

Fund Name: All Funds

Date Range: 08/01/2026 To 08/31/2026

<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>
08/27/2026	Xcel Energy	364EFT	WELL HOUSE, STREETS, TOWN HALL	N	Town Hall Electricity	100-43004-381-	\$ 91.50
		364EFT			Well House Electricity	100-43010-381-	\$ 120.24
		364EFT			Street Lights	100-43117-381-	\$ 36.32
		364EFT				100-43117-381-	\$ 26.74
	Total For Check	364EFT					\$ 274.80
08/27/2026	Xcel Energy	365EFT	Pole Barn	N	Pole Barn Electricity	100-43020-381-	\$ 12.71
	Total For Check	365EFT					\$ 12.71
08/27/2026	TMobile	366EFT	City Cell Phone-Auto Pay	N	Office Supplies	100-41313-210-	\$ 35.26
		366EFT			Road Expenses - Other	100-43116-210-	\$ 18.23
	Total For Check	366EFT					\$ 53.49
08/27/2026	Adobe	367EFT	August Subscription-Auto Pay	N	Office Supplies	100-41313-200-	\$ 26.00
	Total For Check	367EFT					\$ 26.00
08/27/2026	Comcast	368EFT	Town Hall Wifi-Auto	N	Town Hall Supplies	100-43001-210-	\$ 190.24
	Total For Check	368EFT					\$ 190.24
08/27/2026	Amazon	369EFT	City CC - check envelopes	N	Office Supplies	100-41313-210-	\$ 23.72
	Total For Check	369EFT					\$ 23.72
08/31/2026	Payroll Period Ending 08/31/2026	17107	August 2026 Payroll	N	Clerk Salary	100-41101-100-	\$ 6,094.47
	Total For Check	17107					\$ 6,094.47
08/31/2026	Allied Blacktop Co.	17108	2026 crack & fog seal - invoice 15277 & 15167	N	Seal Coating/Crack Filling	100-43112-400-	\$ 36,160.00
		17108				100-43112-400-	\$ 29,950.00
	Total For Check	17108					\$ 66,110.00
08/31/2026	A.R.C Paving	17109	Inv #603 - pothole patching 100th-Hidden Glade-Keats-67th-Jasmine	N	Pothole Repairs	100-43109-220-	\$ 3,535.20
	Total For Check	17109					\$ 3,535.20
08/31/2026	Eckberg Lammers, P.C.	17110	Legal Services - July 2026 - Inv 07-2026 & 54224	N	Legal Fees - General	100-41204-304-	\$ 2,435.00
		17110				100-41204-304-	\$ 627.50

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		17110			Legal Fees - Complaints	100-41205-304-	\$ 2,010.00
		17110				100-41205-304-	\$ 792.50
		17110			Legal Fees - Prosecution	100-41206-304-	\$ 2,731.75
		17110			Escrow	100-49320-304-1008	\$ 175.00
		17110				100-49320-304-1041	\$ 100.00
		Total For Check	17110				\$ 8,871.75
08/31/2026	City of Mahtomedi	17111	3rd Quarter Fire Contract	N	Fire - Mahtomedi	100-42002-300-	\$ 49,183.50
		Total For Check	17111				\$ 49,183.50
08/31/2026	CliftonLarsonAllen	17112	Assistance with CTAS conversion and cash questions - Invoice L261472639	N	Audit Fees	100-41201-300-	\$ 2,100.00
		Total For Check	17112				\$ 2,100.00
08/31/2026	CenturyLink	17113	City Phone - Aug	N	City Office Telephone	100-41309-321-	\$ 182.13
		Total For Check	17113				\$ 182.13
08/31/2026	Croix Valley Inspector	17114	Building Inspector-permits from 2025 & 2026	N	Building Inspection	100-42004-300-	\$ 4,763.66
		Total For Check	17114				\$ 4,763.66
08/31/2026	KEJ Enterprises	17115	Roads Supervisor 2026 - invoice 898-August	N	Roads Supervisor	100-43014-300-	\$ 15,025.00
		Total For Check	17115				\$ 15,025.00
08/31/2026	LHB	17116	Invoice #260155.00-4	N	Engineering Fees - General	100-41203-300-	\$ 8,337.03
		17116			2026 Roadway Improvements	100-43140-300-	\$ 3,860.42
		17116			2027 Roadway Improvement Project	100-43141-300-	\$ 5,991.50
		17116			Escrow	100-49320-300-1008	\$ 448.00
		17116				100-49320-300-1025	\$ 546.25
		Total For Check	17116				\$ 19,183.20
08/31/2026	Pauszek Inc.	17117	July & August Assessor Billing	N	Property Assessor	100-41208-300-	\$ 2,400.00
		17117				100-41208-300-	\$ 2,400.00
		Total For Check	17117				\$ 4,800.00
08/31/2026	Ready Watt Electric	17118	Siren Maintenance	N	Siren Warning System	100-42007-220-	\$ 875.00
		Total For Check	17118				\$ 875.00
08/31/2026	Washington County	17119	Invoice 236942 April-June 2026 traffic signal	N	Street Lights	100-43117-400-	\$ 104.75

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		Total For Check	17119				\$ 104.75
08/31/2026	Waste Management	17120	Recycling - July 2026	N	Recycling	100-43011-384-	\$ 8,282.82
		Total For Check	17120				\$ 8,282.82
08/31/2026	Kline Bros Excavating	17121	August: Road Grading Inv83, Ditchwork Inv84, Culvert Inv85	N	Gravel Road Costs	100-43106-400-	\$ 4,420.00
		17121			Culvert Repair	100-43111-400-	\$ 980.00
		17121			Ditch Repair	100-43133-400-	\$ 9,800.00
		Total For Check	17121				\$ 15,200.00
08/31/2026	LRS	17122	Town Hall Portable-August 2026-InvMP306548	N	Town Hall Porta Pot	100-43007-210-	\$ 134.00
		Total For Check	17122				\$ 134.00
08/31/2026	Washington County Property Records	17123	Annual Electrion Equip Maint - Invoice 234054	N	Election Expenses	100-41303-300-	\$ 3,030.00
		Total For Check	17123				\$ 3,030.00
08/31/2026	IRS	370EFT	August Payroll-EFT	N	Clerk FICA/Medicare	100-41103-100-	\$ 796.82
		370EFT			Clerk Medicare	100-41105-100-	\$ 151.03
		370EFT			Federal Withholding	100-41107-100-	\$ 2,156.74
		370EFT			Social Security Expens	100-41109-100-	\$ 645.79
		Total For Check	370EFT				\$ 3,750.38
08/31/2026	Minnesota Department of Revenue	371EFT	August Payroll Tax Deposit-EFT	N	State withholding	100-41106-100-	\$ 645.10
		Total For Check	371EFT				\$ 645.10
Total For Selected Checks							\$ 212,451.92

City of Grant		Receipts Register						8/27/2026
Fund Name:		All Funds						
Date Range:		07/31/2026 To 08/31/2026						
Date	Remitter	Receipt #	Description	Deposit ID	Void	Account Name	F-A-P	Total
07/31/2026	Northern States	6509	Xcel Energy Franchise Fee	(07/31/2026) -	N	Franchise Tax/Utilities	100-31004-	\$ 24,704.99
								\$ 24,704.99
08/12/2026	Washington County	6510	July fines - Washington County Trial Court	(08/12/2026) -	N	Fines/Fees State	100-34002-	\$ 890.92
								\$ 890.92
08/12/2026	Washington County	6511	SHIP Grant for Safe Routes to School trail project	(08/12/2026) -	N	Miscellaneous Revenue	100-34006-	\$ 10,000.00
								\$ 10,000.00
08/25/2026	Hagstrom Builders	6475	Grading permit & escrow - 7076 Lone Oak Trail, Milbrath	(08/25/2026) -	N	Grading Permit	100-32009-	\$ 300.00
						Escrows	100-39110-1071	\$ 1,500.00
								\$ 1,800.00
08/25/2026	City of Mahtomedi	6476	Dust control cost share for Ideal Ave south of CSAH 12	(08/25/2026) -	N	Dust Control	100-32014-	\$ 1,022.04
								\$ 1,022.04
08/25/2026	Title Specialists, Inc.	6477	assessment search	(08/25/2026) -	N	Assessment Searches	100-34001-	\$ 25.00
								\$ 25.00
08/25/2026	First American Title	6478	Zoning verification letter - 8400 60th St.	(08/25/2026) -	N	Other/Permits/Fees	100-32002-	\$ 100.00
								\$ 100.00
08/25/2026	Phil Bruner	6479	60th St/Ingberg Court lots - pre-app meeting, initial grading and escrow	(08/25/2026) -	N	Grading Permit	100-32009-	\$ 150.00
						Pre Application Meeting Escrows	100-32013-100-39110-1072	\$ 500.00
								\$ 1,500.00
								\$ 2,150.00
08/25/2026	Creative Custom Homebuilders	6480	Variance fee & escrow - 2103021330009	(08/25/2026) -	N	Admin Fee Variance	100-32006-	\$ 500.00

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						Escrows	100-39110-1073	\$ 3,000.00
								\$ 3,500.00
08/25/2026	Ark Management	6481	2026-170 - 10629 Jamaca Ave N	(08/25/2026) -	N	Plumbing Permits	100-32005-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Liberty Comfort Systems	6482	2026-203 - 11535 Hillcrest Court	(08/25/2026) -	N	Plumbing Permits	100-32005-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Apollo Heating Air and Plumbing	6483	8432 80th St -Permit #2026-134	(08/25/2026) -	N	Plumbing Permits	100-32005-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Marsh Heating & Air Conditioning	6484	9270 Keswick Ave-Permit #2026-103	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Hurlburt Holdings	6485	2026-168 - 10801 Kelvin	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Perfection Heating and Air Inc	6486	2026-181 - 8193 Jody Ave. N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Metro Gas Installers	6487	2026-182 - 10055 Ideal Ave. N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00

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						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Standard Heating & Air Conditioning	6488	2026-185 - 10350 60th St N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Metro Gas Installers	6489	2026-188 - 7410 Keswick Court N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Krinkie Heating & Air Conditioning	6490	2026-190 - 6485 Jasmine Ave N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Midwest Electric & Generator	6491	2026-192 - 7155 Jamaca Lane N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Metro Gas Installers	6492	2026-193 - 7395 Inwood Way N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Affordable Comfort Mechanical	6493	2026-197 - 6227 Jasmine Ave. N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00

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08/25/2026	The Fireplace Guys	6494	2026-200 - 6900 Jocelyn Ln N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Liberty Comfort Systems	6495	2026-204 - 11535 Hillcrest Court	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Affordable Comfort Mechanical	6496	2026-207 - 7080 117th St. N	(08/25/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
08/25/2026	Red Stone Builders LLC	6497	2026-151 - 9850 Manning Ave N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 2,673.75
						Plan Checking Fees	100-34104-	\$ 1,737.93
						Building Permit Surcharge - due to State	100-34130-	\$ 200.00
								\$ 4,611.68
08/25/2026	Hagstrom Builders	6498	2026-172 - 7076 Lone Oak Trail	(08/25/2026) -	N	Building Permits	100-32003-	\$ 11,170.75
						Plan Checking Fees	100-34104-	\$ 7,228.48
						Building Permit Surcharge - due to State	100-34130-	\$ 800.00
								\$ 19,199.23
08/25/2026	Castle Rock Access	6499	2026-176 - 6125 Keats Ave. N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 411.95
						Plan Checking Fees	100-34104-	\$ 267.76
						Building Permit Surcharge - due to State	100-34130-	\$ 13.42
								\$ 693.13
08/25/2026	Scherer Brothers	6500	2026-177 - 7993 100th St. N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 401.88
						Building Permit Surcharge - due to State	100-34130-	\$ 12.62
								\$ 414.50

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08/25/2026	Krech Exteriors	6501	2026-178 - 9120 Ivy Ave N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 181.25
						Building Permit Surcharge - due to State	100-34130-	\$ 5.00
								\$ 186.25
08/25/2026	Sela Roofing and Remodeling	6502	2026-187 - 11855 Goodview Ave. N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 377.25
						Building Permit Surcharge - due to State	100-34130-	\$ 12.00
								\$ 389.25
08/25/2026	Window World Twin Cities	6503	2026-189 - 10381 83rd St N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 97.25
						Building Permit Surcharge - due to State	100-34130-	\$ 1.88
								\$ 99.13
08/25/2026	Steven Schultz	6504	2026-191 - 9110 63rd St N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 321.25
						Building Permit Surcharge - due to State	100-34130-	\$ 9.75
								\$ 331.00
08/25/2026	W S & D Permit Service	6505	2026-196 - 11517 75th St. N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 83.25
						Building Permit Surcharge - due to State	100-34130-	\$ 1.37
								\$ 84.62
08/25/2026	Rosebud Construction LLC	6506	2026-202 - 11390 79th St. N	(08/25/2026) -	N	Building Permits	100-32003-	\$ 442.25
						Plan Checking Fees	100-34104-	\$ 287.46
						Building Permit Surcharge - due to State	100-34130-	\$ 15.00
								\$ 744.71
08/26/2026	Summit Builders	6507	2026-199 8025 Imperial Ct N	(08/26/2026) -	N	Building Permits	100-32003-	\$ 321.25
						Building Permit Surcharge - due to State	100-34130-	\$ 9.95
								\$ 331.20
08/26/2026	Erie Construction Mid-West LLC	6508	11691 115th St N-Permit #2026-91	(08/26/2026) -	N	Building Permits	100-32003-	\$ 825.75

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						Building Permit Surcharge - due to State	100-34130-	\$ 37.88
								\$ 863.63
Total for Selected Receipts								\$ 73,437.28

ALLIED BLACKTOP COMPANY
10503 89th Avenue North
Maple Grove, MN 55369

INVOICE



Phone: (763) 425-0575

Fax: (763) 425-1046

Invoice: 15167

Invoice Date: 7/31/2026

Bill To:	Project Details:
CITY OF GRANT WILLERNIE CITY HALL 111 WILDWOOD ROAD WILLERNIE, MN 55090-0487	CITY OF GRANT 2026 PAVEMENT MANAGEMENT PROJECT 261388 GRA017

Payment Terms	Contract Number	Invoice Due Date
NET 30		8/30/2026

Please make check payable to ALLIED BLACKTOP COMPANY

Description

2026 PAVEMENT MANAGEMENT PROGRAM

BILLING #1: CRACK SEAL COMPLETE

MOBILIZATION: 0.5 LS @ \$10,000.00/LS = \$5,000.00

ROUT & SEAL BITUMINOUS PAVEMENT CRACKS: 10,900 LB @ \$2.40/LB = \$26,160.00

BITUMINOUS MATERIAL FOR FOG SEAL: 0

TRAFFIC CONTROL: 0.5 LS @ \$10,000.00/LS = \$5,000.00

Description	Invoice Amount	Retainage	Current Due
	36,160.00	0.00	36,160.00
Subtotal Amount	36,160.00	0.00	36,160.00
Tax Amount ('T' Indicates a taxable line)			0.00
Total Invoice Amount Due			36,160.00

ALLIED BLACKTOP COMPANY
10503 89th Avenue North
Maple Grove, MN 55369

INVOICE



Phone: (763) 425-0575

Fax: (763) 425-1046

Invoice: 15277

Invoice Date: 8/14/2026

Bill To:	Project Details:
CITY OF GRANT WILLERNIE CITY HALL 111 WILDWOOD ROAD WILLERNIE, MN 55090-0487	CITY OF GRANT 2026 PAVEMENT MANAGEMENT PROJECT 261388 GRA017

Payment Terms	Contract Number	Invoice Due Date
NET 30		9/13/2026

Please make check payable to ALLIED BLACKTOP COMPANY

Description

2026 PAVEMENT MANAGEMENT PROGRAM

JOB IS COMPLETED

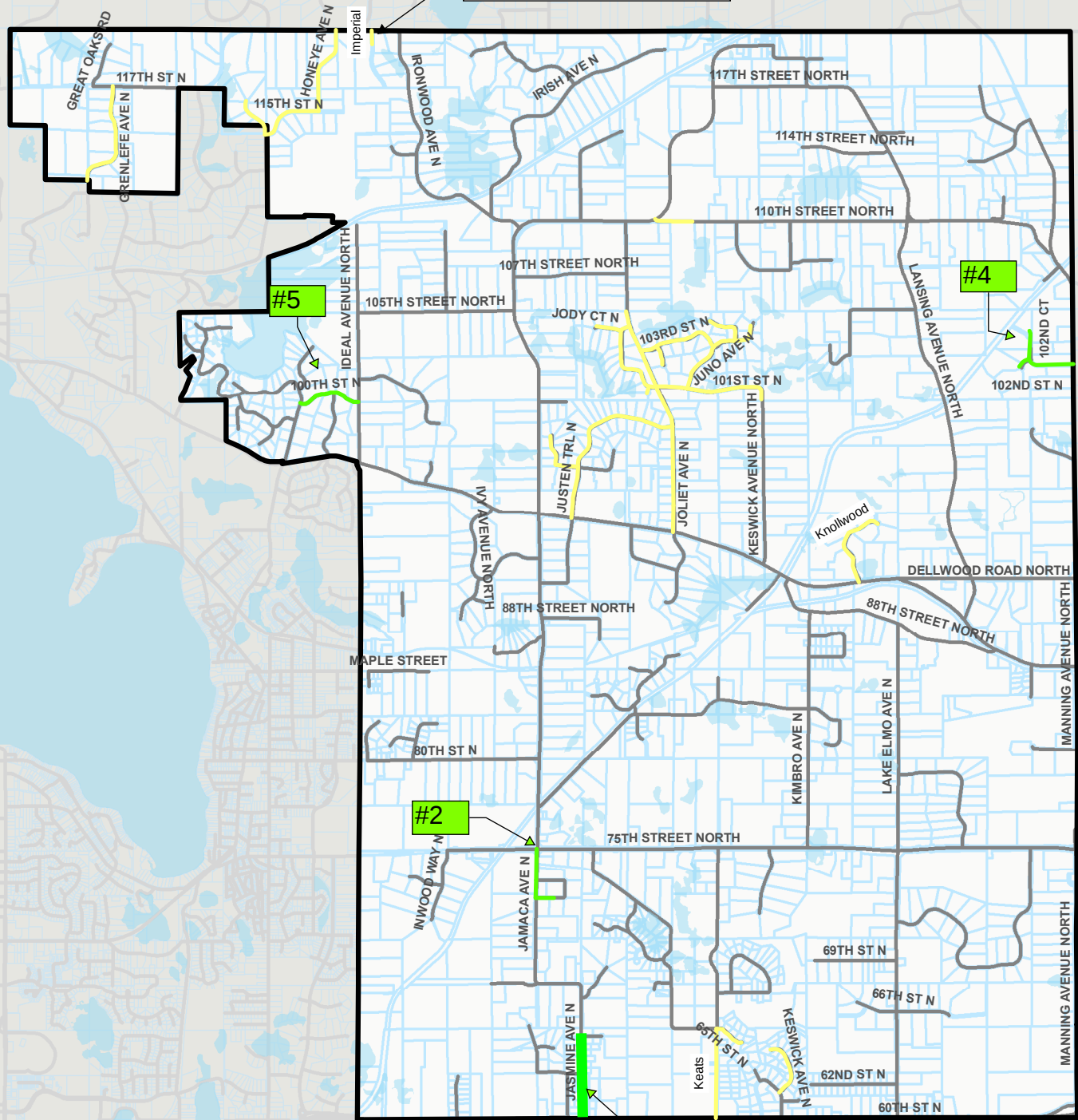
MOBILIZATION: 0.5 LS @ \$10,000.00/LS = \$5,000.00

BITUMINOUS MATERIAL FOR FOG SEAL: 2,100 GAL @ \$9.50/GAL = \$19,950.00

TRAFFIC CONTROL: 0.5 LS @ \$10,000.00/LS = \$5,000.00

Description	Invoice Amount	Retainage	Current Due
	29,950.00	0.00	29,950.00
Subtotal Amount	29,950.00	0.00	29,950.00
Tax Amount ('T' Indicates a taxable line)			0.00
Total Invoice Amount Due			29,950.00

Reminder this line is here. It sort of blends in with the background; ensure it's not missed



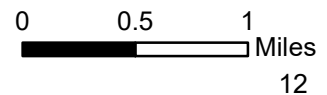
Legend

Crack Seal **Priority - #1**

Crack and Fog Seal **Priority - Lower, see map**



PROJECT LOCATION MAP 2026 Roadway Maintenance Project Grant, MN



**CITY OF GRANT
WORKSHOP MINUTES**

DATE : August 4, 2026
TIME STARTED : 5:02 p.m.
TIME ENDED : 6:20 p.m.
MEMBERS PRESENT : Councilmembers Cremona, Rog, Anderson,
Cornett and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: City Planner Jennifer Haskamp, City Attorney Amanda Johnson and Administrator/Clerk-Treasurer Lacey Smieja.

The workshop meeting was called to order at 5:02 p.m. by Mayor Giefer.

ITEM FOR DISCUSSION**POTENTIAL ORDINANCE AMENDMENTS**

Staff indicated that after the last workshop meeting about this subject, it was discovered that more work would need to be done to ensure the ordinances were updated and consistent than originally thought. Staff brought the item back for further discussion to ensure that the Council would like staff to move forward with presenting the changes. During the discussion it was confirmed that staff should move forward with preparing draft ordinance amendments that would remove the contiguous lot ordinance, add language to distinguish between platted and unplatted lots and tailoring the language to reduce the number of instances in which a variance would be required for platted lots, along with any other necessary changes to provide consistency throughout the code.

The draft ordinance amendments will be brought to the September meeting for council review and discussion. A public hearing is also required.

PRELIMINARY 2027 BUDGET

Administrator Smieja presented a draft budget outline for the Council to review. A change to gravel road maintenance was discussed after Smieja had conversations with Road Supervisor Ken Johnson and grading contractor Brian Kline. For the last several years, the process has been to apply calcium chloride to the most traveled gravel roads in the City 3 times per year, some of the roads two times per year, some once per year requiring a cost share from the residents, and some not at all.

The new proposed plan would apply calcium chloride to the most traveled roads in the City 3 times per year (approximately mid-May, mid-June, mid-August), all roads in the City one time per year (mid-June), and a majority of roads in the City twice per year (as determined by the Roads Supervisor based on the condition of roads; mid-June and mid-August). The overall cost of grading would go down because the condition of the gravel roads should be better; so while there is an overall increase in the maintenance cost, the road conditions will improve and we should see less gravel and

1 maintenance costs in future years. The biggest change with the new plan will be that the resident cost
2 sharing program will be discontinued.

3
4 The Council agreed that the new plan seemed to make sense and they would like to see more details
5 about which roads would be impacted and better cost estimates at the next budget meeting. They
6 agreed that overall, this will provide a more equitable allocation of resources and city services.

7
8
9 Workshop discussion and meeting adjourned at 6:20 p.m.

10
11 These minutes were considered and approved at the regular Council Meeting on September 1, 2026.

12
13
14
15
16
17
18 _____
19 Lacey L. Smieja
Administrator/Clerk-Treasurer

Jeff Giefer
Mayor

CITY OF GRANT
MINUTES

DATE : August 4, 2026
TIME STARTED : 6:34 p.m.
TIME ENDED : 8:40 p.m.
MEMBERS PRESENT : Councilmembers Cornett, Rog, Cremona,
Anderson and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: City Planner Jennifer Haskamp, City Attorney Amanda Johnson, and City Administrator/Clerk-Treasurer Lacey Smieja.

CALL TO ORDER

The meeting was called to order at 6:34 p.m. by Mayor Giefer.

PLEDGE OF ALLEGIANCE**PUBLIC INPUT**

Lisa Dau, 7611 Jamaca Ave. N. Strongly objects to the statement in the packet that indicates the complaint regarding the business next to her home is unfounded. She stated that they are in violation of the CUP and that the CUP needs to be re-evaluated.

Jeff Schafer, 8688 Jamaca Ave. N. Requested that the Council re-instate the Planning Commission to review CUPs, etc., and also review and update the Code of Ordinances. He stated that the Planning Commission also introduces new residents to local government.

Theresa Urbaniak, 11595 Grenelefe Ave. N. Requested that the Council deny the CUP for the cannabis retail business and gather more information.

Wayne Sarappo, 8770 105th St. N. Also requested they re-instate the Planning Commission.

Alicia Schaal, 2919 Buchanan St. NE, Minneapolis. Speaking on behalf of the cannabis dispensary, and she is a nurse and has a background with medical cannabis. She said that people in Minnesota, and Grant, are already using medical cannabis, the issue is just how far they have to drive to get it. She said the goal is to work with the community, not against it, and to provide reliable, tested products.

CONSENT AGENDA

- A. July 2026 Bill List, \$269,761.55 – pg 1-4
- B. July 2026 Receipts, \$382,292.60 – pg 5-9
- C. Partial Pay Application #2 Winberg Companies, 2026 Street Project, \$28,144.72 (included in bill amount above), check #17102 – pg 10-11, 14
- D. Final Billing – County/City Cooperative Agreement CSAH 12 Trail, \$38,199.65 (included in bill amount above), check #17098 – pg 12-13

- 1 E. July 7, 2026 City Council Work Session Minutes – pg 15-16
2 F. July 7, 2026 City Council Meeting Minutes – pg 17-28
3 G. July 10, 2026 City Council Work Session Minutes – pg 29
4 H. Approve Criminal Prosecution Contract with Eckberg Lammers (2027-2031) – pg 30-33
5 I. Accept 2nd Quarter 2026 Financials – pg 34-37
6

7 **Council Member Cremona moved to approve the consent agenda as presented. Council**
8 **Member Anderson seconded the motion. Motion carried 5-0.**
9

10 **REGULAR AGENDA**

11

12 **A. PRESENTATION of 2025 Audited Financial Statements - *CliftonLarsonAllen***

13 Ezra Koetz and Chris Knopik from CliftonLarsonAllen, the City's auditing firm, were present
14 to provide an overview of the City's financial statements from 2025. They informed the
15 Council that the 2024 statement needed to be restated because it was discovered that there
16 were significant delays in receiving invoices from the building inspector. They also went over
17 a few compliance issues in 2025, most notably not receiving an investment broker
18 certification form, not obtaining bids for contracted services exceeding \$175,000, and not
19 obtaining an IC134 before issuing final payment. There were no disagreements or difficulties
20 working with staff.
21

22 They also provided information comparing revenue per capita with peer governments, with
23 Grant receiving approximately half of what peer cities are receiving in property taxes, and
24 Grant also spending less than half of peer cities on capital outlay. The indicated there are two
25 outstanding bonds from the 2020 street projects totaling \$895,000 as of 12/31/25 which will
26 continue to be repaid per the bond schedules. They also indicated that there are some new
27 standards coming out through GASB that will require more work moving forward.
28
29

30 **B. PUBLIC HEARING: Consideration for a Variance from minimum side yard setback** 31 **requirements to construct a two-story attached garage addition on the property located at 6174** 32 **Inwood Ct. N - *City Planner Haskamp*** 33

34 Planner Jennifer Haskamp provided background on the request for a Variance from the side yard
35 setback. The Applicants are proposing to construct a home addition that will provide additional living
36 space on the main and second floor of their home and an attached two-stall garage.
37

38 The following analysis was provided in response to each Variance criterion by Planner Haskamp:

- 39 **1) Proposed Use of the Property cannot be established under the conditions allowed by**
40 **this chapter and no other reasonable use exists.** *Based on the analysis, this criterion*
41 *does not appear to be met. However, staff does believe that it is reasonable for the*
42 *homeowner to want an addition that includes an attached garage and it is reasonable for*
43 *the City Council to discuss whether the alternative locations are feasible and/or*
44 *reasonable.*

2) **Plight of the Landowner must be due to unique physical conditions of the land, and are not applicable to other lands.** *Per staff's analysis, the criterion is not met. However, staff requests for discussion by the City Council with respect to this criterion given the substandard lot size and recent discussions.*

3) **Unique conditions cannot be caused by the Owner.** *The physical constraints of the property were not created by the Applicant and therefore staff believes that this criterion is met.*

Based on all of the information and findings in the Staff report, Planner Haskamp is recommending denial of the Applicant's request for a variance from minimum side yard setback standards to construct a two-story addition including attached garage.

Motion by Council Member Rog, seconded by Council Member Cornett to open the public hearing. Motion approved 5-0.

Brett Schimke, 6174 Inwood Ct. N., applicant. Read a statement explaining that they considered all available options and still believe this is the most reasonable option.

Amy Hunn, 6206 Inwood Ct. N. Supports the proposal and said it will not negatively impact her neighboring home.

Nancy Moses, 6129 Inwood Ct. N. Indicated she approves of the plan.

Jeff Schafer, 8688 Jamaca Ave. N. Recommends approval.

Colleen McGuire Ales, 6161 Inwood Ct. N. Recommends approval.

Motion by Council Member Rog, seconded by Council Member Cremona, to close the public hearing. Motion approved 5-0.

Council Member Anderson indicated that he was in support of the request.

Council Member Cremona also stated that she was in favor of the plan and believes it is the most reasonable location.

Council Member Cornett said it would be very prohibitive to make them build it somewhere else on the property.

Council Member Rog confirmed that the garage will be 6.5' from the side yard property line.

Mayor Giefer said he was on the fence, but the neighborhood statements helped and he is in favor.

Motion by Council Member Cremona, seconded by Council Member Cornett, to approve the requested variance.

Roll call vote:

Anderson: Aye

Cremona: Aye

Rog: Aye

Cornett: Aye

1 Giefer: Aye

2
3 **Motion approved 5-0.** Planner Haskamp indicated that the Resolution approving the Variance will
4 be on the next agenda.

5
6 **C. Continued: Consideration of a Conditional Use Permit Amendment to construct a synthetic**
7 **turf field and install new lighting for the school athletic fields located at 8000 75th St N -**
8 **City Planner Haskamp**
9

10 Planner Haskamp reviewed the additional materials provided by the applicant in response to the
11 Council's concerns related to light fixture height, as well as light fixture specification and hours of
12 operation. She also indicated that the public hearing was opened and closed at the July Council
13 meeting.

14
15 Planner Haskamp recommended approval of the Conditional Use Permit based on the following
16 information provided in the staff report:

- 17 1) *The proposed use is designated in section 32-245 as a conditional use for the appropriate*
18 *zoning district.*

19 **Finding:** The subject property is zoned A-1. Public Schools and their accessory uses are
20 conditionally permitted within the A-1 zoning district. This standard is met.

- 21 2) *The proposed use conforms to the city's comprehensive plan.*

22 **Finding:** The Subject Property is guided Rural Residential/Agriculture (RR/AG) and is
23 currently used for the Mahtomedi School Campus. It was determined that the use is consistent
24 with the City's regulations during the 2006 CUP process for the Athletic Fields. This standard
25 is met.

- 26 3) *The proposed use will not be detrimental to or endanger the public health, safety or general*
27 *welfare of the city, its residents, or the existing neighborhood.*

28 **Finding:** The project site is currently used for athletic fields and recreational purposes. Per the
29 Applicant's narrative, the proposed synthetic turf will be permeable, and will not generate
30 additional and unreasonable stormwater run-off which will be verified through the RCWD
31 permitting process. The proposed fencing will be located and designed similarly to what
32 currently exists on the site; however, the addition of netting will prevent athletic equipment
33 from leaving the field and impeding vehicular and pedestrian traffic off the site.

34 Per the submitted footcandle analysis, light produced by the proposed field lights will not extend
35 beyond the property boundary. However, ambient lighting from the field lighting may still be
36 visible from surrounding properties and rights-of-way. This will be minimized to the maximum
37 extent possible by using dark sky fixtures as shown in the applicant's supplemental submission
38 package. The vegetated areas between the property and the residential uses to the north and
39 south, will help to mitigate potential impact and must be maintained. The proposed fixture
40 design is required to demonstrate dark sky compliance which includes, at a minimum, fixtures
41 that are down-cast with short cutoffs extending beyond the field.

1 The proposed use is similar to what currently exists on the site and is not anticipated to be
2 detrimental to or endanger the public health, safety, or general welfare of the city, its residents,
3 or the existing neighborhood. Provided the conditions are followed, this standard is met.

- 4 4) *The proposed use is compatible with the existing neighborhood.*

5 **Finding:** The Subject Property and project site are currently used for athletic purposes that
6 support the Mahtomedi School Campus and greater community. The proposed use of the project
7 site and surrounding athletic fields is anticipated to remain the same. The 2006 CUP confirmed
8 that the use of the property for athletic purposes is consistent with the City's regulations and
9 the existing neighborhood. As previously noted, additional conditions within the amended CUP
10 address hours of operation for the field lighting, and that fixture specifications demonstrate that
11 they are dark sky compliant and downcast with short cutoff distances at the field perimeter.
12 Provided that these conditions are met, the conversion of the athletic field and proposed lighting
13 is compatible with the surrounding area.

- 14 5) *The proposed use meets conditions or standards adopted by the city through resolutions or*
15 *other ordinances.*

16 **Finding:** The Subject Property is zoned A-1. The City of Grant zoning ordinance conditionally
17 permits Public Schools and their accessory uses within the A1 and A2 zoning districts. It was
18 determined that the athletic field use is consistent with the City's regulations during the 2006
19 CUP process. The existing CUP for the Athletic Fields requires an amendment if additional site
20 improvements or changes are proposed. The Applicant's submission for an amendment is
21 consistent with the intent of the permit and therefore this condition is met.

- 22 6) *The proposed use will not create additional requirements for facilities and services at public*
23 *costs beyond the city's normal low-density residential and agricultural uses.*

24 **Finding:** Per the Applicant's narrative, one water service extension is proposed, and sanitary
25 sewer connections are expected to remain the same. The proposed use will remain consistent
26 with current usage of the site. The proposed project and use will not create a substantial
27 additional burden on City facilities or costs. This standard is met.

- 28 7) *The proposed use will not involve uses, activities, processes, materials, equipment or conditions*
29 *of operation that will be detrimental to people, property, or the general welfare because of*
30 *production of traffic, noise, smoke, fumes, glare, odors or any other nuisance.*

31 **Finding:** The Subject Property and project site are currently used for athletic purposes that
32 support the Mahtomedi School Campus and greater community. The proposed use of the project
33 site and surrounding athletic fields is anticipated to remain the same. The 2006 CUP confirmed
34 that the use of the property for athletic purposes is consistent with the City's regulations and
35 the existing neighborhood.

36 The field is currently active, and the purpose of the project is to extend the number of months
37 and hours in which it can be used, not to increase the intensity of use. Existing parking and site
38 circulation will be adequate to serve the site. As previously noted, conditions related to the field
39 lighting are included within the draft amended permit to mitigate for potential adverse impacts
40 to surrounding areas. Provided that the conditions are followed, this condition is met.

- 1 8) *The proposed use will not result in the destruction, loss or damage of natural, scenic or historic*
2 *features of importance.*

3 **Finding:** The Subject Property and project site are currently used for athletic purposes that
4 support the Mahtomedi School Campus and greater community. The proposed use of the project
5 site and surrounding athletic fields is anticipated to remain the same. Destruction, loss, or
6 damage of natural or historic features on the site is not anticipated. This standard is met.

- 7 9) *The proposed use will not increase flood potential or create additional water runoff onto*
8 *surrounding properties.*

9 **Finding:** The proposed synthetic turf grass will be installed on 8" of porous aggregate with flat
10 drain tiles. The Applicant must obtain all proper permits from the RCWD, and the City Engineer
11 must review the permits for compliance with the City standard. Provided this condition is
12 followed, this standard is met.

13 **Motion by Council Member Cornett, seconded by Council Member Cremona, to approve the**
14 **Conditional Use Permit Amendment and related resolution 2026-23. Motion approved 5-0.**

15
16 **D. Continued: Consideration of Conditional Use Permit for a cannabis microbusiness with**
17 **retail endorsement on the property located at 11020 60th St N - City Planner Haskamp**
18

19 Planner Haskamp reviewed the additional materials provided by the applicant in response to the
20 Council's concerns related to parking surface and site access as well as the sign plan. She again
21 indicated that the public hearing was opened and closed at the July Council meeting.
22

23 Planner Haskamp recommended approval of the Conditional Use Permit based on the following
24 information provided in the staff report:

- 25 1) *The proposed use is designated in section 32-245 as a conditional use for the appropriate*
26 *zoning district.*

27 **Finding:** Cannabis Dispensary (Retail) is a conditionally permitted use within the General
28 Business (GB) district. This standard is met.

- 29 2) *The proposed use conforms to the city's comprehensive plan.*

30 **Finding:** The site is guided GB – General Business in the City's adopted Comprehensive Plan.
31 The proposed cannabis microbusiness retail operation is consistent with the City's goal to
32 maintain commercial development along the Highway 36/60th Street North corridor. This
33 standard is met.

- 34 3) *The proposed use will not be detrimental to or endanger the public health, safety or general*
35 *welfare of the city, its residents, or the existing neighborhood.*

36 **Finding:** Per Minn. Stat. 342.13, the City must permit one (1) cannabis retail registration, which
37 includes any retail license, microbusiness license with a retail endorsement, or mezzobusiness
38 license with a retail endorsement. License-holders will be required to follow all state regulations
39 regarding the sale and distribution of legal cannabis products.

Furthermore, cannabis operators will be required to follow the regulations established in Chapter 5 of the City's Code of Ordinances, which is intended to protect public health, safety, and welfare in the City by implementing regulations pursuant to Minnesota Statutes Chapter 342 related to cannabis and hemp businesses. The proposed cannabis retail use complies with all setback and buffer requirements from schools and residential treatment facilities established in Sec. 32-355. It should be noted that no onsite consumption lounge is permitted as part of this CUP. As such, future amendments regarding use may be required if an onsite consumption lounge is proposed to ensure that such use complies with this standard. This standard is met for the retail dispensary use.

- 4) *The proposed use is compatible with the existing neighborhood.*

Finding: The proposed cannabis microbusiness retail operation is consistent with the City's goals of orderly commercial development along the Highway 36/60th Street North corridor. There are several business operations in the surrounding area, so the proposed use is compatible with the existing land use pattern.

The proposed cannabis retail use complies with all setback and buffer requirements established in Sec. 32-355. This standard is met.

- 5) *The proposed use meets conditions or standards adopted by the city through resolutions or other ordinances.*

Finding: Cannabis Dispensary (Retail) is a conditionally permitted use within the General Business (GB) district. The proposed cannabis operation will be located in an existing commercial building in an established commercial district. The submitted plans comply with the conditions and standards adopted by the City. The Applicant is required to demonstrate compliance with the Code as a condition of approval. This standard is met.

- 6) *The proposed use will not create additional requirements for facilities and services at public costs beyond the city's normal low-density residential and agricultural uses.*

Finding: Per the Applicant's narrative, the proposed dispensary will utilize the property's existing well and septic systems, which have supported the existing commercial use. The proposed operation is expected to generate relatively low water usage. No significant increase in wastewater flow is anticipated. The Owner is responsible for verifying the capacity of septic system to support the proposed dispensary operations.

- 7) *The proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to people, property, or the general welfare because of production of traffic, noise, smoke, fumes, glare, odors or any other nuisance.*

Finding: As part of the state licensing process, cannabis operators are required to submit odor mitigation and ventilation plans to the Office of Cannabis Management (OCM). The plans must demonstrate that the proposed dispensary will operate in a manner that minimizes cannabis-related odors and maintains compliance with Minnesota cannabis regulations and applicable City ordinances.

The Applicant included the odor mitigation and ventilation plan with the application materials for the proposed cannabis retail operation. Per the submitted materials, the proposed dispensary

will operate entirely within enclosed indoor spaces. Cannabis products will remain sealed in compliant packaging during storage and retail operations. The facility will utilize commercial HVAC ventilation systems designed to minimize odor migration from operational areas.

The Applicant will be required to maintain odor mitigation and ventilation measures consistent with Minnesota Statutes Chapter 342, Office of Cannabis Management (OCM) regulations, and applicable City of Grant ordinances. The proposed dispensary is not anticipated to generate excessive additional light, given that no changes are proposed to the outdoor lighting and the illuminated exterior signage will be required to meet the City's sign regulations. Exterior lighting that is a requirement of the OCM permitting standards must be designed to comply with the City's ordinances and must downcast and hooded. The illuminated sign on the east elevation must be turned off during non-business hours. No outdoor speakers or additional noise are anticipated as part of the proposed project. This standard is met.

- 8) *The proposed use will not result in the destruction, loss or damage of natural, scenic or historic features of importance.*

Finding: The proposed retail operation will be located in an existing commercial structure and none of the building modifications are expected to impact existing natural, scenic, or historic features. Best management practices will be implemented as required by applicable local, watershed district, and state regulations. This standard is met.

- 9) *The proposed use will not increase flood potential or create additional water runoff onto surrounding properties.*

Finding: The Applicant is proposing to utilize the existing gravel parking area east of the principal structure and to install a concrete walkway; however, even with these improvements, the impervious surface coverage is anticipated to be about 40%. Any expansion of impervious surface area and/or when the parking lot is planned for upgrades must comply with all stormwater rules and regulations. All permits must be obtained and must be reviewed and approved by the City Engineer. This is included within the conditions of the permit. With the conditions as noted within the permit, this standard is met.

Council Member Cornett confirmed that the illuminated sign will be turned off during non-operating hours. He also stated that this one is odd because the state is mandating the allowance of this. He said you have to work for the residents and although this isn't ideal, he thinks with the proposed operator and it seems to be the best case scenario.

Council Member Rog stated that the State of Minnesota has said you have to allow one per 12,500 residents, and even though Grant only has 4,000, the state doesn't allow rounding down to zero. If a City has 500 people, they still have to allow one cannabis retail. He does not agree with what the State is doing he doesn't agree with the rounding. But, he said they do not have a choice.

Council Member Anderson brought up the fact that if it's approved as is, he thinks there are pedestrian safety issues by having the customers for this business drive directly in front of the car sales building. He said the gravel parking lot is partially grass, so he said a friendly amendment to this request is that he thinks the parking lot should be paved and striped now, not after the highway 36 project is completed. He struggles with the fact they're being forced to do this, there is another

1 location about 3 miles away so not having it wouldn't prohibit people from getting it, and that it's
2 creating a traffic issue in front of an existing business.

3
4 Council Member Cremona is equally concerned about traffic flow and safety in the short term. She
5 concurs that she feels the state is taking a bit of unconstitutional reach by treating cannabis differently
6 than it treats other types business and it's unclear why. She remarked that you can have a 'dry' city
7 when it comes to alcohol, but you cannot have a 'dry' city when it comes to cannabis and that it is
8 unique. She said they're trying to listen to the residents but they don't really have a choice. She does
9 have concerns about the safety and the fact that this is a business within a business and they might
10 have people going through from one business to the next.

11
12 Mayor Giefer said he completely understands the concerns raised by the residents, but as has been
13 pointed out, the State of Minnesota has superseded local authority and is requiring this. And Staff has
14 tried very hard but cannot find a defensible position to deny the variance. He asked about the health
15 and safety issues raised by Councilmembers Anderson and Cremona, and if looking at it closer would
16 change anything. City Attorney Johnson stated that no, there is no evidence to support that there is a
17 legitimate traffic problem. Planner Haskamp also clarified that there is no door between the two
18 businesses and there is no access from Cartiva to the other business. There is one entrance and IDs
19 have to be checked, and they must comply with all of the OCM security standards.

20
21 Council Member asked if they had to allow illuminated signs. Planner Haskamp confirmed that the
22 sign ordinance does allow illuminated signs, and reviewed some of the sign criteria.

23
24 **Motion to Approve the Conditional Use Permit from for a cannabis microbusiness with retail**
25 **endorsement by Council Member Cornett, seconded by Mayor Giefer. Council Member**
26 **Anderson asked for a friendly amendment to require the lot be paved and striped now. Cornett**
27 **and Giefer agreed to the amendment of paving the lot now.**

28
29 Roll call vote:

30 Cornett: Aye

31 Rog: Aye

32 Cremona: Naye

33 Anderson: Naye

34 Giefer: Aye

35
36 **Motion approved 3-2.** Planner Haskamp indicated that the Resolution approving the CUP as
37 amended will be on the consent agenda at the next meeting.

38
39 **E. Dust Control - City Administrator Lacey Smieja**

40 Administrator Smieja indicated that she met with Ken Johnson and Brian Kline, and that roughly
41 \$40,000 is required to complete the third application of dust control and only \$32,000 remains in the
42 budget. Smieja indicated that during their discussion Johnson and Kline indicate that there was excess
43 money in the road shouldering and heavy brushing budgets. So, if the Council is okay with moving
44 the money from one line item to another, the money has been 'found' to complete the third
45 application of dust control. Council all agreed that the third application of calcium chloride should be
46 done.

DISCUSSION ITEMS

Administrator Smieja stated that building inspector/code enforcement report was in the packet and she could answer questions. Council Member Anderson asked if more follow-up would be done with the SiteOne complaint. Smieja indicated that Jack Kramer would confirm that the material is moved.

Administrator Smieja said that the Street Improvement neighborhood meetings should be happening on September 9th and 10th in the evening and that she would share the invites as soon as she receives them. Additionally, she requested they keep in mind that a special meeting may need to be scheduled in September to approve the preliminary budget and levy before the September 30th deadline.

Mayor Giefer indicated that he has been attending the MN Mayors Association and regional council of Mayors meetings, as well as LMC policy committee meetings (improving local economies and improving service delivery). They allow local officials to provide input about what policy positions LMC advocates for at the state legislature. The top priorities he shared with them were the opposition to the MN starter home act which pre-empts local zoning control and requires areas of higher density housing. The next priority was opposition to the state imposed cannabis mandate. The other two topics were related to broadband franchising and concerns about data centers.

Council Member Cremona stated she was happy residents came forward about revitalizing the Planning Commission and she is hoping they can talk about it during a future meeting, maybe the next special workshop could have this on the agenda.

CLOSED SESSION

Motion to enter into Closed Session by Mayor Giefer, seconded by Council Member Cremona, pursuant to Minn. Stat. Sec. 13D.05, subd. 3(b) for the purposes of attorney-client privileged communications to discuss possible litigation related to *Hillukka v. Grant*, Court File No. 82-CV-25-3834. Motion carried 5-0.

Motion by Mayor Giefer, seconded by Council Member Cremona, to end the closed session and return to the open session for the purpose of adjournment. Motion carried 5-0.

ADJOURNMENT

Motion by Council Member Cornett, seconded by Council Member Rog to adjourn at 8:40 p.m. Motion carried 5-0.

These minutes were considered and approved at the regular Council Meeting on September 1, 2026.

Lacey L. Smieja
Administrator/Clerk-Treasurer

Jeff Giefer
Mayor

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Wildwood Lions Club Foundation

Previous Gambling Permit Number: X- 93079-25-016

Minnesota Tax ID Number, if any: _____

Federal Employer ID Number (FEIN), if any: 80-0820457

Mailing Address: PO Box 656

City: Willernie State: MN Zip: 55090 County: Washington

Name of Chief Executive Officer (CEO): Kevin Murphy

CEO Daytime Phone: 651-341-9837 CEO Email: kmurphy630@msn.com

(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): _____

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☐ Religious ☐ Veterans ☒ Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☐ **A current calendar year Certificate of Good Standing**

Don't have a copy? Obtain this certificate from:

MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103

Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767

☒ **IRS income tax exemption (501(c)) letter in your organization's name**

Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

☐ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**

If your organization falls under a parent organization, attach copies of both of the following:

1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Mahtomedi High School

Physical Address (do not use P.O. box): 8000 75th Street North

Check one:

☒ City: Grant Zip: 55115 County: Washington

☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): November 21, 2026

Check each type of gambling activity that your organization will conduct:

☒ Bingo ☐ Paddlewheels ☐ Pull-Tabs ☐ Tipboards ☒ Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-24**

**RESOLUTION APPROVING THE REQUEST FOR CONDITIONAL USE PERMIT
FOR THE PROPERTY LOCATED AT
11020 60TH STREET NORTH**

WHEREAS, Richard Lillard (“Applicant”) on behalf of 2K Craft Co. submitted an application for a Conditional Use Permit for the property located at 11020 60th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the proposed Conditional Use Permit will allow for the operation of a cannabis microbusiness with a retail endorsement on the Subject Property; and

WHEREAS, the City must permit one cannabis retail registration, which includes any retail license, microbusiness license with a retail endorsement, or mezzo business license with a retail endorsement; and,

WHEREAS, the cannabis microbusiness operation will be located in the existing commercial structure on the Subject Property; and,

WHEREAS, a duly noticed Public Hearing was held on July 7, 2026, and the City Council requested additional information from the Applicant related to the proposed improvements; and,

WHEREAS, the City Council considered the supplemental information at their regular meeting on August 4, 2026.

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 of Richard Lillard for a Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- Cannabis Dispensary (Retail) is a conditionally permitted use within the General Business (GB) zoning district.
- The site is guided GB – General Business in the City’s adopted Comprehensive Plan. The proposed cannabis microbusiness retail operation is consistent with the City’s goals of maintaining limited commercial development along the Highway 36/60th Street North corridor.
- Per Minn. Stat. 342.13, the City must permit one (1) cannabis retail registration, which includes any retail license, microbusiness license with a retail endorsement, or

mezzobusiness license with a retail endorsement. License-holders will be required to follow all state regulations regarding the sale and distribution of legal cannabis products.

- Cannabis operators will be required to follow the regulations established in Chapter 5 of the City's Code of Ordinances, which is intended to protect public health, safety, and welfare in the City by implementing regulations pursuant to Minnesota Statutes Chapter 342 related to cannabis and hemp businesses.
- The cannabis retail use complies with all setback and buffer requirements from schools and residential treatment facilities established in Sec. 32-355.
- The cannabis retail operation will be located in an existing commercial building in an established general business (commercial) district. The submitted plans generally comply with the conditions and standards adopted by the City. Where discrepancies exist, the Applicant will be required to demonstrate compliance with the Code.
- The cannabis retail operation will utilize the property's existing well and septic systems, which have supported the existing commercial use. No significant increase in wastewater flow is anticipated as part of the proposed dispensary use, but it is the Owner's responsibility to confirm that the existing septic system has adequate capacity to support the dispensary.
- The cannabis retail operation will operate entirely within enclosed indoor spaces. Cannabis products will remain sealed in compliant packaging during storage and retail operations. The facility will utilize commercial HVAC ventilation systems designed to minimize odor migration from operational areas.
- The Applicant will be required to maintain odor mitigation and ventilation measures consistent with Minnesota Statutes Chapter 342, Office of Cannabis Management (OCM) regulations, and applicable City of Grant ordinances.
- The illuminated exterior signage will be required to meet the City's sign regulations.
- Provided all conditions and mitigation are complied with, the use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- Provided all conditions and mitigation are complied with, the use meets conditions or standards adopted by the city (through permits, resolutions or other ordinances).
- The use will not create additional requirements for facilities and services at public cost beyond the city's normal low density residential and agricultural uses.
- The proposed use will not impact utilities or infrastructure of the area.
- The use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.

- The use will not increase flood potential or create additional water runoff onto surrounding properties.

FURTHER BE IT RESOLVED, that the following conditions of approval of the Conditional Use Permit (“Permit”) shall be met:

- The Applicant shall meet and comply with all of the conditions stated within the Conditional Use Permit dated September 1, 2026 (the “Permit”).
- All construction shall be done in compliance with the directions of the City, RCWD, the MPCA, Department of Health or any governmental or regulatory agency having jurisdiction over the use and site.
- The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
- The Applicant shall be responsible for obtaining all required approvals and complete the licensure process from the OCM and must remain in good standing with the State.
- Upon receiving the license for operation, the Applicant shall be responsible for registering the business on an annual basis with the City Clerk.
- Any change in use, buildings, lighting, parking, or traffic circulation may require an amendment to the Permit.
- Any violation of the conditions of the Permit may result in the revocation of the Permit.
- All escrow amounts shall be brought up to date and kept current.
- Future improvements and development may require the Applicant to obtain septic permits from Washington County prior to the issuance of a building permit.
- The Applicant shall be responsible for obtaining any other applicable permits from any other agency having jurisdiction over the operation, including the Valley Branch Watershed District, Office of Cannabis Management (OCM),MDH, and Washington County.

Adopted by the Grant City Council on this 1st day of September, 2026.

Jeff Giefer, 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 _____, 2026 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 _____, 2026.

Lacey Smieja
Clerk
City of Grant

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-25**

**RESOLUTION APPROVING A VARIANCE FROM SIDE YARD SETBACK STANDARDS TO
CONSTRUCT AN ATTACHED GARAGE WITH A SECOND-STORY ADDITION AT 6174
INWOOD CT N, GRANT, MN**

WHEREAS, Emily and Brett Schimke (“Applicants” and “Owners”) have submitted an application for a variance from the required side yard setback standards to construct an attached garage with a second-story addition at the property located at 6174 Inwood Court N, 55110; and

WHEREAS, the existing detached garage was constructed in the 1960s, prior to the adoption of the current zoning ordinance is therefore considered legally nonconforming; and

WHEREAS, the proposed garage addition represents an expansion and improvement of an existing single-family residence, but it is partially located within the side yard setback area; and

WHEREAS, the Applicants submitted a Variance request in 2024 for an attached garage that was positioned five feet (5’) from the northern property line, but they withdrew their application to explore alternative placement options after meeting with City Staff; and

WHEREAS, the Applicants reapplied for the Variance after determining that the location on the north side of the home was the most reasonable after exploration of other potential locations for the addition; and

WHEREAS, the City Council held a duly noticed Public Hearing which took place on August 4, 2026; and

WHEREAS, the City Council closed the public hearing and discussed the requested Variance and their findings for approval.

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 of Emily and Brett Schimke, based upon the following findings pursuant to Section 32-59 and 32-60 of the City’s Zoning Ordinance which provides that a Variance may be granted if a hardship/practical difficulty is demonstrated. The City Council’s Findings relating to the standards are as follows:

1. The proposed project represents an expansion and improvement of an existing single-family residence, which is supported by both the 2040 Comprehensive Plan and City Code.
2. Physical constraints exist on the subject property, including an existing well, an existing septic system, mature trees, and topography changes. The location of the proposed garage addition will cause the least disruption and disturbance on the site and will protect the existing trees located south of the principal structure.
3. The proposed project will improve the property and will be consistent with the character of the surrounding neighborhood where lot sizes are smaller and improvements are closer to lot lines.

4. Per Section 32-80 of the Zoning Ordinance, legal nonconforming structures may be altered or improved provided that the improvements do not increase or expand the existing substandard dimensions. While the proposed addition is not a part of the existing detached garage, given that the proposed garage will be set back further from the northern property line than the existing garage which will not adversely affect adjacent properties.

Adopted by the Grant City Council this 1st day of September, 2026.

Jeff Giefer, 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 _____, 2026 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 _____, 2026.

Lacey L. Smieja
City Administrator/Clerk-Treasurer
City of Grant



MEMORANDUM

2027 Roadway Improvement Project DRAFT

City of Grant, MN

September 1, 2026

To: Honorable Mayor and City Council
Lacey Smieja, City Administrator/Clerk-Treasurer, City of Grant

From: Veronica Kubicek, City Engineer (LHB)

Re: Review of Feasibility Report for the 2027 Roadway Improvement Project

PURPOSE

The purpose of this memorandum is to provide an overview of the Feasibility Report for the proposed 2027 Roadway Improvement Project and request City Council provide feedback prior to official request of adopting the report at the October meeting .

BACKGROUND

The City is currently preparing a feasibility report for the proposed 2027 Street Improvement Project, which includes McKusick Road and Lofton Avenue. The City Council previously authorized engineering services associated with preparation of that feasibility report.

As part of the ongoing pavement management and project development process, staff identified Indigo Trail N and Dellwood Road Ct N as additional roadways that warrant further evaluation for potential inclusion in the 2027 Street Improvement Project.

At the July 7, 2026 City Council meeting, it was authorized under adoption of resolution No. 2026-20 ordering preparation of a feasibility report for Indigo Trail N and Dellwood Rd Ct N and authorizing the additional engineering services necessary to evaluate these roadways for inclusion in the 2027 Street Improvement Project. The additional feasibility work has been completed concurrently with the ongoing 2027 Street Improvement Project feasibility report to provide a comprehensive evaluation of candidate roadway improvements under consideration for the 2027 construction season.

IMPROVEMENTS

The Feasibility Report evaluates roadway improvements for:

- McKusick Road North (3" M&O)
- Lofton Avenue North (FDR)
- Dellwood Road Court North (FDR)
- Indigo Trail North (FDR)

Field investigations and pavement coring indicate that rehabilitation is needed to address pavement deterioration and extend the service life of these roadways. McKusick Road North is recommended for a mill and overlay, while

Lofton Avenue North, Dellwood Road Court North, and Indigo Trail North are recommended for full-depth reclamation.

The proposed project includes pavement rehabilitation, culvert replacements where necessary, minor drainage improvements, driveway transitions, and roadway restoration within existing right-of-way. The improvements are intended to improve roadway conditions, safety, and long-term maintenance performance.

FINANCIAL CONSIDERATIONS

The estimated total project cost is approximately \$968,000. Funding is proposed through a combination of City roadway funds, a contribution from the Stillwater Oaks development, and special assessments in accordance with the City's Assessment Policy.

RECOMMENDATION

Based on the engineering evaluation, the proposed improvements are feasible, necessary, and cost-effective. Staff recommends that the City Council provide any requests for changes. Pending any changes that are requested, staff will recommend Council to accept the Feasibility Report at the October meeting.

Requested Council Action

No motion requested at this time.

Respectfully submitted,



Veronica Kubicek, PE

City Engineer
City of Grant

Attachments: 2027 Street Improvement Project – DRAFT

c: LHB Project No. 260155

m:\26proj\260155\300 design\reports\feasibility study\draft report presented in september\packet\draft 2027 street improvement project - memorandum-9.1.2026.docx

2027 ROADWAY IMPROVEMENT PROJECT



City of Grant Minnesota

111 Wildwood Road

Willernie, MN 55090

FEASIBILITY REPORT

OCTOBER 6, 2026

Prepared by:

LHB, Inc.

701 Washington Avenue North

Suite 200

Minneapolis, MN 55401

LHB Project No. 260155





October 6, 2026

Honorable Mayor and City Council
City of Grant
111 Wildwood Road
PO Box 577
Willernie, MN 55090

FEASIBILITY REPORT

2027 ROADWAY IMPROVEMENT PROJECT

Transmitted herewith for your review is the feasibility report outlining the current project costs for the 2027 Roadway Improvement Project. This report addresses proposed improvements associated with a potential street improvement project.

Streets included in the proposed improvements are the following:

- McKusick Road North
- Lofton Avenue North
- Dellwood Road Court North
- Indigo Trail North

We are available at your convenience to discuss this report.

Please do not hesitate to contact me at 612.766.2881 if you have any questions regarding this report.

LHB, INC.

Signature

VERONICA KUBICEK, PE

Senior Civil Engineer

CERTIFICATION PAGE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Signature

Veronica Kubicek, PE

License No. 57270

Date: October 6, 2026

Prepared By:

Signature

Lauren Schmidt, PE

License No. 64724

Date: October 6, 2026

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EXECUTIVE SUMMARY

This report evaluates the feasibility of proposed street improvements along the following roadway segments in the City of Grant, Minnesota:

- McKusick Road North
- Lofton Avenue North
- Dellwood Road Court North
- Indigo Trail North

The recommended improvements include mill and overlay as well as full-depth reclamation, based on geotechnical findings indicating structural pavement failure. The estimated cost is \$968,015 and the project is considered feasible and recommended.

Improvements for McKusick Road North consist of milling and removing the top portion of pavement, followed by installation of a new bituminous surface. Improvements for Lofton Avenue North, Indigo Trail North, and Dellwood Road Court North consist of reclaiming and blending the existing roadway base, followed by installation of a new bituminous surface. Roadway culverts will be replaced where necessary. The total length of roadway included in the proposed project is approximately 11,103 lineal feet.

The estimated cost of improvements is \$519,955 for McKusick Road North and \$72,478 for Lofton Avenue North. The estimated cost of improvements is \$92,997 for Dellwood Road Court North and \$282,586 for Lofton Avenue North. These estimates include a 10% construction contingency and 20% indirect costs to account for engineering, legal, administrative, and financing expenses.

Project funding is proposed from a combination of special assessments, contributions from the City of Grant's Street Maintenance Fund, and private development contributions. Based on the City's anticipated Capital Improvement Plan, \$125,000 has been allocated for the McKusick Road North and Lofton Avenue North area. In addition, the City anticipates receiving a \$150,000 contribution from the Stillwater Oaks development toward improvements associated with McKusick Road North. The remaining project costs are proposed to be recovered through special assessments in accordance with the City's Assessment Policy.

If ordered, construction is anticipated to begin in the summer of 2027. From an engineering standpoint, the project is feasible, necessary, and cost-effective, and may be implemented as proposed in this report.

INTRODUCTION

AUTHORIZATION

Pursuant to direction from the City Council, this Feasibility Report has been prepared to evaluate the proposed improvements to McKusick Road North, from Manning Avenue North (CSAH 15) to Dellwood Road North (CSAH 96) and to Lofton Avenue North, from McKusick Road North through the cul-de-sac. Upon amended direction, Indigo Trail North, from East of Ideal Avenue through the cul-de-sac and Dellwood Road Court North, from North of Dellwood Road North (CSAH 95) through cul-de-sac have been evaluated in preparation of this report.

The purpose of this report is to:

- Identify existing deficiencies.
- Evaluate proposed improvements.
- Provide preliminary cost estimates.
- Determine project feasibility in accordance with Minnesota Statutes Chapter 429.

SCOPE

This report investigates the feasibility of proposed street improvements and associated appurtenant work along:

- McKusick Road N, from Manning Avenue N (CSAH 15) to Dellwood Road N (CSAH 96).
- Lofton Avenue N, from McKusick Road N through the cul-de-sac.
- Dellwood Road Court N, from Dellwood Road N (CSAH 96) through the cul-de-sac.
- Indigo Trail N, from Ideal Ave N through the cul-de-sac.

Project location maps are provided in Appendix A of this report.

EXISTING CONDITIONS

MCKUSICK ROAD NORTH

The project corridor is located in eastern Grant and extends approximately 1.1 miles, connecting key regional routes and serving both local and area traffic.

- Functional Classification: Local road (with area connector characteristics)
- Average Daily Traffic (ADT): Approximately 1,500 vehicles per day
- Regional Context: Connects to corridors carrying 12,000–15,000 vehicles per day

Although classified as a local roadway, the corridor functions as a former county roadway and continues to accommodate regional travel demands beyond its designation. As shown in the project location maps and exhibits, the corridor:

- Connects multiple communities (Grant, Stillwater, Dellwood)
- Provides access to regional amenities, including Brown's Creek State Trail
- Serves residential, agricultural, and recreational land uses

Roadway Condition

The pavement along McKusick Road North is in poor to failing condition, characterized by:

- Overall Condition Index (OCI): 30–40
- Widespread distress including:
 - Longitudinal cracking
 - Alligator cracking
 - Edge failures
 - Potholing

The roadway consists of rural street sections with shallow swales or ditches adjacent to the roadway for stormwater conveyance. Key characteristics include:

- Existing pavement width: approximately 22-24 feet
- 2' wide gravel shoulder

No public utilities are located within the existing 120' – 170' right-of-way. A Gopher State One Call (GSOC) investigation was initiated to identify the presence of private utilities within the project limits. Field markings observed prior to the topographic survey indicated the presence of electric, fiber, gas, and telephone facilities, generally located outside of the roadway section but within the public right-of-way.

According to City records, McKusick Road North was last paved in 1988. Field images in Appendix B clearly show advanced pavement deterioration and patch failure, indicating that continued maintenance is no longer cost-effective.

LOFTON AVENUE NORTH

The street connects to McKusick Road North and extends approximately 0.2 miles, inclusive of the cul-de-sac. Classified as a local roadway, this street not only provides access to residents, but also to a field, restaurant, and Brown's Creek State Trail.

Roadway Condition

The pavement along Lofton Avenue North is in fair condition, characterized by:

- Transverse cracking
- Longitudinal cracking

The roadway consists of rural street sections with a combination of bituminous curb and shallow swales or ditches adjacent to the roadway for stormwater conveyance. Key characteristics include:

- Existing pavement width: approximately 22-24 feet
- Bituminous curb along both sides

No public utilities are located within the existing 66-foot right-of-way. A Gopher State One Call (GSOC) investigation was initiated to identify the presence of private utilities within the project limits. Field markings observed prior to the topographic survey indicated the presence of electric, fiber, gas, and telephone facilities, generally located outside of the roadway section but within the public right-of-way.

According to City records, Lofton Avenue North was last paved in 2002. This street is exhibiting significant distress, as illustrated with the photographic documentation provided in Appendix B.

DELLWOOD ROAD COURT NORTH

The street connects to Dellwood Rd (CSAH 96) and extends approximately 0.2 miles, inclusive of the cul-de-sac. Classified as a local roadway, this street provides access to residents.

Roadway Condition

The pavement along Dellwood Rd Ct is in fair condition, characterized by:

- Transverse cracking
- Longitudinal cracking
- Alligator cracking
- Minor Pothole repairs

The roadway consists of rural street sections with a combination of bituminous curb and shallow swales or ditches adjacent to the roadway for stormwater conveyance. Key characteristics include:

- Existing pavement width: approximately 22-24 feet
- Bituminous curb along both sides

No public utilities are located within the existing 66-foot right-of-way. A Gopher State One Call (GSOC) investigation was initiated to identify the presence of private utilities within the project limits. Field markings observed prior to the topographic survey indicated the presence of electric, fiber, gas, and telephone facilities, generally located outside of the roadway section but within the public right-of-way.

According to City records, Dellwood Road Court was last paved in 1994. This street is exhibiting significant distress, as illustrated with the photographic documentation provided in Appendix B.

INDIGO TRAIL NORTH

The street connects to the gravel road Ideal Avenue and extends approximately 0.6 miles, inclusive of the cul-de-sac. Classified as a local roadway, this street provides access to residents.

Roadway Condition

The pavement along Indigo Trail N is in fair condition, characterized by:

- Transverse cracking
- Longitudinal cracking
- Alligator cracking
- Major pothole repairs

The roadway consists of rural street sections with a combination of shallow swales or ditches adjacent to the roadway for stormwater conveyance. Key characteristics include:

- Existing pavement width: approximately 22-24 feet
- Stabilized grass along both sides of roadway

No public utilities are located within the existing 66-foot right-of-way. A Gopher State One Call (GSOC) investigation was initiated to identify the presence of private utilities within the project limits. Field markings observed prior to the topographic survey indicated the presence of electric, fiber, gas, and telephone facilities, generally located outside of the roadway section but within the public right-of-way.

According to City records, Indigo Trail North was last paved in 1986. This street is exhibiting significant distress, as illustrated with the photographic documentation provided in Appendix B.

FORENSIC INVESTIGATION

A pavement forensic investigation was completed within the project area (see Appendix E). Findings indicate that pavement thicknesses vary across the site and were found to range greatly, with the thickest pavement section being on McKusick Rd N.

A summary of the roadway cores can be found in Table 1 below.

Table 1. Pavement Thickness Summary

Street	Core	Bituminous Thickness (in)	Apparent Aggregate Base Thickness (in)	Core Condition
McKusick Road	C-1	18 1/2	NA*	Core broken into several pieces starting at depth of about 11 inches. Low severity stripping in top half of core, medium to severe stripping in bottom half of core.
	C-2	10	4	Core separated/broken at a depth of about 6 inches. Low to medium severity stripping throughout core.
	C-4	7 1/2	0	Low severity stripping throughout core.
Lofton Avenue	C-3	5	2	Core separated/broken at a depth of about 1 inch. Medium to severe stripping at break and in bottom of core.
	C-13	4	2 1/2	Low severity stripping throughout core.
Indigo Trail	C-5	3 1/2	6 1/2	Core separated/broken at a depth of about 1 1/2 inches. Severe stripping in bottom of core.
	C-6	3	7 3/4	Core separated/broken. Medium to severe stripping throughout core.
	C-7	3	5	Core separated/broken. Medium to severe stripping throughout core.
	C-8	4 1/2	9 1/2	Core separated/broken at a depth of about 1 inch. Medium to severe stripping at break and in bottom of core.
	C-9	2 1/2	11 1/2	Moderate stripping at bottom of core.
	C-10	2	8 1/2	Moderate stripping at top and bottom of core.
Dellwood Road Court	C-11	2 1/2	7 1/4	Core separated/broken, medium to severe stripping throughout core.
	C-12	3	9	Low to moderate stripping throughout out.

*Refusal was encountered at the bottom of the bituminous section.

Excerpt from Appendix E Pavement Evaluation Report page 2.

PROPOSED IMPROVEMENTS

MCKUSICK ROAD NORTH

Surface

McKusick Road North will be improved using a mill and overlay process. This method involves removing approximately 3 inches of the existing bituminous surface and replacing it with a new bituminous wear course to restore the roadway surface and improve ride quality.

Based on the existing pavement thickness, there is sufficient bituminous material to support this rehabilitation method. A new 3-inch bituminous wear course will be placed over the milled surface, resulting in a renewed pavement section that improves drivability and extends the service life of the roadway.

However, due to the underlying pavement condition, reflective cracking may occur over the following year or two, and routine maintenance such as crack sealing is anticipated to preserve performance.

The existing 2' gravel shoulder will be restored with the project.

Roadway Alignment

The roadway will generally maintain its existing horizontal and vertical alignment. The proposed paved roadway width will match existing of approximately 22 to 24 feet.

Right-Of-Way

The proposed improvements along McKusick Road North will occur within the existing dedicated right-of-way. Acquisition of additional easements is not anticipated at this time.

LOFTON AVENUE NORTH

DELLWOOD ROAD COURT NORTH

INDIGO TRAIL NORTH

Surface

These streets (Lofton Ave, Dellwood Rd Ct N, Indigo Trl N) will be improved using a full-depth reclamation (FDR) process. This method involves pulverizing the existing bituminous pavement together with a predetermined depth of the underlying aggregate base and blending the materials to form a uniform, stabilized base for the new pavement section.

Based on existing conditions, reclamation is recommended to a depth of approximately 6 inches, which is expected to produce about 6 inches of reclaimed base material. A new 3-inch bituminous wear course will then be placed over the reclaimed base, resulting in a total pavement section of approximately 9 inches.

Minor portions of bituminous driveways (generally less than 5 feet in length) will be removed and replaced as necessary to provide a smooth transition to the proposed roadway pavement.

- Concrete driveways will have the panel adjacent to the street removed and replaced, as needed.
- Street culverts will be replaced with new high-density polyethylene (HDPE) pipe where site conditions warrant.
- Disturbed boulevard areas will be regraded and restored with seed and hydro-mulch.

For Lofton Avenue N and Dellwood Road Court N: Bituminous curb will be removed and replaced for the entire length of the street.

Roadway Alignment

The roadway will generally maintain its existing horizontal and vertical alignment. The proposed paved roadway width will match existing of approximately 22 to 24 feet.

The existing cul-de-sacs will be maintained at the roadway's terminus.

Right-Of-Way

The proposed improvements along these streets (Lofton Ave, Dellwood Rd Ct N, Indigo Trl N) will occur within the existing dedicated right-of-way. Acquisition of additional easements is not anticipated at this time.

DRAINAGE

No significant changes to drainage are anticipated along McKusick Road North as part of the proposed mill and overlay improvements. This rehabilitation method maintains the existing roadway profile and cross slopes, resulting in no meaningful improvement to current drainage conditions.

Surface drainage will continue to function as it does currently, conveying runoff to existing ditches and swales without modification.

Drainage patterns along Lofton Avenue North, Dellwood Road Court North, and Indigo Trail North will generally remain consistent with existing conditions. However, the roadway crown will be adjusted to provide positive cross slopes from the centerline, improving surface drainage toward adjacent bituminous curbs (if present) and swales.

Existing ditches and swales are expected to remain largely unchanged, with only minor grading adjustments as needed to maintain proper drainage.

PERMITS/APPROVALS

The following permits will be required as part of this Project:

- Washington County Highway 15 & 96 — Highway Right-of-Way Permit

FINANCING

OPINION OF PROBABLE COST

A detailed Opinion of Probable Cost for each roadway segment is provided in Appendix C of this report.

These estimates are based on projected 2027 construction costs and include:

- A 10% contingency allowance
- Indirect costs calculated at 20% of construction costs, which account for engineering, legal, financing, and administrative expenses

The table below provides a summary of project costs for each roadway segment:

Table 2. Project Cost Summary

PROJECT COSTS	McKusick Rd North	Lofton Avenue North	Dellwood Road Court North	Indigo Trail North
Construction Costs	\$393,906	\$54,908	\$70,452	\$214,080
10% Contingency	\$39,391	\$5,491	\$7,045	\$21,408
Total Construction Costs	\$433,296	\$60,399	\$77,497	\$235,488
Indirect Costs (20%)	\$86,659	\$12,080	\$15,499	\$47,098
Total Project Costs	\$519,955	\$72,478	\$92,996	\$282,586

COMBINED TOTAL PROJECT COSTS: \$ 968,015

FUNDING

Project funding is proposed to be derived from a combination of special assessments, contributions from the City of Grant Street Maintenance Fund, and private development contributions.

Based on the City's anticipated Capital Improvement Plan (CIP), the following funds have been allocated:

- McKusick Road North & Lofton Avenue North: \$125,000
- Dellwood Road Court North: \$9,300
- Indigo Trail North: \$28,259

In addition, the City anticipates receiving a \$150,000 contribution from the Stillwater Oaks development toward improvements associated with McKusick Road North.

The remaining project costs are proposed to be recovered through special assessments, in accordance with the City's Assessment Policy. Dellwood Road Court North and Indigo Trail North would be included as Alternates in the bid package.

PRELIMINARY ASSESSMENT ROLL

The city of Grant has requested assessments be prepared in accordance with Minnesota Statutes Chapter 429 and the City of Grant's Special Assessment Policy.

The preliminary assessment roll reflects a balance between:

- Direct property access benefit
- Neighborhood or corridor-wide benefit
- Broader public benefit associated with roadway safety, operations, and structural rehabilitation

Assessments would be allocated as follows:

- Each buildable lot with either:
 - An address on the roadway to be improved, and
 - Direct driveway access to the roadway to be improved
- Would be assessed as one (1) full unit.

Buildable lots that abut the roadway but have their primary address or driveway access from another roadway would be assessed as one-quarter ($\frac{1}{4}$) unit.

This methodology is consistent with the City's adopted policy, recognizing that parcels receiving direct access benefit receive a greater level of benefit than parcels with only frontage adjacency.

The City's Assessment Policy also provides flexibility for alternate methodologies when appropriate. Specifically:

"When in the judgement of the City Council the Assessment Method does not fairly apportion the proposed assessments, the City Council may adopt an alternate method of assessment, including but not limited to front foot, buildable lot, a combination of front foot and buildable lot, or any other methodology which reasonably apportions the assessments."

The City Council has determined that an alternate method of assessment will need to be adopted, which includes properties that are included in a broader regional benefit approach for the McKusick Road North and Lofton Avenue North area.

Under this approach:

- Assessments include properties directly benefiting from roadway access.
- Additional consideration is given to nearby properties relying on the corridor for local circulation and access.

This methodology attempts to balance:

- Direct access benefit to adjacent parcels
- Broader neighborhood benefit
- The overall circulation function of the roadway system

Table 3. Assessment Cost Summary

Description	McKusick Road & Lofton Avenue Assessment Cost	Dellwood Road Court North Assessment Cost	Indigo Trail North Assessment Cost
City Contribution	\$125,000	\$9,300	\$28,259
Stillwater Oaks	\$150,000		
Total Project Costs	\$592,433	\$92,997	\$282,586
# of Buildable Units	23.25	3.00	13.25
Assessment Rate / Buildable Unit	\$13,653	\$27,899	\$20,762

PROJECT SCHEDULE

The potential schedule for the 2027 Roadway Improvement Project, following the City Assessment Policy is outlined below:

Council Orders Feasibility Report	March 3, 2026 & July 7, 2027
Neighborhood Meeting	Early September, 2026
Council Accepts Feasibility Report	October 6, 2026
Public Hearing/Order Project and Authorize Plans and Specs	November 3, 2026
Council Approves Plans / Orders Ad for Bid	February 2, 2027
Bid Opening	Late Feb / Early March, 2027
Declare Costs to be Assessed/ Set Public Hearing	April 6, 2027
Public Assessment Hearing / Adopt Assessment	May 4, 2027
Council Accept Bids/ Award Contract	May 4, 2027
Begin Construction	June, 2027
Substantial Construction Complete	August 31, 2027
Final Completion	September 15, 2027

FEASIBILITY AND RECOMMENDATIONS

Based on the analysis contained within this report, the proposed improvements to McKusick Road North, Lofton Avenue North, Dellwood Road Court North, and Indigo Trail North are considered both feasible and necessary from an engineering, operational, and financial standpoint.

Existing pavement conditions, supported by pavement coring and geotechnical evaluation, indicate that portions of the roadway system have experienced structural failure and are no longer suitable for continued routine maintenance alone. The recommended improvement methods—mill and overlay for McKusick Road North and full-depth reclamation (FDR) for Lofton Avenue North, Dellwood Road Court North, and Indigo Trail North—represent appropriate and cost-effective solutions based on existing pavement sections and roadway conditions.

The proposed improvements are expected to improve roadway safety, enhance drivability, restore structural performance, and increase long-term maintenance efficiency. These benefits will be achieved while maintaining the existing roadway character and drainage patterns.

Funding for the project is proposed through a combination of City roadway maintenance funds, development contributions, and special assessments, as determined by the City Council.

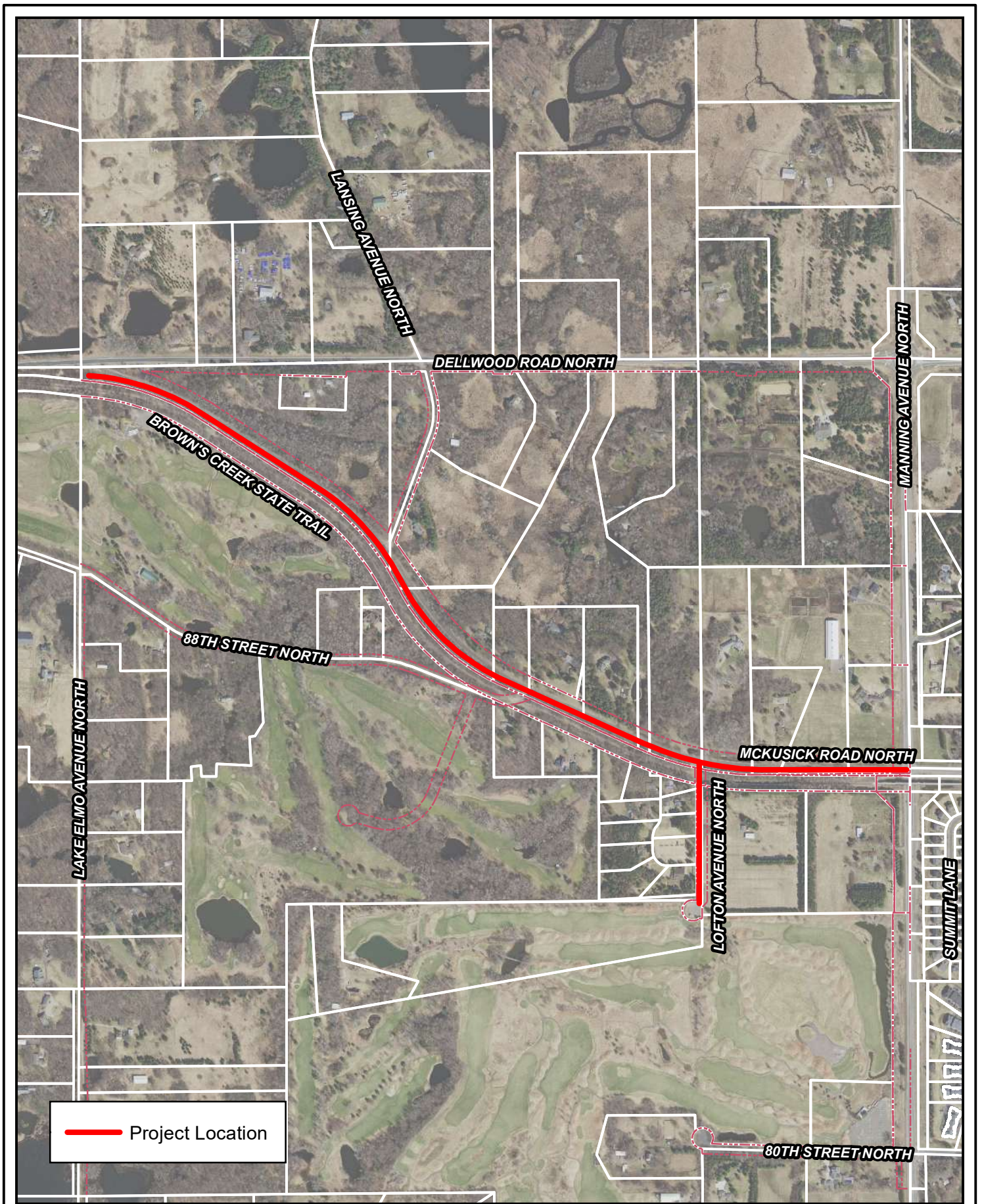
From an engineering perspective, implementation of the project as outlined in this report is recommended.

Final authorization of the project is contingent upon financial review and approval by the City of Grant.

APPENDICES

Appendix A	Maps
Appendix B	Project Photos
Appendix C	Opinion of Probable Cost
Appendix D	Assessments
Appendix E	Pavement Coring Report

APPENDIX A: MAPS



PROJECT LOCATION MAP
2027 Roadway Improvement Project
Grant, MN

0 400 800
Feet
1 inch = 800 feet 52





PROJECT LOCATION MAP
2027 Roadway Improvement Project
Grant, MN

0 400 800
Feet
1 inch = 800 feet 53



APPENDIX B: PROJECT PHOTOS

MCKUSICK RD N & LOFTON AVE N – PHOTOS



MCKUSICK RD N & LOFTON AVE N – PHOTOS



MCKUSICK RD N & LOFTON AVE N – PHOTOS



MCKUSICK RD N & LOFTON AVE N – PHOTOS



DELLWOOD RD CT N – PHOTOS



DELLWOOD RD CT N – PHOTOS



DELLWOOD RD CT N – PHOTOS



INDIGO TRL N – PHOTOS



INDIGO TRL N – PHOTOS



INDIGO TRL N – PHOTOS



INDIGO TRL N – PHOTOS



INDIGO TRL N – PHOTOS



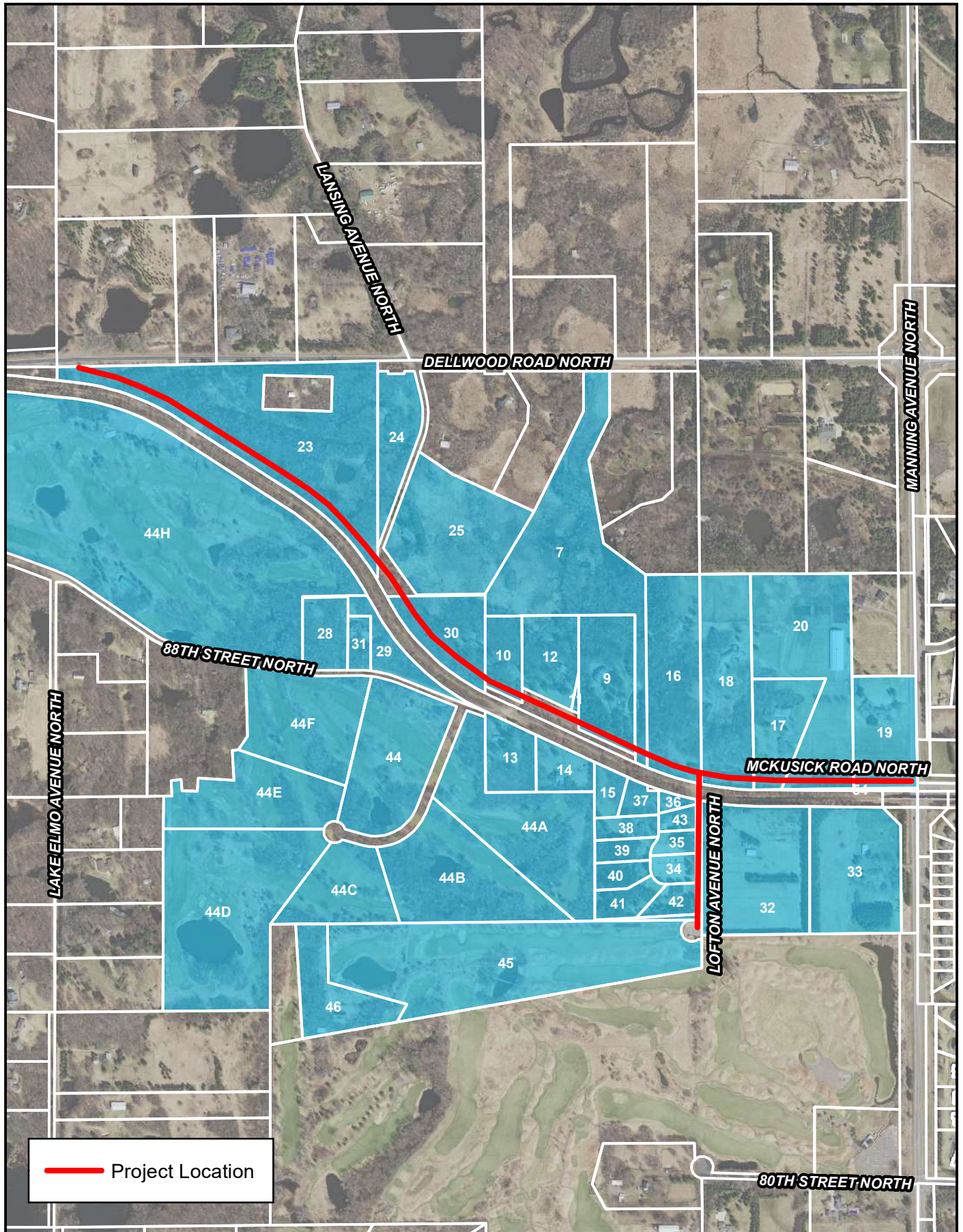
INDIGO TRL N – PHOTOS



APPENDIX C: OPINION OF PROBABLE COST

Opinion of Probable Cost						
LHB Project	2027 Roadway Improvement Project					Designed By: LS
Project Location	McKusick Road (Manning Avenue to Highway 96), Lofton Avenue, Dellwood Road Court & Indigo Trail					Checked By: VK
City Project	2027 Roadway Improvement Feasibility Report					Date: 8/24/2026 22:36
LHB Project No.	260155					
Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Cost	Estimated Total Cost
Schedule A: Pavement Rehabilitation: McKusick Road (Manning Hwy 15 to Dellwood Rd Hwy 96)						
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 18,800.00	\$ 18,800.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	200	\$ 2.50	\$ 500.00
3	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	\$ 150.00	\$ 3,000.00
4	2232.504	MILL BITUMINOUS SURFACE (3.0")	SQ YD	16128	\$ 4.00	\$ 64,512.00
5	2221.507	SHOULDER BASE AGGREGATE (CV) CLASS 2	CU YD	830	\$ 50.00	\$ 41,500.00
6	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1613	\$ 2.00	\$ 3,226.00
7	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	2871	\$ 80.00	\$ 229,680.00
8	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 7,000.00	\$ 7,000.00
9	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 3,000.00	\$ 3,000.00
10	2582.503	4" DBL SOLID LINE PAINT (WR)	LIN FT	6050	\$ 1.25	\$ 7,562.50
11	2582.503	4"SOLID LINE PAINT (WR)	LIN FT	12100	\$ 1.25	\$ 15,125.00
					Construction Total	\$ 393,905.50
					Construction Contingency (10%)	\$ 39,390.55
					Subtotal Construction Costs	\$ 433,296.05
					Indirect Costs (20%)	\$ 86,659.21
					Total Project Costs Schedule A	\$ 519,955.26
Schedule B: Pavement Rehabilitation: Lofton Avenue						
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 2,700.00	\$ 2,700.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	50	\$ 2.50	\$ 125.00
3	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	\$ 150.00	\$ 750.00
4	2232.504	FULL DEPTH RECLAIM	SQ YD	2280	\$ 4.00	\$ 9,120.00
5	2221.507	SHOULDER BASE AGGREGATE (CV) CLASS 2	CU YD	20	\$ 50.00	\$ 1,000.00
6	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	410	\$ 80.00	\$ 32,800.00
7	2535.503	BITUMINOUS CURB	LIN FT	1283	\$ 5.00	\$ 6,412.50
8	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00
9	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00
					Construction Total	\$ 54,907.50
					Construction Contingency (10%)	\$ 5,490.75
					Subtotal Construction Costs	\$ 60,398.25
					Indirect Costs (20%)	\$ 12,079.65
					Total Project Costs Schedule B	\$ 72,477.90
Schedule C: Pavement Rehabilitation: Dellwood Road Court North						
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 3,400.00	\$ 3,400.00
2	2104.502	REMOVE CASTING	EA	2	\$ 300.00	\$ 600.00
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	75	\$ 2.50	\$ 187.50
4	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	\$ 150.00	\$ 750.00
5	2232.504	FULL DEPTH RECLAIM	SQ YD	2460	\$ 4.00	\$ 9,840.00
6	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	380	\$ 80.00	\$ 30,374.40
7	2506.502	CASTING ASSEMBLY	EA	2	\$ 1,500.00	\$ 3,000.00
8	2531.503	CONCRETE CURB & GUTTER DESIGN S524	LIN FT	100	\$ 50.00	\$ 5,000.00
9	2535.503	BITUMINOUS CURB	LIN FT	1840	\$ 5.00	\$ 9,200.00
10	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00
11	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00
12	2574.507	COMMON TOPSOIL BORROW	CU YD	100	\$ 55.00	\$ 5,500.00
13	2575.505	SEEDING	ACRE	0.2	\$ 3,000.00	\$ 600.00
					Construction Total	\$ 70,451.90
					Construction Contingency (10%)	\$ 7,045.19
					Subtotal Construction Costs	\$ 77,497.09
					Indirect Costs (20%)	\$ 15,499.42
					Total Project Costs Schedule C	\$ 92,996.51
Schedule D: Pavement Rehabilitation: Indigo Trail North						
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 10,200.00	\$ 10,200.00
2	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	30	\$ 10.00	\$ 300.00
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	300	\$ 2.50	\$ 750.00
4	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	20	\$ 30.00	\$ 600.00
5	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	15	\$ 150.00	\$ 2,250.00
6	2232.504	FULL DEPTH RECLAIM	SQ YD	9070	\$ 4.00	\$ 36,280.00
7	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	1620	\$ 80.00	\$ 129,600.00
8	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	20	\$ 110.00	\$ 2,200.00
9	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 4,000.00	\$ 4,000.00
10	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 3,000.00	\$ 3,000.00
11	2574.507	COMMON TOPSOIL BORROW	CU YD	420	\$ 55.00	\$ 23,100.00
12	2575.505	SEEDING	ACRE	0.6	\$ 3,000.00	\$ 1,800.00
					Construction Total	\$ 214,080.00
					Construction Contingency (10%)	\$ 21,408.00
					Subtotal Construction Costs	\$ 235,488.00
					Indirect Costs (20%)	\$ 47,097.60
					Total Project Costs Schedule D	\$ 282,585.60
					Grand Total Project Costs (Schedule A + B + C + D)	\$ 968,015.27
Project Funding						
Item No.	Funding Source					Amount
AB1	Stillwater Oaks Development (Schedule A Total Project Costs)					\$ 150,000.00
AB2	City of Grant					\$ 125,000.00
AB3	Special Assessment McKusick & Lofton					\$ 317,433.16
C1	City of Grant					\$ 9,299.65
C2	Special Assessment Dellwood Rd Ct					\$ 83,696.86
D1	City of Grant					\$ 28,258.56
D2	Special Assessment Indigo Trl N					\$ 254,327.04
					Total Project Funding	\$ 968,015.27

APPENDIX D: ASSESSMENTS

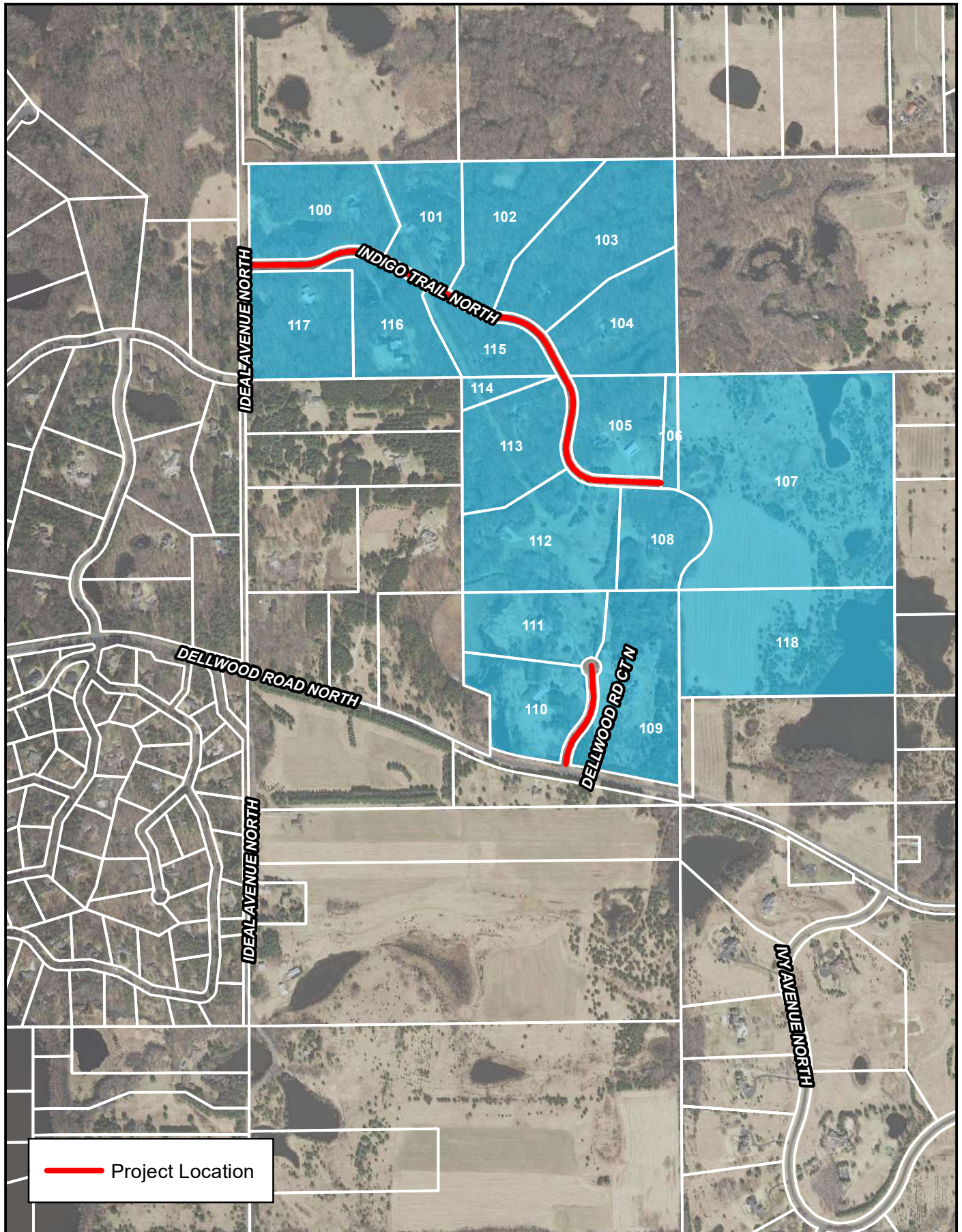


ASSESSMENT MAP **2027 Roadway Improvement Project** **Grant, MN**

0 400 800 Feet
 1 inch = 800 feet 71



CITY OF GRANT 2027 STREET IMPROVEMENT PROJECT - MCKUSICK RD N & LOFTON AVE N PRELIMINARY ASSESSMENT ROLL											
No. of Parcels	MAP ID	PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY	TAX NAME	TAX ADDRESS	TAX ADDRESS CITY	BUILDABLE UNIT ASSESSMENT	BUILDABLE UNIT	PROPOSED TOTAL ASSESSMENT
1	7	2403021120003	BLINKHORN TONY	11669 DELLWOOD RD N	STILLWATER MN 55082	BLINKHORN TONY	11669 DELLWOOD RD N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
2	9	2403021130001	MANDA VENKATESH R & DENISE R	11644 MCKUSICK RD N	STILLWATER MN 55082	MANDA VENKATESH R & DENISE R	11644 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
3	10	2403021130002	WEISS JOHN J & CAROL A	11520 MCKUSICK RD N	STILLWATER MN 55082	WEISS JOHN J & CAROL A	11520 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
4	11	2403021130003	MANDA VENKATESH R & DENISE R	11644 MCKUSICK RD N	STILLWATER MN 55082	MANDA VENKATESH R & DENISE R	11644 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	0	\$0.00
5	12	2403021130004	LUND THOMAS & LINDA	11540 MCKUSICK RD N	STILLWATER MN 55082	LUND THOMAS & LINDA	11540 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
6	13	2403021130005	WOJCIOWICZ JOHN N & JANET G	11521 88TH ST N	STILLWATER MN 55082	WOJCIOWICZ JOHN N & JANET G	11521 88TH ST N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
7	14	2403021130006	MCMANIMON RYAN & KELLY	11591 MCKUSICK RD N	STILLWATER MN 55082	MCMANIMON RYAN & KELLY	11591 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
8	15	2403021130007	RICE JOHN L	8496 LOFTON AVE N	STILLWATER MN 55082	RICE JOHN L	8496 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	0	\$0.00
9	16	2403021130008	GOOD PROGRAM SJK LLLP	9450 MENDEL RD N	STILLWATER MN 55082	GOOD PROGRAM SJK LLLP	11730 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
10	17	2403021140001	TURSSO KEITH J & ANGELA J	11840 MCKUSICK RD N	STILLWATER MN 55082	TURSSO KEITH J & ANGELA J	11840 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
11	18	2403021140004	SMITH SCOTT K	11770 MCKUSICK RD N	STILLWATER MN 55082	SMITH SCOTT K	11770 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
12	19	2403021140005	STEWART ROBERT L & MARY A	8614 MANNING AVE N	STILLWATER MN 55082	STEWART ROBERT L & MARY A	8614 MANNING AVE N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
13	20	2403021140006	SMITH SCOTT K	11770 MCKUSICK RD N	STILLWATER MN 55082	SMITH SCOTT K	11770 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
14	23	2403021210002	MCCARRON WILLIAM J & ANN M THOMPSON	11201 DELLWOOD RD N	STILLWATER MN 55082	MCCARRON WILLIAM J & ANN M THOMPSON	11201 DELLWOOD RD N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
15	24	2403021210005	BEER THOMAS A	8930 LANSING AVE N	STILLWATER MN 55082	BEER THOMAS A	8930 LANSING AVE N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
16	25	2403021210006	HARVEY JT REV TRS	8845 LANSING AVE N	STILLWATER MN 55082	HARVEY JT REV TRS	8845 LANSING AVE N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
17	28	2403021240002	JANTZEN ISABELLA & JORDAN	11360 88TH ST N	STILLWATER MN 55082	JANTZEN ISABELLA & JORDAN	11360 88TH ST N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
18	29	2403021240003	ARKELL JANICE G TRS	11392 88TH ST N	STILLWATER MN 55082	ARKELL JANICE G TRS	11392 88TH ST N	STILLWATER MN 55082	\$13,653.03	0	\$0.00
19	30	2403021240004	VACK GREGORY J & ZOE A	11492 MCKUSICK RD N	STILLWATER MN 55082	VACK GREGORY J & ZOE A	11492 MCKUSICK RD N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
20	31	2403021240005	ARKELL JANICE G TRS	11392 88TH ST N	STILLWATER MN 55082	ARKELL JANICE G TRS	11392 88TH ST N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
21	32	2403021410001	SCHWARTZ THOMAS R & SANDRA K F	1047 ROMA AVE	ROSEVILLE MN 55113	SCHWARTZ THOMAS R & SANDRA K F	8485 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
22	33	2403021410006	HURLEY TIMOTHY & STEPHANIE	8400 MANNING AVE N	STILLWATER MN 55082	HURLEY TIMOTHY & STEPHANIE	8400 MANNING AVE N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
23	34	2403021420001	SCHONE'S INC	8390 LOFTON AVE N	STILLWATER MN 55082	SCHONE'S INC	8390 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
24	35	2403021420002	KIMBERLY MARGARET QUADE TRUST	8470 LOFTON AVE	STILLWATER MN 55082	KIMBERLY MARGARET QUADE TRUST	8470 LOFTON AVE	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
25	36	2403021420004	RICE JOHN L	8496 LOFTON AVE N	STILLWATER MN 55082	RICE JOHN L	8496 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
26	37	2403021420006	RICE JOHN L	8496 LOFTON AVE N	STILLWATER MN 55082	RICE JOHN L	8496 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	0.25	\$3,413.26
27	38	2403021420007	CAROL A RYDEL TRS	8460 LOFTON AVE N	STILLWATER MN 55082	CAROL A RYDEL TRS	8460 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
28	39	2403021420008	RYDEL CAROL A	8460 LOFTON AVE N	STILLWATER MN 55082	RYDEL CAROL A	8460 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	0	\$0.00
29	40	2403021420009	ZIMNEY ROBERT JAMES	8450 LOFTON AVE N	STILLWATER MN 55082	ZIMNEY ROBERT JAMES	8450 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
30	41	2403021420010	SCHONE'S INC	8390 LOFTON AVE N	STILLWATER MN 55082	SCHONE'S INC	8390 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
31	42	2403021420011	SCHONE'S INC	8390 LOFTON AVE N	STILLWATER MN 55082	SCHONE'S INC	8390 LOFTON AVE N	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
32	43	2403021420013	QUADE DANIEL L TRS & KIMBERLY M QUADE TRS	8470 LOFTON AVE	STILLWATER MN 55082	QUADE DANIEL L TRS & KIMBERLY M QUADE TR	8470 LOFTON AVE	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
33	44A	2403021420014	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
34	44B	2403021310005	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
35	44C	2403021310004	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
36	44D	2403021320008	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
37	44E	2403021320007	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
38	44F	2403021240007	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
39	44	2403021240006	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
40	44H	2403021220007	FAIRWAY ESTATES OF GRANT LLC	PO BOX 302	EXCELSIOR MN 55331	FAIRWAY ESTATES OF GRANT LLC			\$13,653.03	0	\$0.00
41	45	2403021420012	RAMS TRAIL LLC	PO BOX 470	STILLWATER MN 55082	RAMS TRAIL LLC			\$13,653.03	1	\$13,653.03
42	46	2403021310003	BRIAN D MCCOMAS REV TRS	2663 MIDVALE PLACE	MAPLEWOOD MN 55119	BRIAN D MCCOMAS REV TRS	8350 LOFTON AVE	STILLWATER MN 55082	\$13,653.03	1	\$13,653.03
Totals										23.25	\$317,433.00



ASSESSMENT MAP
2027 Roadway Improvement Project
Grant, MN

0 400 800
Feet
1 inch = 800 feet 73



CITY OF GRANT											
2027 STREET IMPROVEMENT PROJECT - DELLWOOD ROAD CT N											
PRELIMINARY ASSESSMENT ROLL											
No. of Parcels	MAP ID	PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY	TAX NAME	TAX ADDRESS	TAX ADDRESS CITY	BUILDABLE UNIT ASSESSMENT	BUILDABLE UNIT	PROPOSED TOTAL ASSESSMENT
1	109	1603021240005	SEVENICH ROBERT J & CLAREMARIE	8400 DELLWOOD ROAD CT N	MAHTOMEDI MN 55115	SEVENICH ROBERT J & CLAREMARIE	8400 DELLWOOD ROAD CT N	MAHTOMEDI MN 55115	\$27,898.95	1	\$27,898.95
2	110	1603021240007	PERERA UDAYANTHI	8320 DELWOOD ROAD CT N	WHITE BEAR LAKE MN 55110	PERERA UDAYANTHI	8320 DELWOOD ROAD CT N	WHITE BEAR LAKE MN 55110	\$27,898.95	1	\$27,898.95
3	111	1603021240006	DAMON FRANK D & BONITA J	8380 DELLWOOD RD CT N	MAHTOMEDI MN 55115	DAMON FRANK D & BONITA J	8380 DELLWOOD RD CT N	ST PAUL MN 55115	\$27,898.95	1	\$27,898.95
Totals										3	\$55,797.90

CITY OF GRANT 2027 STREET IMPROVEMENT PROJECT - INDIGO TRAIL N PRELIMINARY ASSESSMENT ROLL											
No. of Parcels	MAP ID	PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY	TAX NAME	TAX ADDRESS	TAX ADDRESS CITY	BUILDABLE UNIT ASSESSMENT	BUILDABLE UNIT	PROPOSED TOTAL ASSESSMENT
1	100	0903021330002	LINDAHL MICHAEL D & AMY M	10095 INDIGO TRL N	SAINT PAUL MN 55115	LINDAHL MICHAEL D & AMY M	10095 INDIGO TRL N	SAINT PAUL MN 55115	\$20,761.39	1	\$20,761.39
2	101	0903021330003	JOHNSON DAVID H	10065 INDIGO TRL N	MAHTOMEDI MN 55115	JOHNSON DAVID H	10065 INDIGO TRL N	SAINT PAUL MN 55115	\$20,761.39	1	\$20,761.39
3	102	0903021340001	ROGERS DANIEL J & TERESA C	10045 INDIGO TRL N	WHITE BEAR LAKE MN 55110	ROGERS DANIEL J & TERESA C	10045 INDIGO TRL N	WHITE BEAR LAKE MN 55110	\$20,761.39	1	\$20,761.39
4	103	0903021340002	LEVENTHAL THOMAS M & KATIE J LORENTZ	10025 INDIGO TRL N	WHITE BEAR LAKE MN 55110	LEVENTHAL THOMAS M & KATIE J LORENTZ	10025 INDIGO TRL N	WHITE BEAR LAKE MN 55110	\$20,761.39	1	\$20,761.39
5	104	0903021340003	SEIDL THOMAS M & MARIA G	10005 INDIGO TRL N	MAHTOMEDI MN 55115	SEIDL THOMAS M & MARIA G	10005 INDIGO TRL N	MAHTOMEDI MN 55115	\$20,761.39	1	\$20,761.39
6	105	1603021210006	JOLIE RENEE KNEEN REV LIV TRS	9901 INDIGO TRL N	MAHTOMEDI MN 55115	JOLIE RENEE KNEEN REV LIV TRS	9901 INDIGO TRL N	SAINT PAUL MN 55115	\$20,761.39	1	\$20,761.39
7	106	1603021210001	RONALD D STORER LIVING TRS	18111 STRATFORD CIR	VILLA PARK CA 92861	RONALD D STORER LIVING TRS			\$20,761.39	0	\$0.00
8	107	1603021120001	RONALD D STORER LIVING TRS	18111 STRATFORD CIR	VILLA PARK CA 92861	RONALD D STORER LIVING TRS			\$20,761.39	1	\$20,761.39
9	108	1603021210005	CONNOLLY GEORGE & ERIN K JORDAHL	9860 INDIGO TRL	ST PAUL MN 55115	CONNOLLY GEORGE & ERIN K JORDAHL	9860 INDIGO TRL	ST PAUL MN 55115	\$20,761.39	1	\$20,761.39
10	112	1603021210004	STEPHENS CHRISTOPHER S & ASHLEE J	9888 INDIGO TRL N	WHITE BEAR LAKE MN 55110	STEPHENS CHRISTOPHER S & ASHLEE J	9888 INDIGO TRL N	WHITE BEAR LAKE MN 55110	\$20,761.39	1	\$20,761.39
11	113	1603021210003	DEHN ANTHONY & KETTAVANH	9950 INDIGO TRL N	MAHOTMEDI MN 55115	DEHN ANTHONY & KETTAVANH	9950 INDIGO TRL N	ST PAUL MN 55115	\$20,761.39	1	\$20,761.39
12	114	1603021210002	SCHOLL THOMAS E & KAREN T	10018 INDIGO TRL N	WHITE BEAR LAKE MN 55110	SCHOLL THOMAS E & KAREN T			\$20,761.39	0	\$0.00
13	115	0903021340004	SCHOLL THOMAS E & KAREN T TRS	10018 INDIGO TRL N	MAHTOMEDI MN 55115	SCHOLL THOMAS E & KAREN T TRS	10018 INDIGO TRL N	MAHTOMEDI MN 55115	\$20,761.39	1	\$20,761.39
14	116	0903021330004	NIELSEN STEVE	10060 INDIGO TRL N	WHITE BEAR LAKE MN 55110	NIELSEN STEVE	10060 INDIGO TRL N	WHITE BEAR LAKE MN 55110	\$20,761.39	1	\$20,761.39
15	117	0903021330001	WRIGHT LIV TRS	10055 IDEAL AVE N	WHITE BEAR LAKE MN 55110	WRIGHT LIV TRS	10055 IDEAL AVE N	WHITE BEAR LAKE MN 55110	\$20,761.39	0.25	\$5,190.35
19	118	1603021130003	RONALD D STORER LIVING TRS	18111 STRATFORD CIR	VILLA PARK CA 92861	RONALD D STORER LIVING TRS			\$20,761.39	0	\$0.00
Totals										12.25	\$254,327.04

APPENDIX E: PAVEMENT CORING REPORT

Revised Pavement Evaluation Report

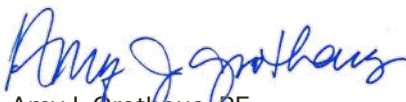
City of Grant 2026 Roadway Improvement Project
Mckusick Road North, Lofton Avenue North, Indigo Trail and Dellwood
Road Court

Prepared for

LHB, Inc.

Professional Certification:

I hereby certify that this plan, specification, or report was prepared by
me or under my direct supervision and that I am a duly Licensed
Professional Engineer under the laws of the State of Minnesota.



Amy J. Grothaus, PE
Senior Manager, Senior Engineer
License Number: 51327
July 30, 2026



Braun Intertec Corporation

Project 10007646_001

July 30, 2026

Project 10007646_001

Veronica Kubicek

LHB, Inc.

21 West Superior Street, Suite 500
Duluth, MN 55802

Re: Revised Pavement Evaluation Report
City of Grant 2026 Roadway Improvement Project
Mckusick Road North, Lofton Avenue North, Indigo Trail and Dellwood Road Court
Grant, Minnesota

Dear Ms. Kubicek:

We are pleased to present this revised pavement evaluation report for the City of Grant's 2026 Roadway Improvement Project.

Thank you for making Braun Intertec Corporation (Braun Intertec) your consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please contact Amy Grothaus at 651.261.7122 (agrothaus@braunintertec.com).

Sincerely,

Braun Intertec Corporation



Amy J. Grothaus, PE

Senior Manager, Senior Engineer



Heidi C. Olson, PE

Project Engineer



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Appendix

Exploration Location Sketch

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1.0 Introduction

1.1 Project Description

This revised pavement evaluation report addresses the pavement coring and hand auger borings performed for the City of Grant's 2026 Roadway Improvement Project. We understand the project includes a 3-inch mill-and-overlay on McKusick Road North and full-depth reclamation (FDR) on Lofton Avenue North; Indigo Trail and Dellwood Road Court are planned for either mill-and-overlay or FDR. To provide recommendations related to the planned for repair, it was requested that we perform pavement coring and hand auger borings.

We have described our understanding of the proposed construction and site to the extent others reported it to us. Depending on the extent of available information, we may have made assumptions based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, the project team should notify us. New or changed information could require additional evaluation, analyses, and/or recommendations.

1.2 Purpose

The purpose of the pavement evaluation is to determine the thicknesses of the in-place pavement materials and to note underlying material conditions for use in providing recommendations related to mill-and-overlay and FDR.

1.3 Scope of Services

We performed our scope of services for the project in accordance with our Proposal 10007646_001, dated February 16, 2026. The following list describes the tasks completed in accordance with our authorized scope of services.

- Performing a total of four pavement cores and hand auger borings, denoted as C-1 through C-4.
- Preparing this report containing the results of our field work for use in providing recommendations related to the planned repairs.

It was later requested that we perform a total of nine additional pavement cores and hand auger borings, denoted as C-5 through C-13. These were requested on Indigo Trail (C-5 through C-10), Dellwood Road Court (C-11 and C-12) and an additional location on Lofton Avenue (C-13).



2.0 Results

2.1 Pavement Coring and Hand Auger Borings

We completed a total of 13 pavement cores and hand auger borings, denoted as C-1 through C-13. The cores were extracted to measure the bituminous thickness and to review underlying conditions. Below the bituminous layer, we penetrated the aggregate base with a hand auger probe extended to the top of the apparent subgrade soil and measured the thickness of aggregate base.

Table 2-1. provides thickness information for the roadways. The coring location sketch along with the core photos are attached to this report.

Table 2-1. Pavement Thickness Summary

Street	Core	Bituminous Thickness (in)	Apparent Aggregate Base Thickness (in)	Core Condition
McKusick Road	C-1	18 1/2	NA*	Core broken into several pieces starting at depth of about 11 inches. Low severity stripping in top half of core, medium to severe stripping in bottom half of core.
	C-2	10	4	Core separated/broken at a depth of about 6 inches. Low to medium severity stripping throughout core.
	C-4	7 1/2	0	Low severity stripping throughout core.
Lofton Avenue	C-3	5	2	Core separated/broken at a depth of about 1 inch. Medium to severe stripping at break and in bottom of core.
	C-13	4	2 1/2	Low severity stripping throughout core.
Indigo Trail	C-5	3 1/2	6 1/2	Core separated/broken at a depth of about 1 1/2 inches. Severe stripping in bottom of core.
	C-6	3	7 3/4	Core separated/broken. Medium to severe stripping throughout core.
	C-7	3	5	Core separated/broken. Medium to severe stripping throughout core.
	C-8	4 1/2	9 1/2	Core separated/broken at a depth of about 1 inch. Medium to severe stripping at break and in bottom of core.
	C-9	2 1/2	11 1/2	Moderate stripping at bottom of core.
	C-10	2	8 1/2	Moderate stripping at top and bottom of core.
Dellwood Road Court	C-11	2 1/2	7 1/4	Core separated/broken, medium to severe stripping throughout core.
	C-12	3	9	Low to moderate stripping throughout out.

*Refusal was encountered at the bottom of the bituminous section.



3.0 Recommendations

3.1 Mill-and-Overlay

As previously noted, a 3-inch mill-and-overlay is planned for McKusick Road. We do not recommend mill-and-overlay on Indigo Trail and Dellwood Road Court due to thicknesses and underlying conditions.

Based on the in-place bituminous thickness of McKusick Road, there is sufficient bituminous for the mill-and-overlay to be performed. However, based on the underlying core conditions, it should be noted that the life provided by the mill-and-overlay may be less than expected. If performed, we anticipate reflective cracking will occur within a year or two. Undersealing, in accordance with MnDOT Specification 2356, of the milled surface will help delay reflective cracking. For the overlay, we recommend a bituminous mix consisting of SPWEA240B.

3.2 Full-Depth Reclamation (FDR)

As previously noted, we understand it is planned that FDR will be performed on Lofton Avenue. We also recommend FDR on Indigo Trail and Dellwood Road Court due to thickness and underlying conditions. Based on the in-place material thicknesses for these streets, we recommend reclamation be performed to a depth of about 6 inches.

In general, the FDR process involves pulverizing and blending the existing bituminous pavement along with a portion of underlying aggregate base. The reclaimed material can either be left in place or windrowed and stockpiled so that grading, excavation work, utility repairs and/or stabilization of the subgrade soils can be performed. The left-in-place or replaced reclaim is then compacted and overlaid with bituminous pavement.

From a design perspective, we provide the following considerations when performing FDR:

- We also recommend reclamation not extend into materials that are unsuitable for reclamation such as underlying silts and clays. Extra care should be given to ensure clayey subgrade soils are not included in the reclaim.
- During reclamation, variation of existing pavement depth should be anticipated. Adjustments to the reclamation depth will be required where the pavement section depth changes.
- Following reclamation, to provide additional strength, we understand reclaim material will be left in place and not removed. The bituminous overlay will then be placed on top of the reclaim material.
- We recommend implementing thorough quality control practices, including frequent sieve analyses, to achieve a desirable gradation of the reclaimed material.



3.2.1 Removals, Pulverization and Compaction

We recommend following MnDOT Specification 2215 for the reclaiming process. We recommend reclamation be performed to a depth of about 6 inches.

Following reclamation/pulverization, the reclaim material should then be compacted in accordance with MnDOT Specification 2215.

3.2.2 Test Rolling

Following compaction, we recommend exposed materials be test rolled to check for the presence of localized weak areas. The test roll should be performed with a fully loaded, tandem axle dump truck at walking speed.

The test roll should be observed by a geotechnical engineer or qualified observer. Any weak areas should be corrected with a subcut and backfilled with excess reclaimed material or other suitable material such as MnDOT Class 5 aggregate base.

3.2.3 Pavement Design

Our scope of services for this project did not include laboratory tests on subgrade soils to determine an R-value for pavement design. Based on our review and experience working in the project area, and the underlying soil types noted by our technicians, we recommend pavement design use an R-value of 30. Assuming 20-year Bituminous Equivalent Single Axle Loads (BESALs) of about 100,000 and an R-value of 30, [Table 3-1](#) provides the City’s standard pavement section, which assumes reclamation is performed to a depth of 6 inches.

Based on our discussion, we understand it is standard practice to not remove reclaim material. As such, grades will be raised by about 3 to 3.5 inches to accommodate the bituminous overlay and “fluff” created by reclamation.

Table 3-1. Pavement Design Section

Material	Thickness (in)	Designation	Specification
Bituminous Wear	3 (1 lift)*	SPWEA240C**	2360
Full-Depth Reclamation	6	FDR	2215

*If desired, two lifts could both be placed in thicknesses of 1.5 inches each. If feasible, we recommend increasing the bituminous thickness to 3.5 inches and placing it in two lifts of 2 inches and 1.5 inches.

**Given the low traffic volumes, consideration could be given to a mix designation of SPWEA230C.

We recommend placing the bituminous wear to meet the requirements of MnDOT Specification 2360, which includes gyratory tests to evaluate strength and air voids and density tests to evaluate compaction.



We recommend tack coat meeting MnDOT Specification 2357 be placed between the lifts and along vertical faces where paving will match adjacent pavement.

3.2.4 Performance and Maintenance

We based the above pavement design on a 20-year performance life for bituminous pavements. This is the amount of time before we anticipate the pavement will require rehabilitation. This performance life assumes routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions, and maintenance.

Many conditions affect the overall performance of the pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. With regard to bituminous pavements in particular, it is common to have thermal cracking develop within the first few years of placement, and continue throughout the life of the pavement.

We recommend developing a regular maintenance plan for filling cracks in pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

4.0 Procedures

4.1 Pavement Coring and Hand Auger Borings

Pavement coring and hand auger borings were performed on April 17 and July 22, 2026. The cores were conducted within drive lanes using a 4-inch core barrel and a screw auger was used to evaluate the aggregate base layer. The bituminous pavement was repaired with a cold-mix bituminous patch immediately after coring. The cores were measured to obtain approximate bituminous thickness and their material conditions were noted based on visual observation. Images of the cores are attached.

5.0 Qualifications

5.1 Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.



5.2 Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix

Exploration Location Sketch

Core Photo Log

F:\10005001-10010000\10007646_001\CAD\10007646_001.dwg, 1/7/28/2026 1:02:42 PM



 **DENOTES APPROXIMATE LOCATION OF PAVEMENT CORE**

**BRAUN
INTERTEC**

the science you build on

11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Drawing Information

Project No:
10007646_001

Drawing No:
10007646_001

Drawn By: JAG
Date Drawn: 7/22/26
Checked By: AJG
Last Modified: 7/28/26

Project Information

City of Grant 2026
Roadway Improvement
Project

McKusick Road and
Lofton Avenue

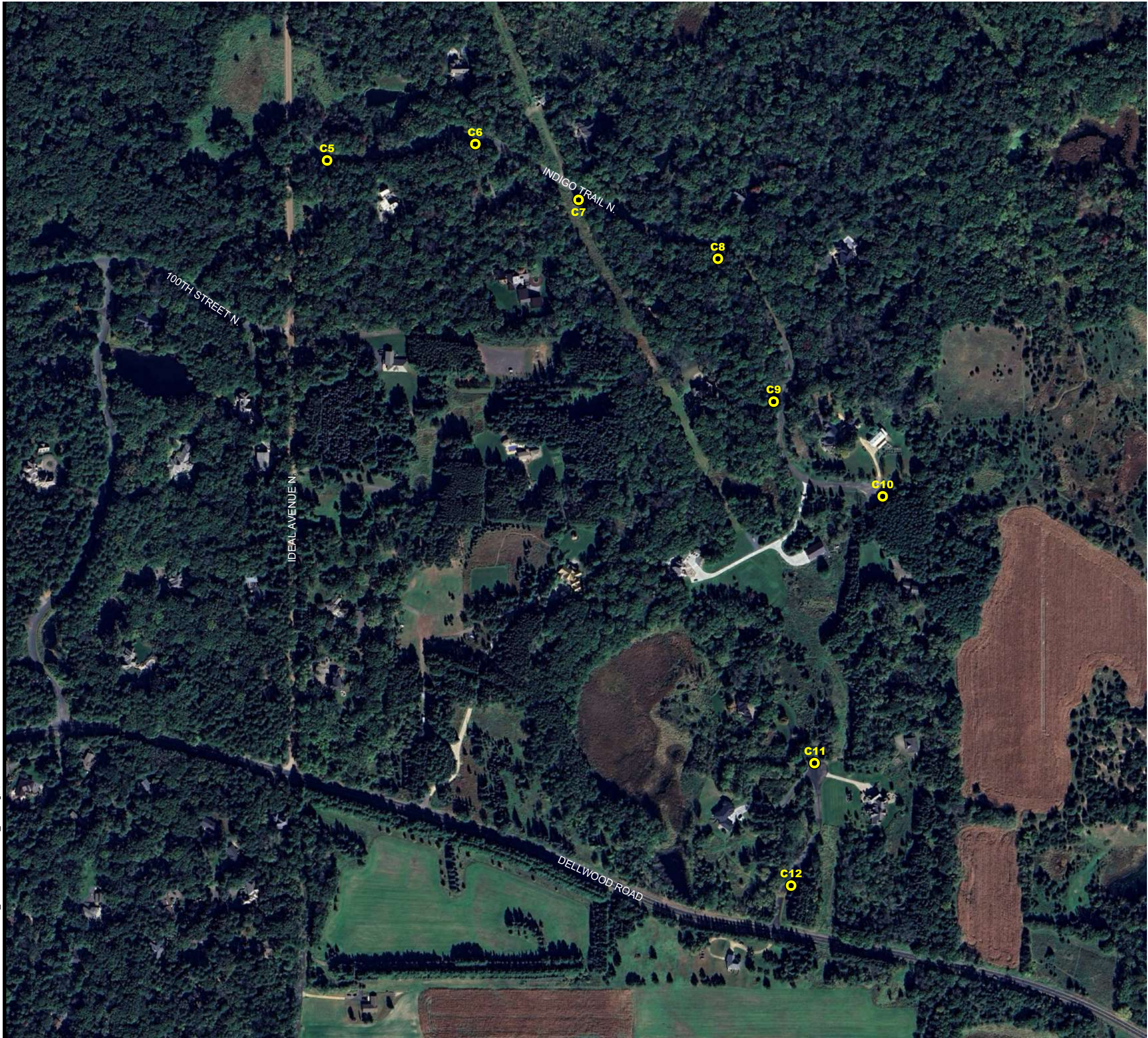
Grant, Minnesota

**Pavement Core
Location Sketch**

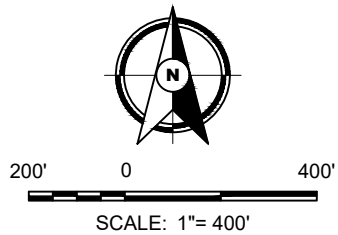
Sheet:
1 of 87

Fig:

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● DENOTES APPROXIMATE LOCATION OF PAVEMENT CORE



Drawing Information

Project No:
10007646_001

Drawing No:
10007646_001

Drawn By: JAG
Date Drawn: 7/22/26
Checked By: AJG
Last Modified: 7/28/26

Project Information

City of Grant 2026
Roadway Improvement
Project

Ideal Avenue and
Dellwood Road

Grant, Minnesota

**Pavement Core
Location Sketch**



Photograph 1	April 17, 2026
Subject:	C-1 Mckusick Road North



Photograph 2	April 17, 2026
Subject:	C-2 Mckusick Road North



Photograph 3

April 17, 2026

Subject:

C-3 Lofton Avenue North



Photograph 4

April 17, 2026

Subject:

C-4 Mckusick Road North



Photograph 5

July 22, 2026

Subject:

C-5 Indigo Trail



Photograph 6

July 22, 2026

Subject:

C-6 Indigo Trail



Photograph 7

July 22, 2026

Subject:

C-7 Indigo Trail



Photograph 8

July 22, 2026

Subject:

C-8 Indigo Trail



Photograph 9

July 22, 2026

Subject:

C-9 Indigo Trail

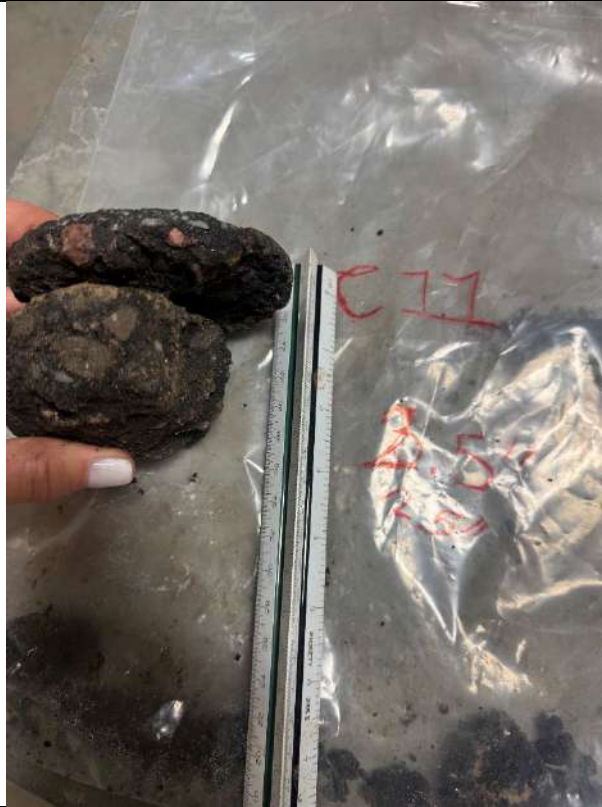


Photograph 10

July 22, 2026

Subject:

C-10 Indigo Trail



Photograph 11

July 22, 2026

Subject:

C-11 Dellwood Road Court



Photograph 12

July 22, 2026

Subject:

C-12 Dellwood Road Court



Photograph 13	July 22, 2026
Subject:	C-13 Lofton Avenue North



STAFF REPORT

TO: Mayor and City Council
Lacey Smieja, City
Clerk/Administrator

DATE: August 25, 2026

RE: Final Plat – SRC Family Trust

CC:

Veronica Kubisek, PE, City Engineer
Amanda Johnson, City Attorney

FROM:

Jennifer Haskamp, AICP, SHC
Jackie Reyff, AICP

SUMMARY OF REQUEST + BACKGROUND

SRC Family Trust (“Applicant”) is applying for a Final Plat of the subdivision approved by preliminary plat known as SRC Family Trust subdivision. The Applicant received preliminary plat approval on July 7, 2026, as documented by Resolution 2026-22 which was set to expire one year (12 months) from the approval, which is consistent with the City’s ordinances.

The following staff report summarizes the conditions as noted in the Resolution, and identifies any outstanding items needed from the Applicant prior to 1) being able to record the Final Plat; or 2) commencing site work.

FINAL PLAT REVIEW PROCESS

Per the City’s ordinances, the Final Plat does not require a public hearing. The Final Plat is subject to a 60-day review period. Since the proposed subdivision has received Preliminary Plat approval the purpose of the Final Plat review is to 1) review and evaluate the Final Plat for consistency with the Preliminary Plat, 2) to evaluate whether the applicable conditions of preliminary plat have been met, and 3) to identify any outstanding conditions that must be met prior to work commencing on site.

PROJECT SUMMARY

The following summary regarding the Final Plat, and the conditions of Preliminary Plat are provided for consideration:

Applicant: Barbara Cossack	Site Size: 73.9 Acres
Zoning & Land Use: A-1 and A-2 Proposed Plat Name: SRC Family Trust	Request: Final Plat of Subdivision Lot 1: 25.4; Lot 2: 48.5-acres
Address: 11425 Grenelefe Ave N 11335 Grenelefe Ave N 6636 Indian Wells Trl	PIDs: 0603021410001 0603021420005 0603021430009



SRC Family Trust, is requesting Final Plat approval of the subject properties to combine and consolidate three existing parcels into two rural residential parcels. A summary of the proposed project is as follows:

- The proposed Project will result in two (2) lots: Lot 1 is 25.4 and Lot 2 is 48.5 acres. The general subdivision configuration and lot sizes are consistent with the approved preliminary plat.
- The existing conditions include a residential homestead with a detached garage at 11335 Grenelefe Ave N. The home is served by an existing septic system, which is located on the property. The home is accessible via a paved driveway that connects to Grenelefe Ave N.
- 6636 Indian Wells Trail previously had a residential structure which was recently demolished. 11425 Grenelefe Ave N is also currently vacant, except for an existing paved driveway that connects to Grenelefe Ave N.
- As proposed, the subdivision will combine the existing properties into two (2) parcels, both of which meet or exceed the minimum lot dimension standards established in Section 32-246.
- The proposed Subdivision will not change the use of the site, nor will it expand the amount of land in the City designated for rural residential/agricultural uses. Lots guided RR/AG are required to develop at no more than 4 dwelling units per 40 acres. No development is proposed at this time or as part of this land use application, so the proposed lot combination will not impact the overall density of the area.
- The lots in the proposed Project will be accessed from Grenelefe Avenue North. The existing homestead is currently served by an onsite private well and septic system. Any future development of Lot 1 will be served with an individual well and individual septic system.
- There are several wetland areas located on the subject properties. Both Lot 1 and Lot 2 exceed 10-acres and have more than 1-acre of upland area outside of the wetlands and setback areas. Lot 1 is already supported by an existing septic system, and there appears to be enough space to site a primary and secondary drainfield on Lot 2. The Applicant has also applied for a Certificate of Compliance to install a wildlife fence around portions of Lot 1, which will match the existing fence that surrounds most of Lot 2 (though the fence does not follow the property line. Otherwise, no other improvements are known to be contemplated for either lot.
- Any comments and/or modifications requested by the City Engineer must be addressed by the Applicant prior to any site work commencing on the project.
- The Preliminary Plat was approved on July 7, 2026, and would have expired on July 7, 2027.

FINAL PLAT SUMMARY:

As summarized above, there are three objectives related to the Final Plat review 1) to determine if the proposed Final Plat is substantially consistent with the Preliminary Plat; 2) to determine if the applicable conditions of preliminary plat have been met; and 3) to identify any required conditions of Final Plat approval prior to recording or site work commencing.



Final Plat Consistency with Preliminary Plat

As presented, the Final Plat lot and block configuration, lot sizes, and access locations are consistent with the Preliminary Plat and there are no significant changes.

The following conditions of preliminary plat are identified, and comments and/or response regarding the condition are provided in italics.

1. *The Applicant must file the new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated May 28, 2026.*

The Applicant shall obtain Final Plat approval from the Washington County Surveyor so that the plat may be recorded. New Deeds have been prepared, and recording will happen concurrently with Final Plat. This condition is carried over to the resolution.

2. *Any future improvements will require the Applicant to obtain septic permits from Washington County prior to the issuance of a building permit. The septic systems for each lot must be fully contained on the lot they are intended to serve.*

Development plans are not contemplated as part of this application, however the existing home is currently served by a private well and septic system. This condition is carried over to the resolution for Lot 1.

3. *The Applicant shall be responsible for obtaining any other applicable permits from any other agency having jurisdiction over the subdivision or future improvements, including the Rice Creek Watershed District, MDH, and Washington County.*

Development plans are not contemplated as part of this application. This condition is carried over to the resolution.

4. Any future development or redevelopment of Lot 1 or Lot 2 shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.

Development plans are not contemplated as part of this application. This condition is carried over to the resolution.

ACTION REQUESTED:

Staff has attached a draft resolution of approval of the Final Plat of the SRC Trust subdivision for your review and consideration.

Attachments

Exhibit A: Final Plat

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-26**

**RESOLUTION APPROVING A FINAL PLAT FOR THE
SRC FAMILY TRUST SUBDIVISION**

WHEREAS, Barbara Cossack, (“Applicant”) on behalf of the SRC Family Trust (“Owner”), has submitted an application for Final Plat of a major subdivision located at 11425 Grenelefe Ave N, 11335 Grenelefe Ave N, and 6636 Indian Wells Trail (“Subject Properties”) in the City of Grant, Minnesota; and

WHEREAS, the City Council may hear requests for Final Plat approval pursuant to Chapter 30, Section 30-77 which provides that a Final Plat must conform to the approved Preliminary Plat and any required modifications as determined through the Preliminary Plat process; and,

WHEREAS, the proposed subdivision will combine three (3) existing parcels into two (2) lots, shown as Lot 1 and Lot 2 on the Minor Subdivision survey exhibit dated May 28, 2026; and,

WHEREAS, Lot 1 will be 25.4-acres and contain the existing home, detached garage, and septic system; and,

WHEREAS, Lot 2 will be 48.49-acres and be vacant, except for the existing paved driveway; and,

WHEREAS, the City Council for the City of Grant has reviewed the proposed Final Plat for consistency with the conditions as identified in Resolution 2026-22 that granted the Preliminary Plat.

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 of SRC Family Trust, for Final Plat provided that the following conditions are met:

1. The Applicant must file the File Plat and new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated May 28, 2026.

2. Any future improvements will require the Applicant to obtain septic permits from Washington County prior to the issuance of a building permit. The septic systems for each lot must be fully contained on the lot they are intended to serve.
3. Any future development or redevelopment of Lot 1 or Lot 2 shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.
4. The Applicant shall be responsible for obtaining any other applicable permits from any other agency having jurisdiction over the subdivision or future improvements, including the Rice Creek Watershed District, MDH, and Washington County.

Adopted by the Grant City Council this 1st day of September 2026.

Jeff Giefer, 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 _____, 2026 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 _____, 2026.

Lacey Smieja
Clerk
City of Grant

SRC FAMILY TRUST

KNOW ALL PERSONS BY THESE PRESENTS: Barbara Ann Cossack and Mark D. Franklin, as Trustees of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Lot 4, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota.

AND

Lot 5, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota.

AND

Lot 7, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota.

Has caused the same to be surveyed and platted as SRC FAMILY TRUST and does hereby donate and dedicate to the public for public use and the drainage and utility easements as created by this plat.

In witness whereof said Barbara Ann Cossack, as trustee of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011, has hereunto set her hand this ____ day of _____, 20____.

By _____
Barbara Ann Cossack, as trustee of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by _____, Barbara Ann Cossack, as trustee of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011

Signature

Printed
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Mark D. Franklin, as trustee of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011, has hereunto set his hand this ____ day of _____, 20____.

Mark D. Franklin, as trustee of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by _____, Mark D. Franklin, as trustee of the Stephan R. Cossack 2011 Irrevocable Family Trust, dated December 30, 2011

Signature

Printed
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud, do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as SRC FAMILY TRUST; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this ____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this day of _____, 20____, by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578.

(Signed)

(Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF GRANT, MINNESOTA

This plat was approved by the City Council of Grant, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

CITY OF GRANT, MINNESOTA

By _____
Mayor

By _____
City Administrator

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this day of _____, 20____.

By _____
Washington County Surveyor

By _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes, the current taxes and transfer has been entered on this _____, day of _____, 20____.

By _____
Washington County Auditor/Treasurer

By _____
Deputy

COUNTY RECORDER
Document Number _____

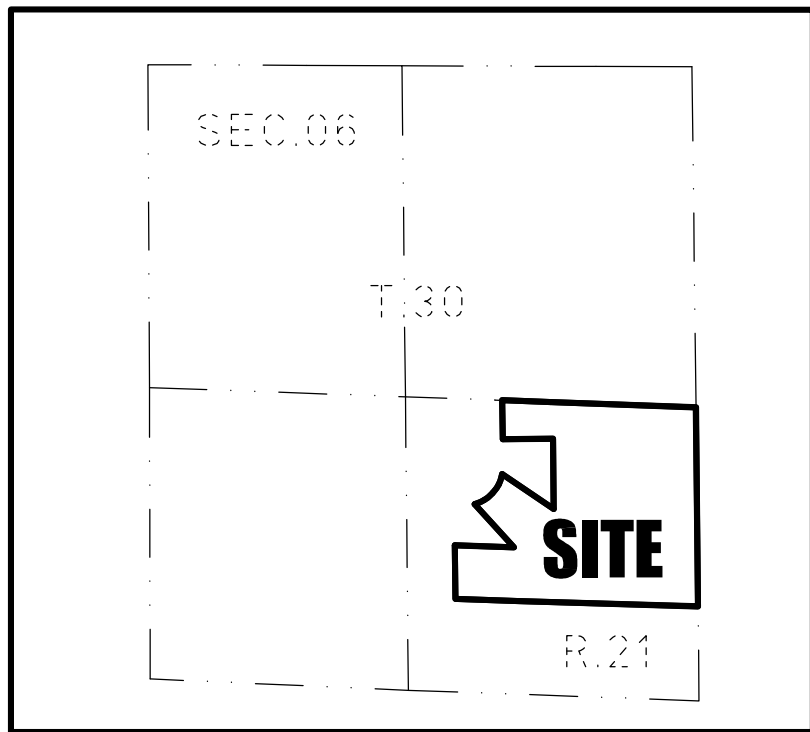
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded in Washington County Records.

By _____
Washington County Recorder

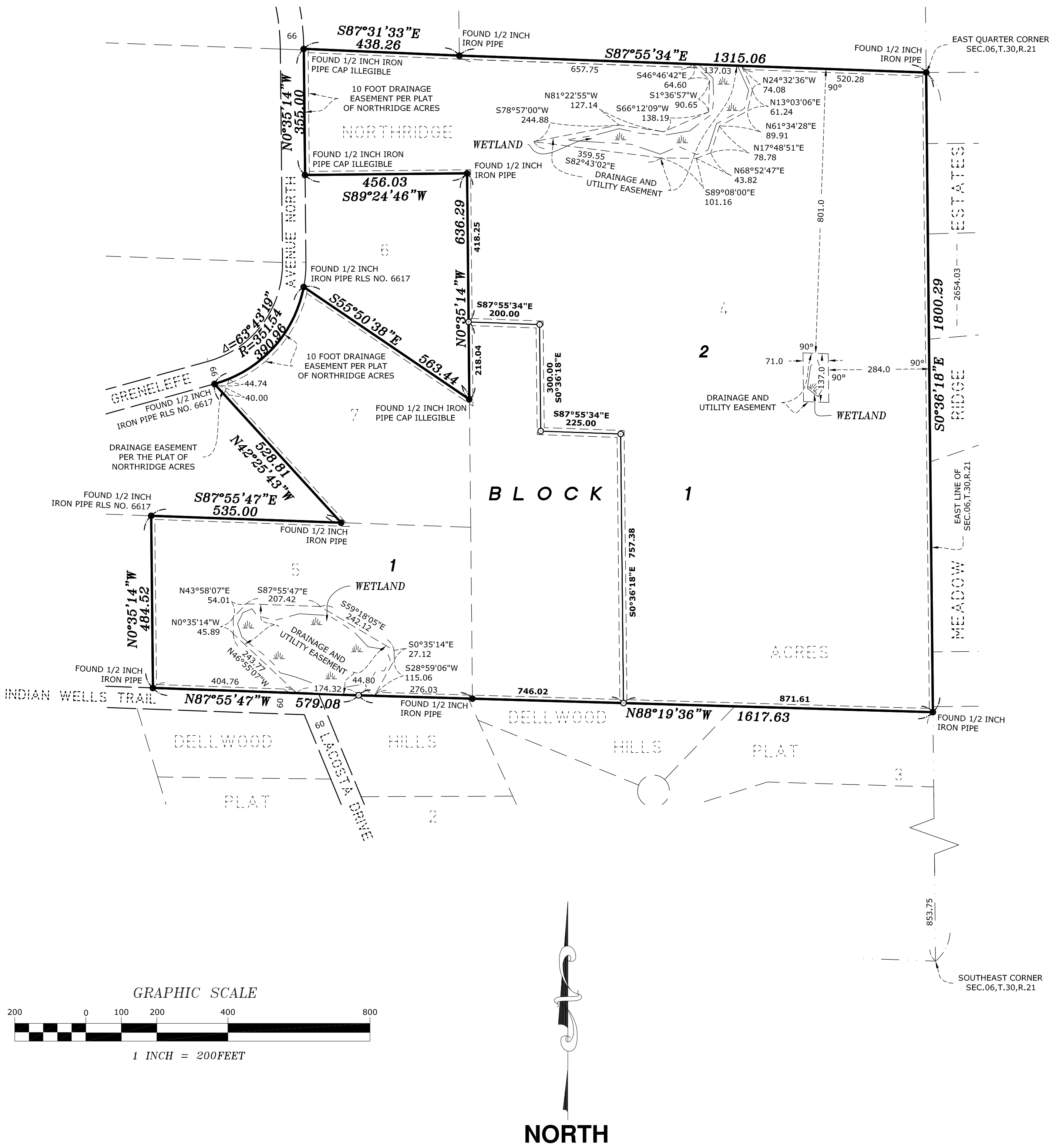
By _____
Deputy

VICINITY MAP

PART OF SEC. 06, TWP. 30, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

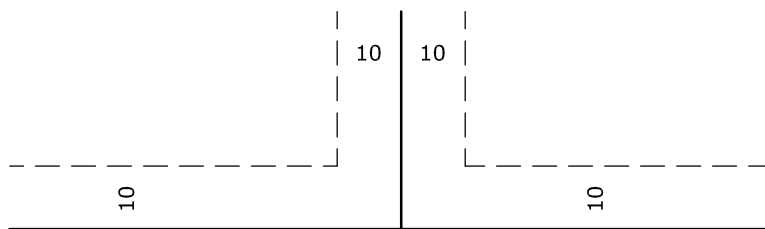


LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES WETLAND DELINEATION BY ISG INC., SEPTEMBER 17, 2025.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 83 (1986).

NOT TO SCALE
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



STAFF REPORT

To: Mayor and City Council
Lacey Smieja, City
Administrator/Clerk

Address 9135 and 9235 Ideal Avenue North
:

CC: Veronica Kubicek, PE, City
Engineer
Amanda Johnson, City Attorney

PIDs: 1603021330001
1603021330002

From: Jennifer Haskamp, AICP, SHC
Jackie Reyff, AICP

Size: ~70 Acres (1603021340001)
~10 Acres (1603021330002)

**Land use/
Zoning:** RR-AG / A2

Re: Application for Preliminary Plat

INTRODUCTION

The Applicant and Owners John J. Gunderson Trust and Dolores E. Gunderson Trust (“Applicant”), are requesting a Preliminary Plat to subdivide two existing parcels into 4 four residential lots and one Outlot. The Outlot is located on the west side of Ideal Road and is covered with a wetland. There are two existing parcels, approximately 10 and 70 acres, that are currently developed with single-family homes and accessory buildings. The Applicant is not proposing construction of new homes or structures on the two created lots as part of this application, but they intend to develop or sell the lots for rural residential uses in the future.

The subject property is generally situated east of Ideal Avenue and south of Dellwood Road N (County Road 96). All lots in the subdivision will have frontage from Ideal Ave. N., but given the location of wetlands on the site a shared driveway access to serve Lots 1 and 2 is proposed.

Public Hearing & Notice

A duly noticed public hearing was published for September 1, 2026 at 6:30 PM to be held at the City Council’s regular meeting. Letters were mailed to property owners within 1,250-feet of the subject Project informing them of the application request and public hearing.

The following summary information is provided to assist in your review and consideration:

APPLICATION SUMMARY:

Applicant/Owner	John J. Gunderson Trust and Delores E. Gunderson Trust
Address	9135 Ideal Avenue N, 9215 Ideal Avenue N
Site Size	~80 Acres
Zoning & Land Use	A2
Proposed Plat Name	Evergreen Meadows
PIDs	1603021340001 (10 acres), 1603021330002 (70 acres)



The Applicant is proposing to develop the proposed subdivision with the following characteristics:

- Lot #1 has an existing home and storage buildings. Lot# 3 has an existing home and storage buildings.
- The subject properties will be divided into 4 rural residential lots and one Outlot A. Lots 2 and 3 have Wetland #1 located on them. Lot 4 has Wetland #2 located on it. Outlot A contains wetland #3.
- The proposed subdivision name is Evergreen Meadows.
- Each of the four resulting lots have frontage and can be accessed from Ideal Avenue.
- The rural residential lots will range in size from 15 acres to 33 acres with Outlot A being 0.30 acres.
- Each lot is proposed to be served by a private well and septic system. Preliminary septic borings and drainfield locations are provided on the plan set.

Review Criteria

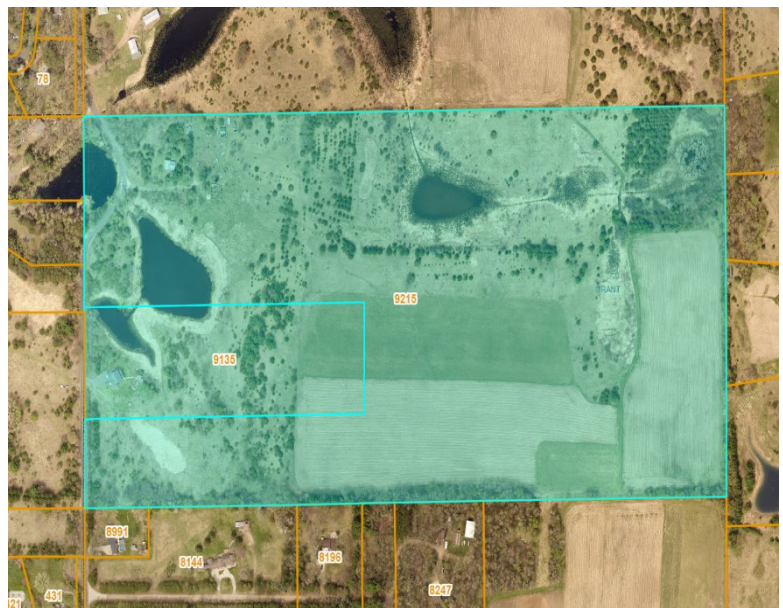
The following City Code regulations are relevant to the application:

- Chapter 30 - Subdivisions
 - Division 2 – Preliminary Plat
- Chapter 32 – Zoning
 - Sec. 32-1. Definitions
 - Sec. 32-246. Minimum area, maximum height, and other dimensional requirements

The following review is provided for your review and consideration.

EXISTING SITE CONDITIONS

The project site contains approximately 80 acres and is located East of Ideal Avenue and south of Dellwood Road N (County Road 96). Per Washington County GIS, 9215 Ideal Avenue N., is approximately 70-acres and is developed with a single-family structure, three accessory buildings and some agricultural structures that are all accessed from the existing driveway which located near the northeast corner of the site. The parcel has wetland areas on the north half, clusters of vegetation on the north and south portions of the parcel that generally surround the active agricultural production area. 9135 Ideal Avenue is approximately 10-acres, and is developed with an existing single-family structure, 3 accessory buildings and has a small area of agricultural production that is contiguous to the adjoining parcel. (Note, the Preliminary Plat





indicates that the accessory buildings on the 9135 Ideal property may have been removed but are still present on the 2025 aerial).

Comprehensive Plan Review

Per the 2040 Comprehensive Plan, the subject properties are guided Rural Residential/Agricultural (RR-AG), which “guides land for principal rural residential and agricultural uses.” Commercial farming or agricultural activities are permitted, and large-lot single-family residential units of no more than 1 dwelling unit for every 10 acres.

The proposed development is comprised of 4 rural residential lots on approximately 80 acres. The proposed density is approximately one dwelling unit per 20 acres, and the intended use is for rural residential uses. As proposed, the development plan is consistent with the adopted 2040 Comprehensive Plan and the RR/AG land use designation.

SUBDIVISION/ZONING/SITE REVIEW

The subject parcels are zoned A2, and Section 32-243 defines the intent and primary use of such properties as, “...provide rural low-density housing in agricultural districts on lands not capable of supporting long-term, permanent commercial food production. A-2 district lot sizes will provide for marginal agriculture and hobby farming.”

The proposed Project will subdivide approximately 80 acres into 4 lots with one outlot, Outlot A. The subdivision is subject to Chapter 30 Subdivisions and is specifically reviewed for compliance with Sections contained within Article II Platting and Article III Minimum Design Standards. Chapter 30 requires all subdivisions with newly created lots to comply with the underlying zoning district, and as such each lot was reviewed for compliance with Section 32-246 Dimensional Standards and other applicable sections of Chapter 32.

Subdivision Standards

(Items not addressed in Dimensional Review)

The subdivision ordinance requires all newly created lots to conform to the applicable zoning dimensional standards as identified within Chapter 32 Zoning. The following review relates specifically to the subdivision and/or preliminary plat requirements.

Easements

City Code Section 30-105 requires newly created lots and roadways to provide easements for utilities and drainageways, as necessary. The applicable ordinance requirements are as follows:

- (a) *Required for Utilities.* Easements of at least 20 feet wide, centered on rear and other lot lines as required, shall be provided for utilities where necessary...”
- (b) *Required for drainage.* Easements shall be provided along each side of the centerline of any watercourse or drainage channel, whether or not shown on the comprehensive plan, to a sufficient width to provide property maintenance and protection and to provide stormwater runoff and installation and maintenance of storm sewers.



- (c) *Dedication.* Utility and drainage easements shall be dedicated for the required use.

As shown on the submitted preliminary plat, drainage and utility easements are shown on each lot line and around all features associated with the drainage plan of the property and all wetland areas.

Lot Requirements

City Code Section 30-107 governs lot design and requirements. The following subsections apply to the proposed subdivision:

- (a) *Side Lots.* Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines or radial to lake or stream shores unless topographic conditions necessitate a different arrangement.

The general configuration is consistent with this provision.

- (b) *Frontage.* Each lot shall front upon a public street.

All lots front on Ideal Avenue North, and the proposed lot configuration is consistent with this provision.

- (c) *Minimum area and width.* No lot shall have less area or width than is required by zoning regulations applying to the area in which it is located, except as herein provided. Irregular-shaped lots designed for the sole purpose of attempting to meet a subdivision design or zoning regulation shall be prohibited.

The proposed subdivision is consistent with this provision. Details of the created lot are reviewed for compliance with the A2 zoning district standards in the subsequent dimensional analysis.

- (j) *Natural features.* In the subdividing of any land, regard shall be shown for all natural features, such as tree growth, watercourses, historic spots, or similar conditions, which if preserved will add attractiveness and stability to the proposed development.

The subject parcels contain several wetlands located on the property. Lot 1 has an Outlot which is covered almost entirely by Wetland #3. Lots 2 and 3 have Wetland #1 located on them, and Lot 4 has Wetland #2. Due to the wetland areas, the Applicant is proposing a shared driveway to access Lot 1 and Lot 2 which will protect the wetland areas. As planned, the proposed project protects and preserves the wetlands on site and all proposed structures and driveways will be located outside of any wetland or wetland buffer area. Any potential wetland impact is subject to WCA replacement rules and mitigation requirements. No tree removal is proposed as part of this application.

- (k) *Lot Remnants.* All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, or a plan acceptable to the city shown as to future use, rather than allowed to remain as unusable parcels.



Outlot A is approximately 0.73 acres and is the only portion of the property lying west of the Ideal Avenue N., right-of-way. Because it is separated from Lot 1 by right-of-way it must be placed in a separate Outlot, as opposed to being combined with the lot. The Outlot is almost entirely covered by the wetland area and there is no use or building entitlement associated with the Outlot. Further, no maintenance or management is necessary given that it is a wetland area. As a result, while the Outlot is technically a remnant, the proposed Outlot is the appropriate description, and staff recommends including a condition that clearly identifies the Outlot as a wetland and is not buildable.

Dimensional Standards

City Code Section 32-246 governs minimum area, maximum height, and other dimensional requirements for each zoning district. The following A2 district requirements regulate the site and proposed project:

Dimension	Standard
Maximum Density	1 DU/10 AC
Minimum Lot Size	5 acres
Minimum Lot Depth (ROW to rear lot line)	300'
Minimum Lot Width (measured at front yard setback)	300'
Minimum Lot Width on a cul-de-sac	160'
Minimum Frontage – public road	300'
Minimum Frontage – cul-de-sac	60'
Front Yard Setback	65'
Side Yard Setback – corner lot	65'
Side Yard Setback - interior	20'
Rear Yard Setback	50'

Density/ Lot Size /
Buildable Area

Density

The proposed subdivision will create 4 new lots on approximately 80 acres. The A2 zoning district permits a maximum of 4 units per 40 acres.

As proposed, the density calculation is as follows:

$$4 \text{ Units (lots)} / 80 \text{ Acres} = 20 \text{ Dwelling Units/Acre}$$

The proposed subdivision meets this standard.

Lot Size

Residential lots in the A2 zoning district have a minimum lot size of 5.0 Acres. The proposed development is comprised of four lots. The lot tabulation is as follows:



- Lot 1: 15.0 Acres
- Lot 2: 32.82 Acres
- Lot 3: 15.0 Acres
- Lot 4: 15.0 Acres

As proposed, all lots exceed the minimum lot size and comply with this standard.

Buildable Area

Section 32-246 subsection (b)(4) Subdivision of Lots states, "...All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances."

Wetlands are located on all four lots within the subdivision. Lot 1 and 3 have already been developed and are improved with existing single-family and accessory buildings. Lots 2 and 4 have wetland areas, but there remains adequate area outside all wetland and buffer areas to site both a new principal structure (home) and septic areas as shown on the Preliminary Plat. As proposed, each lot within the subdivision will meet this requirement.

Frontage

Any newly created lot must provide a minimum of 300-feet of frontage on a public street. As shown on the Preliminary Plat, the following lot frontages are proposed:

- Lot 1: ~356 feet
- Lot 2: ~382 feet
- Lot 3: ~378 feet
- Lot 4: ~300 feet

As proposed, each lot within the subdivision will meet the minimum frontage requirements.

Principal and Accessory Buildings

The existing parcels were developed with single family homes and accessory buildings/sheds on each lot. The proposed subdivision will result in a different configuration with modified lot lines and lot sizes, and two lots will have the existing improvements and two lots will be vacant. The existing structures (principal and accessory) will remain on the reconfigured lots 1 and 3, and the improvements must comply with required standards for principal and accessory structures. A summary of the existing improvements on the proposed lots is provided:

- Lot 1: Existing principal structure meets all setback requirements. There are three sheds with a total of approximately 600 SF, and one silo on the subject parcel. Per Section 32-313, on lots between 15 and 19.99 acres, a maximum four (4) accessory buildings are permitted with a total of 4,000 SF. As proposed, the existing improvements comply with this standard



and any future improvements will be subject to the standards in place at the time of application.

- Lot 2: Vacant
- Lot 3: The Existing principal structure meets all setback requirements. The aerial indicates that there may be an accessory building onsite, however, it is not noted on the preliminary plat. The Preliminary Plat identifies a “Future Outbuilding.” Since the time of the construction is not known, this analysis is provided as reference. The future accessory structure is approximately 1,500 square feet, and setback approximately 15-feet from the south property line. Per Section 32-313, on lots between 15 and 19.99 acres, a maximum of four (4) accessory buildings are permitted with a total of 4,000 SF. As proposed, the square footage and number comply with the code. A 20-foot side yard setback is required for all structures, and verification of the location must be confirmed prior to a building permit being issued for the accessory building.
- Lot 4: Vacant

Septic

Section 30-58 (9) requires that “in areas where public sewer is not available, four soil borings shall be completed on each lot with results being submitted to the city building inspector....” Sheets 1 through 20 show the soil borings that were completed on each lot for purposes of determining where a primary and secondary drainfield could be located on each lot. As submitted, there are (3) to (4) borings identified on each lot.

The Applicant also submitted a septic report that was prepared by a licensed septic installer/designer which corresponds to the completed borings and has indicated that all lots can support a standard individual septic system. Washington County is the permitting authority for septic design and installation in the City of Grant. The Applicant must submit their septic/boring results for preliminary County Review. At the time of this report, the results of the preliminary review have been provided. Staff recommends including a condition that the preliminary review must be completed prior to the final plat being granted.

Driveways

There is an existing driveway that serves Lot 1 and Lot 3 where the existing homes and accessory buildings are currently located. The Applicant is proposing that Lot 2 is accessed via a shared driveway with Lot 1 due to the location of the wetlands adjacent to the Ideal Avenue N., right-of-way. Section 32-346 subsection (g) through (i) address shared access. Subsection (i) prohibits shared driveways, while subsection (g) and (h) permit shared access provided such access is for no more than two lots and the access is within the right-of-way or right-of-way easement. As shown on the plans, the shared driveway would be categorized as a shared driveway and would not be permitted. However, given the location of the wetlands, it is prudent not to impact the wetland area and instead identify options for a shared access. As shown, the ordinance is not met. Staff recommends including a condition that the Applicant must work with the City Staff to identify an adequate area for the shared access. Further, a shared access agreement and/or



driveway agreement must be prepared and recorded against each property to ensure access is maintained into the future. Staff recommends including a condition that a shared access/driveway agreement or easement must be prepared to the satisfaction of the City Engineer as part of the Final Plat requirements.

Stormwater/Erosion
Control

The Applicant is required to meet the City's standards and is also subject to the rules of the Rice Creek Watershed District (RCWD) at the time any development of the lots is proposed.

ENGINEERING STANDARDS

The City Engineer has completed a preliminary review and will provide a verbal update during the meeting if she has any comments to add.

OTHER AGENCY REVIEW

The proposed Project is subject to the City's and the RCWD's stormwater rules and regulations. The Applicant provided the Preliminary Plat to the RCWD, and if any substantive changes to the preliminary plat are required to comply with the RCWD rules, the Project may be subject to additional review by the City. Staff recommends including this as a condition of Preliminary Plat approval.

Additionally, the Applicant must submit an application to Washington County for preliminary review of the soil sampling conducted for the septic drainfields. Staff recommends including a condition that Final Plat will not be granted without preliminary review from Washington County.

REQUESTED ACTION

Staff recommends approval of the Preliminary Plat with the following draft conditions for your review and consideration:

1. The Applicant shall obtain all necessary stormwater permits from the RCWD and such permits shall be obtained prior to the City granting any Final Plat of the Project.
2. Outlot A must be included and/or a part of Lot 1 for ownership and maintenance. The Outlot is not a buildable lot, and therefore is not subject to the dimensional requirements.
3. The Applicant must revise the driveway configuration between Lot 1 and Lot 2 to be a shared access. Such shared access must be memorialized through a shared access agreement or easement, which must be reviewed and approved by the City Attorney prior to being granted the Final Plat.
4. Must comply with all recommendations of City Engineer.
5. The Applicant, or assigns, shall obtain all necessary permits for the installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.
6. The Preliminary Septic review must be completed by Washington County and the preliminary findings transmitted to the City prior to Final Plat approval.
7. The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.



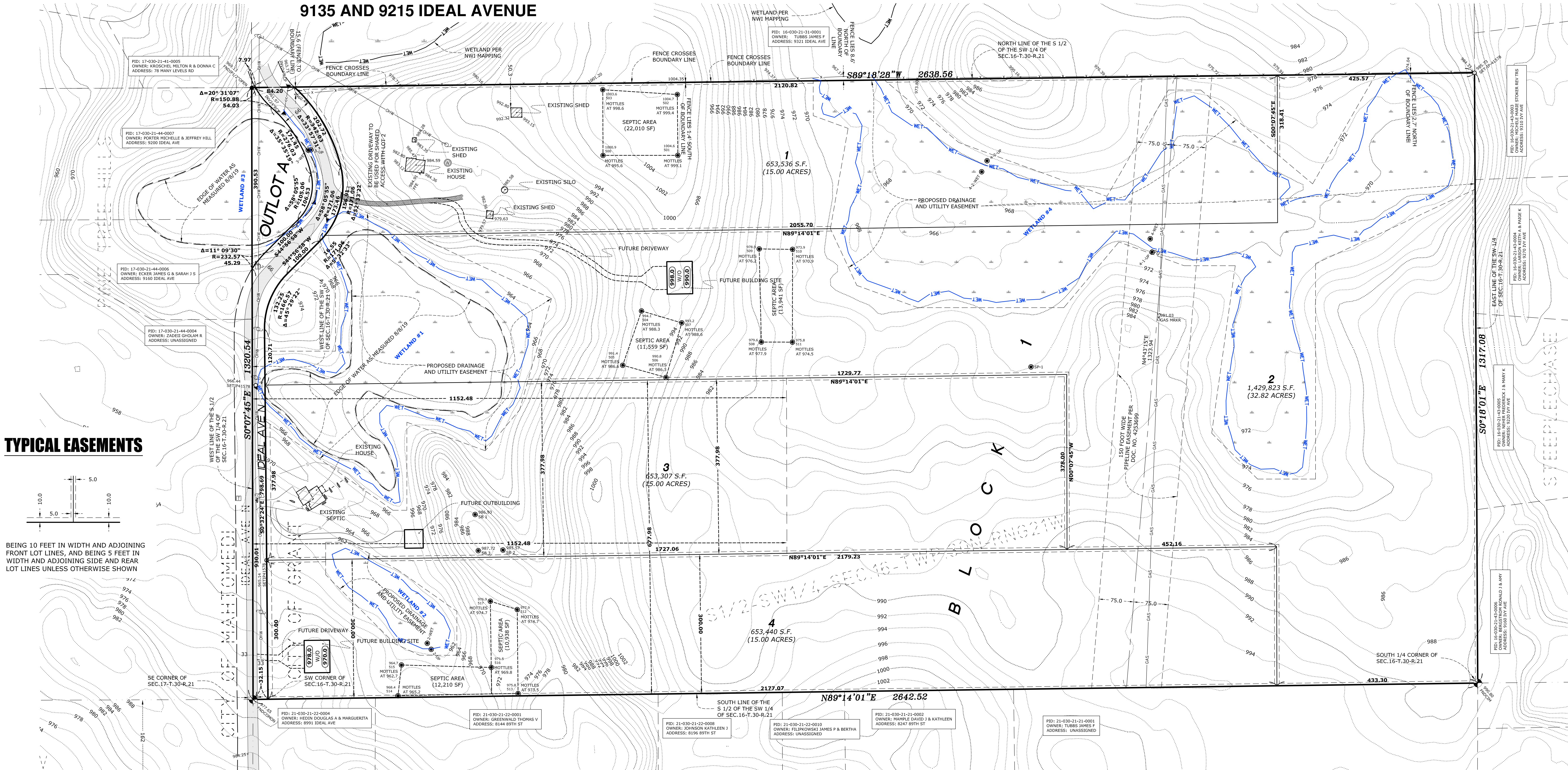
8. All future development, including principal and accessory structures, must comply with all setback requirements in place at the time of application.
9. Any proposed accessory buildings must comply with Section 32-313 for type, maximum number and total combined square footage and such calculation shall include any existing buildings or improvements on the lot.
10. The Applicant shall obtain all necessary permits and approvals from any agency having jurisdiction over the project including, but not limited to, Washington County and the Rice Creek Watershed District.
11. The Applicant, or assigns, shall be required to obtain all septic permits, based on the actual design of a principal structure prior to the City issuing a Building Permit.
12. Final Plat shall be applied for within 12 months of preliminary plat approval.
13. The Applicant shall pay all fees and delinquent escrow balances.

Attachments

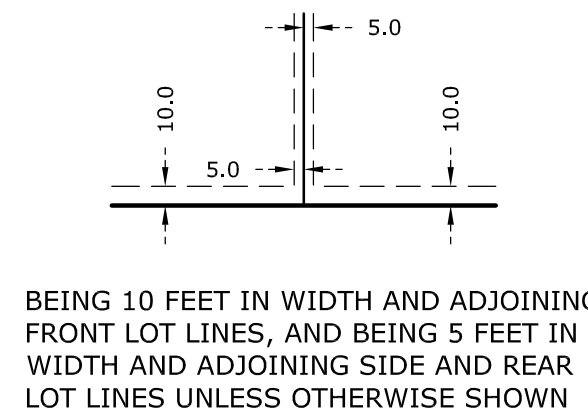
Exhibit A: Preliminary Plat

Exhibit B: Draft Resolution

PRELIMINARY PLAT ~for~ JOHN AND DOLORES GUNDERSON TRUST
~of~ EVERGREEN MEADOWS
9135 AND 9215 IDEAL AVENUE



TYPICAL EASEMENTS



LEGAL DESCRIPTION

9215 IDEAL AVENUE
The South Half of the Southwest Quarter (S 1/2 of SW 1/4) of Section Sixteen (16), Township Thirty (30), Range Twenty-one (21), Washington County, Minnesota.

EXCEPT

The north 377.98 feet of the south 677.98 of the west 1152.48 feet of said South Half of the Southwest Quarter.

9135 IDEAL AVENUE

The north 377.98 feet of the south 677.98 of the west 1152.48 feet of said South Half of the Southwest Quarter.

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

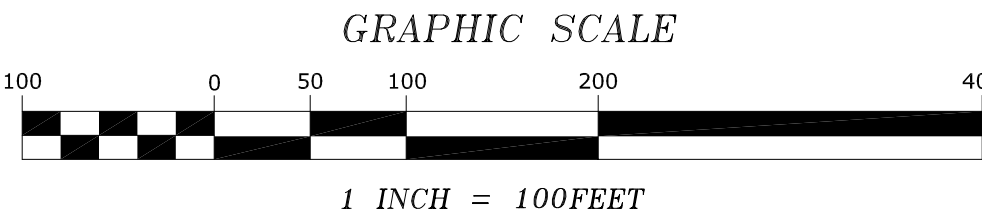
RR - RURAL RESIDENTIAL LOT STANDARDS

LOT AREA: 1 ACRE ABOVE OHW
LOT WIDTH: 160 FEET
LOT DEPTH: 200 FEET

HOUSE SETBACKS:
FRONT YARD SETBACK: 30 FEET
GARAGE SIDE SETBACK: 10 FEET
HOUSE SIDE SETBACK: 15 FEET
REAR YARD SETBACK: 45 FEET
OHW SETBACK: 100 FEET

SEPTIC SETBACKS:
LOT LINE SETBACK: 10 FEET
WELL SETBACK: 50 FEET
BUILDING SETBACK: 10 FEET
OHW SETBACK: 75 FEET

NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET PKNAIL
- ⊙ DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⚡ DENOTES POWER POLE
- ⚓ DENOTES SIGN
- ⚙ DENOTES STORM SEWER APRON
- ⚗ DENOTES WELL
- ⦿ DENOTES SOIL BORING BY TRADEWELL SOIL TESTING

- x — x — DENOTES FENCE
- WET — DENOTES WETLAND AS DELINEATED BY JACOBSON ENVIRONMENTAL
- — — DENOTES EXISTING CONTOURS
- — — DENOTES OVERHEAD WIRE
- — — DENOTES BITUMINOUS SURFACE
- — — DENOTES CONCRETE SURFACE
- — — DENOTES GRAVEL SURFACE
- — — DENOTES ADJACENT PARCEL OWNER INFORMATION (PER WASHINGTON COUNTY TAX INFORMATION)
- — — DENOTES PROPOSED BUILDING PAD/HOUSE STYLE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 8/8/19.
- Bearings shown are on Washington County datum.
- Parcel ID Numbers: 16-030-21-34-0001 (S 1/2 OF SW 1/4) 16-030-21-33-0002
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours are shown per LIDAR mapping as provided by mnDNR.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 7/9/2026 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	5-20-26	CLIENT COMMENTS	CMB
2	5-26-26	CLIENT COMMENTS	CMB
3	7-09-26	ADDED SOIL BORINGS	BCD

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-27**

**RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE
EVERGREEN MEADOWS SUBDIVISION**

WHEREAS, John J. Gunderson Trust and Dolores E. Gunderson Trust (“Applicant” and “Owners”) have submitted an application for Preliminary Plat of a major subdivision for the properties located at 9135 and 9215 Ideal Avenue in the City of Grant, Minnesota; and

WHEREAS, the Preliminary Plat will subdivide approximately 80-acres of land that is currently guided for rural residential and agricultural uses; and

WHEREAS, the subject property will continue to be used for rural residential, while the existing wetlands will be protected as part of the proposed development; and

WHEREAS, the Preliminary Plat identifies four (4) new rural residential lots; and,

WHEREAS, the Preliminary Plat identifies one (1) outlot (Outlot A), which is predominantly characterized by wetland area and is not buildable; and

WHEREAS, the existing homes and accessory buildings on Lot 1 and Lot 3 are proposed to remain; and

WHEREAS, Lot 2 and Lot 4 will be vacant and may be developed with rural residential uses in the future; and

WHEREAS, on September 1, 2026, the City Council held a duly noticed public hearing and considered public testimony.

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 of the John J. Gunderson Trust and Dolores E. Gunderson Trust for a Preliminary Plat as described in Chapter 30, based upon the following findings pursuant to Section 30-9 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The subject parcels are guided Rural Residential/Agricultural (RR/AG) in the adopted 2040 Comprehensive Plan which permits a maximum density of four dwelling units per 40 acres (4DU/40 AC).
- The proposed Project will subdivide approximately 80 acres into 4 lots with one (1) outlot (Outlot A). The proposed density is approximately one (1) dwelling unit per 20 acres, which is consistent with the adopted 2040 Comprehensive Plan and the RR/AG land use designation.
- No changes in use are currently contemplated for any of the new lots, and no development is proposed as part of this application.
- The lots created by the proposed Preliminary Plat meet or exceed the City's established A2 zoning and dimensional standards.
- Each lot will be required to comply with A2 zoning district standards at the time of development.
- The proposed Preliminary Plat protects and preserves the wetlands on site, and all proposed driveways will be located outside of any wetland or wetland buffer area. Any potential wetland impact is subject to WCA replacement rules and mitigation requirements. No tree removal is proposed as part of this application.

FURTHER BE IT RESOLVED, that the following conditions of approval of the Preliminary Plat shall be met:

1. The Applicant shall obtain all necessary stormwater permits from the RCWD and such permits shall be obtained prior to the City granting any Final Plat of the Project.
2. Outlot A must be included and/or a part of Lot 1 for ownership and maintenance. The Outlot is not a buildable lot and therefore is not subject to the dimensional requirements.
3. The Applicant must revise the driveway configuration between Lot 1 and Lot 2 to be a shared access. Such shared access must be memorialized through a shared access agreement or easement, which must be reviewed and approved by the City Attorney prior to being granted the Final Plat.
4. The Applicant must comply with all recommendations of City Engineer.
5. The Applicant, or assigns, shall obtain all necessary permits for the installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.
6. The Preliminary Septic review must be completed by Washington County and the preliminary findings transmitted to the City prior to Final Plat approval.
7. The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.

8. The Applicant shall obtain all necessary permits and approvals from any agency having jurisdiction over the project including, but not limited to, Washington County and the Rice Creek Watershed District.
9. All future development, including principal and accessory structures, must comply with all setback requirements in place at the time of application.
10. Any proposed accessory buildings must comply with Section 32-313 for type, maximum number and total combined square footage and such calculation shall include any existing buildings or improvements on the lot.
11. The Applicant, or assigns, shall be required to obtain all septic permits, based on the actual design of a principal structure prior to the City issuing a Building Permit.
12. Final Plat shall be applied for within 12 months of preliminary plat approval.
13. The Applicant shall pay all fees and escrow balances prior to recording the Final Plat.

Adopted by the Grant City Council this 1st day of September, 2026.

Jeff Giefer, 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 _____, 2026 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 _____, 2026.

Lacey Smieja
Clerk
City of Grant



MEMO

To: Mayor and City Council

CC: Lacey Smieja, City Administrator/Clerk
Amanda Johnson, City Attorney

From: Jennifer Haskamp, AICP, City Planner

RE: Consideration of proposed ordinance changes to Chapter 30 and Chapter 32

Date: August 26, 2026

Background

Over the past several months the City Council has met in work session to discuss changes to the Zoning Ordinance to address undersized lots, and their status as potentially transferrable and buildable, in the City. Through this analysis, the Council determined that it was prudent to clean up the ordinance to add clarity for property owners, community members, staff and the Council, and directed staff to prepare a draft with proposed changes. Concurrently to this discussion, Staff and Council identified other sections of the zoning ordinance for potential revisions including: 1) Variances, to bring current language into compliance with State Statutes; and 2) Data Centers.

Summary of Proposed Ordinance Changes (Attached)

The attached ordinance is provided for consideration, discussion and public hearing. Two Chapters of the City Code are proposed for revisions based on the previous work session discussions. Chapter 30 Subdivisions and Chapter 32 Zoning are interrelated chapters that often cross-reference each other due to the nature of the regulations. For purposes of the undersized lot evaluation, both Chapters address this issue. Chapter 30 describes and/or regulates them in terms of conveyance, while Chapter 32 establishes the dimensional standards to determine buildability. The proposed changes reduce the current conflict between the sections and add clarification between platted and unplatted lots, when and how such lots are deemed buildable, and establishes new regulations as well as existing regulations that are applicable to the determination. With respect to dates of creation, the adopted subdivision ordinance identifies July 1, 1980 and the date when minimum lot sizes were established as they exist today (minimum of 5.0 acres). Because the adopted and codified ordinance establishes this as the date, this is carried forward in the proposed draft.

The other significant change proposed is to modify section 32-59 and to add section 32-61 to address variance process and criteria in the City. The purpose of the revised section is to bring our current language up to date to be consistent with Minnesota State Statutes. State Statutes replaced “hardship” with “Practical Difficulties” and established criteria by which cities must process variances in order to be valid. The draft ordinance incorporates this language and establishes that it is the Applicant’s responsibility to demonstrate that they meet the associated criteria (often referred to as the 3-prong test).



Lastly, per the direction of the City Council, Data Centers have been added to the Table of Uses and has been defined within section 32-1 Definitions. The Data Center use has been categorized as ‘not permitted’ in all zoning districts. The Council discussed that data center uses tend to be high volume water and utility users, and the City does not, nor plan, to have infrastructure of a scale and capacity to support this type of use.

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE 2026-__

An Ordinance Amending the Grant Code of Ordinances
Amending Section 30-7 Land with unapproved or lack of surveys or plats; Amending Section 32-59
and Adding Section 32-61 Variances; Amending Section 32-1 Definitions and Section 32-246 Table
of Uses to add Data Center; Amending Section 32-246 (b) Additions and exception to the minimum
area, height and other requirements

The City Council of the City of Grant, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT OF CHAPTER 30, SUBDIVISIONS, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 30, Article I, Section 30-7 “Land with unapproved or lack of surveys or plats” is hereby AMENDED to ADD the following identified by underline, and AMENDED to DELETE as ~~striketrough~~:

(a) Conveyance restrictions. No conveyance of land to which these regulations are applicable shall be filed or recorded, if:

(1) ~~_____~~ ~~if the land is described in the conveyance~~ by metes and bounds or by reference to an unapproved registered land survey ~~made after April 21, 1961, or~~ and

(2) The land or lot was not approved through the Minor Subdivision process established by Section 30-9 or its predecessor ordinance; and

(3) The lot or subdivision cannot be verified through official action of the City Council such as the City’s adopted minutes or by Resolution; or

~~(a)(4)~~ Is a part of ~~an~~ unapproved plat.

(b) *Exemptions.* Subsection (a) of this section does not apply to a conveyance if the land described:

(1) Was a separate parcel of record or platted prior to April 1, 1945, or the date of adoption of subdivision regulations under Laws 1945, chapter 287, whichever is the later, or of the adoption of subdivision regulations pursuant to a home rule charter; or

- (2) Was the subject of a written agreement to convey entered into prior to such time and such agreement was recorded with the office of the County Recorder or Registrar of Titles;
- ~~(3)~~ Was a separate parcel of land platted prior to July 1, 1980 and contains a minimum of 1.0 acres of buildable area. ~~separate parcel not less than 2.5 acres in area and 150 feet in width on January 1, 1966;~~
- ~~(4)~~(3) Was a separate parcel of not less than five acres in area and 300 feet in width on July 1, 1980;
- ~~(5)~~(4) Is a single parcel of commercial or industrial land of not less than five acres and having a width of not less than 300 feet and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than five acres in area or 300 feet in width; or
- ~~(6)~~(5) Is a single parcel of residential or agricultural land of not less than 20 acres and having a width of not less than 500 feet and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than 20 acres in area or 500 feet in width.
- (c) *Waiver for hardship.* In any case in which compliance with the foregoing restrictions will create an unnecessary hardship, and failure to comply does not interfere with the purpose of the subdivision regulations, and the land is a minimum of 1.0 acre in size, the platting authority City Council may waive such compliance after submission of a Certificate of Survey that demonstrates that the land can support the intended use after conveyance, including private well and septic system as required by Chapter 32, and that such conveyance is consistent with the standards in Section 32-246 (b) of the City Code.
- ~~(d) *Penalty.* Any owner or agent of the owner of land who conveys a lot or parcel in violation of the provisions of this chapter shall pay to the municipality a penalty (no criminal sanction) of not less than \$100.00 for each lot or parcel so conveyed. The city may enjoin such conveyance or may recover such penalty by a civil action in any court of competent jurisdiction.~~

SECTION 2. AMENDMENT OF CHAPTER 32, ARTICLE II, ADMINISTRATION AND ENFORCEMENT, OF THE CITY'S CODE OF ORDINANCES

That City Code Chapter 32, Article II, ~~Section 32-59 Board of Adjustments and Appeals~~ Division 2 Board of Adjustment and Appeals; Appeals and Variances is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~:

Sec. 32-59. Board of adjustment and appeals.

- (a) *Established.* There is hereby established a board of adjustment and appeals. The board of adjustment and appeals shall have the powers provided by law.
- ~~(b) *Definitions.* The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning.~~

~~Hardship means the proposed use of the property and associated structures in question cannot be established under the conditions allowed by this chapter or its amendments and no other reasonable alternate use exists; however, the plight of the landowner must be due to physical conditions unique to the land, structure, or building involved and are not applicable to other lands, structures or buildings in the same zoning district; these unique conditions of the site cannot be caused or accepted by the landowner after the effective date of the ordinance from which this chapter is derived or its amendments. Economic considerations alone shall not constitute a hardship.~~

~~(e)(b)~~ Notice. In addition to the notice of hearing required by this division, a notice shall be published in the official newspaper once at least ten days before the date of the hearing. If the board of adjustment authorizes the issuance of a permit, the council or other board or commission having jurisdiction shall have six months from the date of the decision of the board to institute proceedings to acquire such land or interest therein, and if no such proceedings are started within that time, the officer responsible for issuing building permits shall issue the permit if the application otherwise conforms to city ordinances. The board shall specify the exact location, ground area, height and other details as to the extent and character of the building for which the permit is granted.

~~(d)(c)~~ No changes proposed, except to renumber.

~~(e)(d)~~ No changes proposed, except to renumber.

Sec. 32-60. Variances Application.

(1) No changes proposed.

(2) What to present.

a. No changes proposed.

b. No changes proposed.

c. A narrative stating how the requested variance meets the definition of Practical Difficulties as defined in Sec. 32-61 of this Chapter. ~~statement of reasons why the request is made.~~

Sec. 32-61. Variances.

(1) Variances shall only be permitted when:

a. They are in harmony with the general purpose and intent of the ordinance, and

b. The variance is consistent with the adopted Comprehensive Plan.

(2) Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with the adopted zoning ordinance.

(3) *Practical Difficulties.* When used in connection with the granting of a variance, means that:

a. The property owner proposed to use the property in a reasonable manner not permitted by the zoning ordinance;

- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- c. The variance, if granted, will not alter the essential character of the locality.
- d. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

SECTION 3. AMENDMENT OF CHAPTER 32, ARTICLE III, ZONING DISTRICTS ESTABLISHED; PERMITTED USES; DIMENSIONAL STANDARDS OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-1 Definitions is hereby AMENDED to ADD the following to be added alphabetically identified as underlined:

Data Center means a physical facility or building that houses computer systems, servers, and related hardware to store, process, and share digital information.

That City Code Chapter 32, Article III, Section 32-245 Table of Uses is hereby AMENDED to ADD the following to be added alphabetically identified as underlined:

USE	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
<u>Data Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

SECTION 4. AMENDMENT OF CHAPTER 32, ARTICLE III, ZONING DISTRICTS ESTABLISHED; PERMITTED USES; DIMENSIONAL STANDARDS OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article III, Section 32-246 (b) “Additions and exception to the minimum area, height and other requirements”, is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strickethrough~~:

(b) Additions and exception to the minimum area, height and other requirements.

- (1) *Existing Lot defined.* For the purpose of this article, the term “existing lot” means a lot or parcel of land, whether created by plat or conveyed through metes and bounds, which was of record as a separate lot or parcel in the Office of the County Recorder or Registrar of Titles on or before the date of adoption of the ordinance from which this chapter is derived.

- (2) *Existing Lot of Record Standards – Undersized Platted Lot*~~exemptions~~. The following standards shall be met to establish a platted lot as buildable for residential use: Any such lot

~~or parcel created in accordance with the city subdivision regulations in effect at the time that such Lot was created~~

- ~~i. The lot must be a part of a subdivision plat that was approved and recorded in the office of the County Recorder or Registrar of Titles prior to July 1, 1980.~~
- ~~ii. The lot must contain a minimum of 1.0 acres of buildable land.~~
- ~~iii. The lot must contain suitable area to site an individual septic system in compliance with MN Rules 7080, or successor statutes as required and permitted by Chapter 12 Environment Article IV: Individual Sewage Treatment Systems of the City Code.~~
- ~~iv. The lot must have adequate area to site a principal structure that meets 80-percent of the minimum rear and side yard setback requirements but shall be exempt from minimum lot width and lot frontage requirements.~~
- ~~v. The lot must meet all other dimensional requirements established in Table 32-246 (a).~~
- ~~i. _____~~

(3) Existing Lot of Record Standards – Undersized Unplatted Lots (metes and bounds). The following standards shall be met to establish that an unplatted lot, conveyed through metes and bounds, is buildable for residential use:

- i. The lot size shall be a minimum of 2.5 acres.
- ii. The lot must be recorded, in the configuration, with the office of the County Recorder or Registrar of Titles prior to July 1, 1980.
- iii. Any lot that exceeds 2.5 acres shall be exempt from minimum lot width and lot frontage requirements but must comply with all other dimensional requirements established in Table 32-246 (a).
- iv. The lot must contain a minimum of 1.0 acres of buildable land.
- (2)v. The lot must contain suitable area to site an individual septic system in compliance with MN Rules 7080, or successor statutes as required and permitted by Chapter 12 Environment Article IV: Individual Sewage Treatment Systems of the City Code.

~~that is at least 2.5 acres in size, shall be exempt from the requirements of subsection (3), pertaining to area, lot width and lot frontage and shall be considered buildable if the lot or parcel can comply within the remaining requirements of this section and meet the minimum setback requirements as stated within Section 32-246 (a).~~

~~(3) Undersized lots. If in a group of two or more contiguous lots or parcels of land owned or controlled by the same person, any individual lot or parcel does not meet the full width, frontage or area requirements of this article, such individual lot or parcel cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots or parcels under the same ownership so that the combination of lots or parcels will equal one or more parcels of land each meeting the full lot width and area requirements of this article.~~

(4) – (9) No Changes proposed.

SECTION 5. SEVERABILITY.

In the event that a court of competent jurisdiction adjudges any part of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included within that judgment.

SECTION 6. EFFECTIVE DATE.

This ordinance takes effect upon its adoption and publication according to law.

WHEREUPON, a vote, being taken upon a motion by Council member _____ and seconded by Council member _____, the following upon roll call:

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ____ day of _____, 2026.

Jeff Giefer, Mayor

Attest: Lacey Smieja, City Clerk

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-28**

**RESOLUTION ADOPTING THE PRELIMINARY BUDGET & SETTING THE
PRELIMINARY 2027 LEVY**

WHEREAS, the City of Grant, Minnesota is required by Minnesota Statue §275.065 to adopt a preliminary budget and to certify to Washington County a proposed tax levy on or before September 30th of each year; and

WHEREAS, the City Council has reviewed and established a proposed budget and subsequent property tax levy for 2027; and

WHEREAS, the City Council of the City of Grant wishes to comply with State law in this area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it hereby adopts the following preliminary 2027 budget and levy:

2027 Budget \$ _____

2027 Levy \$ _____

BE IT FURTHER RESOLVED that it will hold a meeting at which the budget and levy will be discussed and the public is allowed to speak on December 1, 2026, at 6:00 p.m.

Adopted by the Grant City Council this 1st day of September, 2026.

Jeff Giefer
Mayor

ATTEST

Lacey L. Smieja
Administrator/Clerk

City Council Report for August 2026

To: lacey Smieja City Clerk / Administrator

From: Jack Kramer Building & Code Enforcement Official

City Code Violations:

1. No new violations to report.

Building Permit Activity:

- A. Thirty-Four (34) Building Permits were issued for a total valuation of \$ 3,148,125.00.

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive, slightly slanted style.

Jack Kramer

Building Official

2026-160	Gas Fireplace	Berg	8200-60th. St. N.	7/18/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-161	Air Conditioner	Anderson	11090 Lockridge Ct. N.	7/20/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-162	Wood Fireplace	Horst	8695-68th. St. N.	7/20/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-163	Gas Line to Generator	Edgar	10065 Dellwood Rd.	7/20/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-164	HVAC Remodel	Berg	8200-60th. St. N.	7/20/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-165	Plumbing Remodel	Berg	8200 - 60th. St. N.	7/20/2026	N/A	\$	1,105.75	\$	828.31	\$	718.73	\$	60.00		
2026-166	Swimming Pool	Schwieters	11580 Honeye Ave. N.	7/22/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-167	Garage Plumbing	Vanderwerf	9200 Jeffrey Blvd.N.	7/22/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-168	Air Conditioner	Wirth	10801 Kelvin Ave. N.	7/22/2026	N/A	\$	972.75	\$	729.56	\$	632.28	\$	48.50		
2026-169	Swimming Pool	Bharmal	7395 Inwood Way	7/22/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-170	Water Heater	Ewidlifev Rehab Center	120629 Jamaca Ave. N.	7/24/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-171	Water Softener	Gillaspay	8635 Kimbeo Ln	7/25/2026	N/A	\$	11,120.75	\$	8,340.56	\$	7,228.48	\$	800.00		
2026-172	House & Garage	Milbrath	7076 Lone Oak Trail N.	7/26/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-173	Plumbing Remodel	Jahanke	10220-60th. St. N.	7/29/2026	N/A	\$	322.05	\$	241.53	\$	-	\$	1.00		
2026-174	Interior Remodeling	Jahnke	10220-60th. St. N.	7/29/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-175	Plumbing Remodel	Jahnke	10220-60th. St. N.	7/29/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-176	Bath Remodel	Nelson	8125 Keats Ave. N.	7/29/2026	\$	26,850.00	\$	411.95	\$	308.06	\$	267.76	\$	13.42	
2026-176	Bath Remodel	Nelson	8125 Keats Ave. N.	7/29/2026	\$	25,240.00	\$	401.88	\$	308.16	\$	-	\$	12.62	
2026-177	3 Windows 1 patio Door	Morris	7993-100th. St. N.	7/29/2026	\$	10,000.00	\$	181.25	\$	135.93	\$	-	\$	5.00	
2026-178	Re-Siding	Donaldson	9120 Ivy Ave. N	7/29/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-179	Air Conditioner	Cinlis	8820 Justren Trail N.	7/29/2026	N/A	\$	80.00	\$	60.00	\$	379.37	\$	21.95		
2026-180	Interior Remodeling	Site-One landscaping	8400-60th. St. N.	7/30/2026	\$	43,900.00	\$	583.65	\$	437.83	\$	-	\$	1.00	
2026-181	Furnace &n Air Cond.	Borth	8193 Jody Ave. N.	7/30/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-182	Gas Line-Pool Heater	Wright	10055 Ideal Ave. N.	7/30/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-183	Air Conditioner	Anderson	11090 Lockridge Ct. N.	7/31/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-184	Mini-Split Heat System	McKenzie	10890-68th. St. N.	8/2/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-185	Furnace & Air Conditioner	Farmer	10350-60th. St. Ln. N.	8/2/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-186	Furnace & Air Conditioner	Comstock	8728 manning Ave. N.	8/2/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-187	Re-Roof	Caswell	11855 Goodview Ave. N.	8/4/2026	\$	24,000.00	\$	377.25	\$	282.93	\$	-	\$	12.00	
2026-188	Gas Line to Pool Heater	Anderson	7410 Keswick Ct. N.	8/6/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-189	3 Windows	Welander	10381-83rd. St. N.	8/6/2026	\$	3,635.00	\$	97.25	\$	72.93	\$	-	\$	1.88	
2026-190	Mini-Split Heat System	Neubaure	6485 Jaasmine Ave. N.	8/6/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-191	7 Windows	Schultz	9110-63rd. St. N.	8/7/2026	\$	19,500.00	\$	321.25	\$	240.93	\$	-	\$	9.75	
2026-192	Gas Line to Generator	Schlisky	7155 Jamaca Ave. N.	8/8/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
2026-193	Gas Line to Pool Heater	Bharmal	7395 Inwood Way N.	8/9/2026	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00		
Monthly total						\$	3,148,125.00	\$	17,735.78	\$	13,306.73	\$	9,226.62	\$	1,008.12