent parcel.) A couple notes regarding the variance process:

- Review and research of the timing of when the parcel/lot was created would be required. Evidence, either through the Washington County recorder or through personal records, that the lot or parcel was created prior to February 1983 would be mandatory.
- Evidence that the parcel/lot was buildable at the time of its creation would need to be provided. This could be through an approved plat or some other formal documentation or review from Washington County.
- Evidence that the parcel/lot was under independent ownership from any adjacent parcel before 1982 continuing through the time of application would be required. (Note: Subsection (c) was enacted as part of the 1982 ordinance that required combination of substandard lots with adjacent parcels under common ownership.) If the parcel was transferred from common ownership since 1983, then most likely the variance criteria would fail because the issue would be self-created as the ordinance provision regarding combination was in place.
- If the above requirements could be demonstrated, then a development plan for the parcel would be required to demonstrate that the lot could be served by independent septic and water.,
- If all such requirements were met, then the applicable variance requests would be evaluated. Depending on the development plan, at a minimum, variances would likely be needed from lot size, frontage, and depth.

### **Recommendation/Action**

Staff requests discussion from the City Council about whether Chapter 32, Section 32-246 subsection (b) regarding exemptions should be modified or amended based on the information provided.

CITY OF GRANT  
MINUTES

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**DATE** : June 4, 2024  
**TIME STARTED** : 6:30 p.m.  
**TIME ENDED** : 7:16 p.m.  
**MEMBERS PRESENT** : Councilmember Carr, Rog, Giefer,  
and Mayor Huber  
**MEMBERS ABSENT** : None

Staff members present: City Attorney, Christina Benson; City Engineer, Brad Reifsteck; City Treasurer, Sharon Schwarze; and Administrator/Clerk

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

**PUBLIC INPUT**

Mr. Jeff Schafer, 8688 Jamaca Avenue, came forward and stated the LMC offers free contract services and the City website states there are 70 miles in Grant and the Mayor states there are 144 miles of roadway to maintain.

Mr. Mathew Eddy, 7060 Lake Elmo Avenue, came forward and inquired about an appeal process within the City and encouraged the Council to read the City’s Comprehensive Plan.

**PLEDGE OF ALLEGIANCE**

**SETTING THE AGENDA**

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

**CONSENT AGENDA**

May 7, 2024 City Council Meeting Minutes	Approved
May 2024 Bill List, \$82,845.30	Approved
Kline Bros., Road Maintenance, \$27,572.50	Approved
Croix Valley Inspector, \$53,469.69	Approved
Northern Salt, Dust Control, \$20,878.22	Approved

1 City of Mahtomedi, 2<sup>nd</sup> Quarter Fire Contract, \$42,583.00 Approved

2  
3 **Council Member Giefer moved to approve the consent agenda, as presented. Council Member**  
4 **Carr seconded the motion. Motion carried unanimously.**

5  
6 **STAFF AGENDA ITEMS**

7 **City Engineer, Brad Reifsteck**

8  
9 **PUBLIC HEARING, Consideration of Resolution No. 2024-08, Declaring Costs to be Assessed**  
10 **and Ordering Preparation of Proposed Assessments** – City Engineer Reifsteck advised Following  
11 a public hearing, the City Council ordered the public improvements for the Knollwood Drive Street  
12 Improvement Project at the August 1, 2023, regular council meeting.

13  
14 Council accepted the plans and specifications and ordered the advertisement for bids at the January 2,  
15 2024, regular council meeting and bids were received on May 2, 2024. The lowest bid was submitted  
16 by OMG Midwest in the amount of \$199,855.11.

17  
18 The project cost includes construction costs and engineering costs for a total project cost of  
19 \$219,836.84. The City of Grant is contributing street maintenance dollars in the amount of \$16,431 to  
20 the cost of the project, therefore, the total cost of the improvement to be assessed against benefited  
21 properties is declared to be \$203,405.84.

22  
23 There are eight buildable units within the benefited area. The assessment per buildable unit is  
24 \$25,425.73. Anyone wishing to object to the assessment must do so in writing and file with the city  
25 clerk prior to or during to the assessment hearing. Any objections must be filed with the district court  
26 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption  
27 of the assessment.

28  
29 Assessments are proposed to be paid in equal annual installments over 15 years beginning in January  
30 2025 with an annual interest rate of 4.5 percent per annum. The assessment may be paid to the city in  
31 whole with no interest charged if the amount paid is made prior to October 31, 2024

32  
33 **Council Member Giefer moved to open the public hearing at 6:39 p.m. Council Member Carr**  
34 **seconded the motion. Motion carried unanimously.**

35  
36 **Council Member Giefer moved to close the public hearing at 6:40 p.m. Council Member Rog**  
37 **seconded the motion. Motion carried unanimously.**

38  
39 **Council Member Rog moved to adopt Resolution No. 2024-08, as presented. Council Member**  
40 **Carr seconded the motion. Motion carried unanimously.**

41  
42 **Consideration of Resolution No. 2024-09, Certifying Special Assessments for the Knollwood**  
43 **Drive Street Improvement Project** – City Engineer Reifsteck advised Resolution No. 2024-09  
44 certifies the assessments for the Knollwood Drive Street Project.

1 Council Member Rog moved to adopt Resolution No. 2024-09, as presented. Council Member  
2 Giefer seconded the motion. Motion carried unanimously.

3  
4 Consideration of Resolution No. 2024-10, Accepting Bids and Awarding a Construction  
5 Contract for the Knollwood Drive Street Improvement Project – City Engineer Reifsteck advised  
6 Bids were received on May 2, 2024, for the Knollwood Drive Street Improvement Project.

7  
8 Included in your packets was a letter of recommendation and bid tabulation summary indicates the  
9 recommended low bidder as OMG Midwest, Inc. of Rogers, MN with a grand total bid of  
10 \$199,855.11.

11  
12 If awarded by Council, staff’s anticipated schedule for the project improvements includes a tentative  
13 construction start in mid to late summer of 2024, and as specified, a substantial completion date for  
14 all work including cleanup of September 27, 2024.

15  
16 The improvements are anticipated to be partially funded by special assessments to benefitting  
17 properties, in accordance with the City’s Assessment Policy.

18  
19 The City of Grant is contributing street maintenance dollars in the amount of \$16,431 to the cost of  
20 the project.

21  
22 City staff recommends awarding a construction contract to OMG Midwest, Inc. in the amount of  
23 \$199,855.11.

24  
25 Council Member Carr moved to adopt Resolution No. 2024-10, as presented. Council  
26 Member Rog seconded the motion. Motion carried unanimously.

27  
28 Consideration of Special Roads Project, Pavement Apron at 110<sup>th</sup> Street/Lansing Avenue – City  
29 Engineer Reifsteck Motion to approve ARC Paving for installing bituminous roadway aprons at the  
30 intersection of 110<sup>th</sup> Street N and Lansing Avenue N.

31  
32 The proposed roadway improvements are necessary to minimize the maintenance required of the two  
33 gravel road legs extended from 110<sup>th</sup> street N. near the intersection of Lansing Avenue. An exhibit is  
34 provided showing the project limits.

35 Ken Johnson solicited quotes from two local contractors. The results of the two quotes received are  
36 shown in the table below:

Company Name	Quote Amount
Rollo’s Paving Inc.	\$39,900.00
ARC Paving	\$29,250.00

37  
38  
39 This work is proposed to be funded using special roadway funds.

40  
41 City staff recommends awarding a contract for this work to ARC Paving Inc. in the amount of  
42 \$29,250.00.

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**Council Member Giefer moved to approve ARC Paving Bid, Pavement Apron at 110<sup>th</sup>/Lansing Avenue, as presented. Council Member Carr seconded the motion. Motion carried unanimously.**

**Consideration of Contract Extension, Kline Bros. Excavating** – City Engineer Reifsteck advised The current gravel road maintenance agreement was awarded by Council in August 2022 to Kline Bros Excavation.

As part of the agreement, section 9.a. Commencement and Renewal, each party may extend the current agreement for one additional year.

Kline Bros Excavation has done an exceptional job maintaining the gravel roads for the city for the past two years.

Kline Bros Excavation has verbally approved extending the agreement for one year. City staff recommends extending the current agreement for one year, ending on July 31, 2025.

**Council Member Carr moved to extend Kline Bros. Excavating contract, as presented. Council Member Giefer seconded the motion. Motion carried unanimously.**

**City Planner, Jennifer Haskamp (no action items)**

**City Attorney, Nick Vivian (no action items)**

**NEW BUSINESS**

**Consideration of Resolution No. 2024-11, Preliminary Plat, Elliot Crossing** – Staff advised the Elliot Crossing Preliminary Plat was approved last month with some added conditions. Resolution No. 2024-11 outlines the preliminary plat approval and includes the revisions made last month.

**Council Member Carr moved to adopt Resolution No. 2024-11, as presented. Council Member Rog seconded the motion. Motion carried unanimously.**

**Consideration of City Assessor Appointment** – Staff advised the City’s current assessor; Todd Smith is retiring at the end of June. Included in your packets were some proposals for assessing services.

**Council Member Giefer moved to appoint Ted Anderson as the City Assessor effective July 1, 2024. Council Member Carr seconded the motion. Motion carried unanimously.**

**Consideration of Resolution No. 2024-12, Accepting Resignation and Declaring a Council Vacancy** – Staff advised Resolution No. 2024-12 accepts the Council resignation and declares a Council vacancy.

1 Council Member Giefer moved to adopt Resolution No. 2024-12, as presented. Council  
2 Member Rog seconded the motion. Motion carried unanimously.

3  
4 Consideration of Resolution No. 2024-13, Resolution to Fill a Vacancy on the City Council –  
5 Staff advised Resolution No. 2024-13 allows the Council to fill the vacancy if the City Council so  
6 chooses. The City Council does not have to appoint to fill the vacancy.

7  
8 Council Member Giefer moved to appoint Ben Cornett to the vacancy on the City Council.  
9 Mayor Huber seconded the motion. Motion carried unanimously.

10  
11 UNFINISHED BUSINESS

12 There was no unfinished business.

13 DISCUSSION ITEMS (no action taken)

14 Staff Updates (updates from Staff, no action taken)

15 City Council Reports/Future Agenda Items

16  
17 COMMUNITY CALENDAR JUNE 5 THROUGH JUNE 30, 2024:

18 Mahtomedi Public Schools Board Meeting, Thursday, June 13<sup>th</sup> and June 27<sup>th</sup>, Mahtomedi  
19 District Education Center, 7:00 p.m.

20 Stillwater Public Schools Board Meeting, Thursday, June 13<sup>th</sup>, Stillwater City Hall, 7:00 p.m.

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

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23 ADJOURNMENT

24 Council Member Gieger moved to adjourn at 7:16 p.m. Council Member Rog seconded the  
25 motion. Motion carried unanimously.

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28 These minutes were considered and approved at the regular Council Meeting June 4, 2024.

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33 \_\_\_\_\_  
34 Kim Points, Administrator/Clerk

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33 \_\_\_\_\_  
34 Jeff Huber, Mayor





8390 Lofton Ave N  
Stillwater, MN 55082  
(651) 439-7128  
GasthausBavarianHunter.com

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City of Grant  
ATTN: John Rog  
(612) 867-1218

VIA E-MAIL  
johnrogjr@gmail.com

RE: Proposal

Sehr geehrte Councilman Rog,

thank you for the invitation to participate with the City Of Grant in its relaunching of the township tractor parade on Saturday, September 7, 2024. Per our discussions, the City expects around 50 entrants, each of which would check-in at/near the Gasthaus Bavarian Hunter before the parade begins at 11am. It is my understanding the parade would start at the Gasthaus, make its way around the city, and end back at/near the Gasthaus somewhere around 12:30pm. Upon returning after the conclusion of the parade, each entrant would (along with an average of 3 guests) have lunch at Gasthaus and the City would present awards. The City expects that guests would leave somewhere around 2pm or so. The City has requested an estimate to host these approximate 200 guests at the Gasthaus.

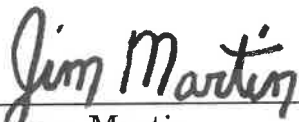
First, the City requests to use the field East of the Gasthaus across the street from Lofton Avenue to park entrants' cars, trailers, and tractors as well as stage for the parade and possibly check-in entrants. The Gasthaus does not own this property. I have spoken with the property owners, and they are open to allowing the City to use the field to stage the tractors and park cars before the parade begins, as well as park tractors after the parade ends, provided only that: the City provides a written indemnification keeping and holding the property owners free and harmless from any and all liability on account of injury to persons or damage to property occasioned by this use of the property owner's land; and the City provides its written assurance to, in and at its sole cost and expense, defend the property owners in any such case in which suit is brought against the property owners under circumstances where the agreement to indemnify applies.

Second, the City requests use of the lower-level of the Gasthaus and the immediately adjacent fenced-in exterior lawn (Landshuterstube) for lunch, a ceremony, and to possibly check-in entrants. There is a break in the fence at which the City would gate and limit access to the Landshuterstube to entrants of the parade and their guests. As this is a rain-or-shine event, the City desires a tent with tables and chairs on the exterior Landshuterstube lawn. The City also requests a buffet inside consisting of brats and hot dogs with buns and condiments, a side (like bags of chips), and non-alcoholic beverages (pop and water). The City further requests use of the indoor stage, speakers, and a microphone for announcements. The Gasthaus will staff a bartender at a bar so adults may purchase and consume alcoholic beverages; we will charge attendees separately for each such drink above and beyond the stated price (next).

The going rates for the aforementioned to accommodate the estimated 200 attendees is \$14,305.50 (not including drinks), with gratuity and sales tax included (see <https://www.gasthausbavarianhunter.com/banquet-facilities/> for further detail of our standard offering). To help the City in its relaunch of its township tractor parade, Gasthaus is willing to provide the aforementioned for \$5,500 provided payment in full is received by June 21, 2024, and the number of attendees is limited to 200.

Please kindly advise how you would like to proceed by contacting me via the telephone number first stated above.

Mit freundlichen Grüßen



James Martin  
President, Schone's Inc.

May 16, 2024  
(Dated)

## City Council Report for June 2024

To: Kim Points City Clerk

From: Jack Kramer Building Official

### City Code Violations:

1. No new violations to report.

### Building Permit Activity:

1. 32 Thirty-Two building permits have been issued for a total valuation of \$ 407,932.20.

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jack Kramer

Building & Code Enforcement Official

2024-95	Void	Void	Void	Void	Void	Void	Void	Void		
2024-96	Fire Suppression System	Maht. Hifhschool	8000 75th. St. N.	5/22/2024	\$	1,200.00	\$	68.25		
2024-97	HVAC Remodel	Carlson	10535-83rd. St. N.	5/22/2024	N/A		\$	80.00		
2024-98	Deck & Patio Door	Smith	1180 Lawn Ave. N.	5/22/2024	\$	55,000.00	\$	678.75		
2024-99	Garage Conversion	Frosch	6920 Jocelyn Rd. N.	5/22/2024	\$	3,500.00	\$	97.25		
2024-100	Re-Roof	Fecocelli	10144-67th. Lane N.	5/23/2024	\$	9,460.00	\$	181.25		
2024-101	Cell Antenna	Dish Network	8380 Kimbro Ave. N.	5/23/2024	\$	10,000.00	\$	181.25		
2024-102	Water Heater	Scott	8341-65th. St. N	5/24/2024	N/A		\$	80.00		
2024-103	Air Conditioner	Tazioli	10524-119th. St. N.	5/24/2024	N/A		\$	80.00		
2024-104	Air Conditioner	Hartman	11765 Dellwood Rd. N.	5/27/2024	N/A		\$	80.00		
2024-105	Patio Door	Sanderson	0391 Jeffrey Ave. N.	5/27/2024	\$	6,835.00	\$	139.25		
2024-106	Furnace & Air Cond.	Roetzer	7051 Itaska Trail N.	5/29/2024	N/A		\$	80.00		
2024-107	Plumbing Bath Remodel	Bartness	8015-80th. St. N	5/29/2024	N/A		\$	80.00		
2024-108	Air Conditioner	Bruhl	9953 Hidden Glade Rd. N.	5/30/2024	N/A		\$	80.00		
2024-109	Furnace & Air Cond.	Gutzmann	9760-103rd. St. N.	5/30/2024	N/A		\$	80.00		
2024-110	Re-Siding	Rank	11495 Greenelefe	5/30/2024	\$	23,000.00	\$	363.25		
2024-111	Plumbing	Ramseth	9257 107th. St.N.	5/31/2024	N/A		\$	80.00		
2024-112	Air Conditioner	Keller	9810 Heron Ave. N.	5/31/2024	N/A		\$	80.00		
2024-113	Air Conditioner	Kreger	9415 -84th. St. N	6/1/2024	N/A		\$	80.00		
2024-114	Water Heater	Lemieux	8570 Jewdel Ave. N.	6/3/2024	N/A		\$	80.00		
2024-115	Two Decks	Lo	7403 -99th. St. N.	6/3/2024	\$	19,740.00	\$	321.25		
2024-116	Water Heater	Herbst	8640 Jamaca Ave. N.	6/3/2024	N/A		\$	80.00		
2024-117	Re-Roof	Tazioli	10524-118th. St. N.	6/4/2024	N/A		\$	80.00		
2024-118	Re-Roof	Wittmer	7140 lake Elmo Ave.N.	6/5/2024	\$	14,000.00	\$	237.25		
2024-119	Rebuild Deck	Tessier	11930-Isleton Ave. N.	6/5/2024	\$	14,000.00	\$	209.25		
2024-120	Remodel Bathroom	Donaldson	9120 Ivy Ave. N.	6/5/2024	\$	119,000.00	\$	1,049.75		
2024-121	Plumbing Remodel	Tubbs	9321 Ideal Ave.N.	6/7/2024	N/A		\$	80.00		
2024-122	Bath Remodel	Tubbs	9321 Ideal Ave.N.	6/8/2024	\$	8,000.00	\$	68.50		
2024-123	Gas Line	Reiner	9550 Lansding Ave. N.	6/11/2024	N/A		\$	80.00		
2024-124	Windows	Miller	6431 Keats Ave. N	6/11/2024	\$	9,700.00	\$	181.24		
2024-125	Garage Addition	Asmus	10517 118th. St. N.	6/13/2024	\$	35,000.00	\$	492.75		
2024-126	Re-Siding	Seekl	11199-79th. St. N.	6/14/2024	\$	79,497.20	\$	853.75		
2024-127	Heat Pump	Weiland	10800 Kelvin Ave. N.	6/14/2024	N/A		\$	80.00		
Monthly total							\$	407,932.20	\$	6,482.99