

**City of Grant  
City Council Agenda  
March 3, 2015**

*The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, March 3, 2015, in the Grant Town Hall, 8380 Kimbro Ave. for the purpose of conducting the business hereafter listed, and all accepted additions thereto.*

**1. CALL TO ORDER**

**PUBLIC INPUT**

**Citizen Comments – Individuals may address the City Council about any item not included on the regular agenda. The Mayor will recognize speakers to come to the podium. Speakers will state their name and address and limit their remarks to three (3) minutes. Generally, the City Council will not take any official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.**

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF REGULAR AGENDA**

**4. APPROVAL OF CONSENT AGENDA**

A. February 3, 2015 City Council Meeting Minutes

B. Bill List, \$48,421.48

C. KEJ Enterprises, Snow Removal/Sign Replacement, \$7,312.50

D. City of Mahtomedi, 1<sup>st</sup> Quarter Fire Contract, \$31,404.75

E. Resolution No. 2015-03, Verizon Cell Tower, 10629 Jamaca Avenue North

**5. STAFF AGENDA ITEMS**

A. City Engineer, Phil Olson

- i. Consideration of Resolution No. 2015-08, CSAH 15 Turn Lane Project, Municipal Consent
- ii. Consideration of Resolution No. 2015-02, CSAH 12/CSAH 17 Traffic Signal Project, Municipal Consent and Cooperative Agreement
- iii. PUBLIC HEARING, Consideration of Ordinance No. 2015-38 and Ordinance No. 2015-39, MS4 Requirements
- iv. Consideration of Ordinance No. 2015-40, Repealing Ordinance No. 2011-25 and Providing New Illicit Discharge Ordinance

**B. City Planner, Jennifer Haskamp**

- i. Performance Standards for Recreation Areas

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

**6. NEW BUSINESS**

- A. Consideration of Eagle Project, Drew Osterman
- B. Consideration of Eagle Project, Luke Osterman

**7. UNFINISHED BUSINESS**

- A. January 6, 2015 City Council Meeting Minutes
- B. Consideration of Resolution No. 2015-05, Comcast-Midwest/Greatland Transfer, Cable Commissioner Huber

**8. DISCUSSION ITEMS**

- A. City Council Reports (any updates from Council)
- B. Staff Updates

**9. COMMUNITY CALENDAR MARCH 3, THROUGH MARCH 31, 2015:**

Mahtomedi Public Schools Board Meeting, Thursday, March 12 and 26th, 2015, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, March 12th 2015, Stillwater City Hall, 7:00 p.m.

Charter Commission Meeting, Thursday, March 19th, Mahtomedi City Hall, 7:00 p.m.

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

**10. ADJOURNMENT**

CITY OF GRANT  
MINUTES

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**DATE** : February 3, 2015  
**TIME STARTED** : 7:03 p.m.  
**TIME ENDED** : 10:30 p.m.  
**MEMBERS PRESENT** : Councilmember Sederstrom, Lobin, Huber,  
Lanoux and Mayor Carr  
**MEMBERS ABSENT** : None

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

**CALL TO ORDER**

Mayor Carr called the meeting to order at 7:03 p.m.

**PUBLIC INPUT**

- 1. Liz Nordling, 115<sup>th</sup> Street- Advised she is present to observe the meeting on behalf of the League of Women Voters and will be conducting a survey of Open Meeting Laws
- 2. Bob Zick, N. St. Paul – commented on allowing all citizens to address public officials

**PLEDGE OF ALLEGIANCE**

**SETTING THE AGENDA**

Council Member Lanoux requested clarification on the City’s firearms policy at City meetings.

**Council Member Lanoux moved to amend the motion to include the addition of the Charter Commission, Planning Commission and GRP Scholarship to the regular agenda. Council Member Sederstrom seconded the motion. Motion failed with Mayor Carr, Council Member Lobin and Huber voting nay.**

**Council Member Huber moved to approve the agenda with the addition of Item 6D, City Office Security, under New Business. Council Member Lobin seconded the motion. Motion carried unanimously.**

**CONSENT AGENDA**

Bill List, \$66,536.01

Approved

1 KEJ Enterprises, Snow Removal/Sign  
2 Work, \$7,435.00

Approved

3  
4 Washington County Sheriff, July –  
5 December 2014, \$57,569.69

Approved

6  
7 **Council Member Sederstrom moved to approve the consent agenda moving January 6, 2015**  
8 **City Council Meeting Minutes to Item 6E, under New Business. Council Member Lanoux**  
9 **seconded the motion. Motion carried unanimously.**

10  
11 **STAFF AGENDA ITEMS**

12  
13 **City Engineer, Phil Olson**

14  
15 **Consideration of Resolution No. 2015-02, CSAH 12-17 Signal Project, Municipal Consent and**  
16 **Agreement for Cooperative for Signal and Maintenance** – City Engineer Olson provided the  
17 background regarding this issue and advised Resolution No. 2015-02 should be tabled to the March  
18 City Council meeting. He noted the City share for the project is less than the budgeted dollar amount.

19  
20 **Council Member Huber moved to table Resolution No. 2015-02 to the March City Council**  
21 **meeting. Council Member Lobin seconded the motion. Motion carried unanimously.**

22  
23 **City Planner, Jennifer Haskamp**

24  
25 **PUBLIC HEARING, Consideration of Resolution No. 2015-03, Application for a Conditional**  
26 **Use Permit for new Cell Tower** – City Planner Haskamp advised the Applicant, Martin Consulting,  
27 LLC, has made an application on behalf of Verizon Wireless to construct a new wireless  
28 communication cell tower at 10629 Jamaca Avenue North, Grant, MN. A couple months ago the City  
29 was made aware of a proposed cell tower that would be located in the area through the NEPA review  
30 process which addressed historical/environmental impacts with respect to the proposed site and  
31 construction. During that process the proposer was made aware that the appropriate process,  
32 applications and permits would be required in order to construct the cell tower and this application for  
33 a Conditional Use Permit (CUP) is the follow-up to the initial contact. The applicant has submitted a  
34 package to construct a new telecommunications monopole and associated equipment for Verizon  
35 Wireless on 10629 Jamaca Avenue North.

36  
37 City Planner Haskamp reviewed the staff report along with draft conditions. As indicated in the staff  
38 report, the proposed monopole and supplemental equipment shelter did not meet the City’s standards  
39 for accessory buildings. In response, the Applicant discussed the options with the Owners of the  
40 property and has amended their application to include the following:

- 41  
42     ▪ The Application is amended to include both PIDs currently owned by the DeMars’. The  
43 Application now includes the following PIDs: 0903021140003 and 1003021230004. The  
44 total acreage when considering both parcels is approximately 22 acres (Attachment A).



1 *As stated in the staff report dated January 23, 2015, on parcels greater than 20 acres there*  
 2 *are no limits on number of accessory buildings or allowed square footage. As a result of*  
 3 *the amended application, the proposed monopole and equipment shelter would meet the*  
 4 *city's standards for accessory structures.*

- 5  
 6 ■ A Letter of Intent to Sign a Development Agreement is included to ensure that both parcels  
 7 are associated with a CUP if it is approved by the City Council (Attachment B).

8 *In the staff report dated January 23, 2015 it was recommended that if the Applicant and*  
 9 *Owner agreed to consider both PIDs for purposes of this application that a Development*  
 10 *Agreement would be necessary to ensure that both parcels are considered together into*  
 11 *perpetuity. The Applicant has submitted an LOI indicating that the Owners would be*  
 12 *willing to sign a Development Agreement with certain conditions (please see Summary of*  
 13 *Terms identified in Attachment B).*

14  
 15 Additionally, the Applicant has re-submitted some information previously provided in the packets, as  
 16 well as correspondences between the Applicant and staff. This information is provided to you as  
 17 requested by the Applicant (Attachment C). In addition, the Owners are requesting that the City  
 18 Council consider granting the requested CUP without amending the application or Development  
 19 Agreement. (See Attachment A)

20  
 21 City Planner Haskamp reviewed the following draft recommendations and findings for Council  
 22 consideration:

- 23  
 24  
 25 ■ The Applicant and Owners shall enter into a Development Agreement prior to execution of  
 26 the Conditional Use Permit to ensure that both parcels, PID 0903021140003 and  
 27 1003021230004 are jointly considered for purposes of this Application, and that the parcels  
 28 may not be sold or transferred independently of each other.  
 29 ■ The Equipment Shelter should be designed to be architecturally compatible with other existing  
 30 structures on the site. Based upon the submitted plans, the color and detail of the structure is  
 31 not known. However, based upon the information provided it appears that some additional  
 32 detail and/or alternate materials and colors should be considered for compatibility with  
 33 existing structures.  
 34 ■ The plan set shall be updated to indicate placement of the signage on the gate, driveway and  
 35 equipment shelter.  
 36 ■ An updated plan set reflecting the City Engineer's recommendations and requirements shall be  
 37 submitted prior to issuance of any building permit.  
 38 ■ All ground equipment, including the Equipment Shelter, fencing and vegetation shall be kept  
 39 in good repair and shall be maintained in compliance with the standards set forth in this  
 40 permit.  
 41 ■ All antennas shall be construction in compliance with city building and electrical codes. A  
 42 building permit must be obtained prior to construction

- 1       ▪ No advertising, of any type, shall be affixed to the monopole or any components within the
- 2       Land Area.
- 3       ▪ Antennas shall not be artificially lit and may not display any strobe lights.
- 4       ▪ The Applicant must obtain all necessary, applicable, federal state and local agency permits
- 5       prior to construction of the monopole and installation of the antennas.
- 6       ▪ Written statement from the Fire Department shall be submitted as indicated in Section 32-
- 7       449(8) prior to a building permit being issued.
- 8       ▪ All antennas shall be shall be subject to state and federal regulations pertaining to nonionizing
- 9       radiation and other health hazards related to such facility. If new, more restrictive standards
- 10      are adopted, antennas shall be brought into compliance with the new standards by the owner
- 11      and operator. The cost of verification of compliance shall be borne by the owner and
- 12      operation of the antenna.
- 13      ▪ Any future antenna installation shall be subject to the regulations and standards as set forth in
- 14      Section 32-446 Permit Requirements, or corresponding section, of the City's adopted
- 15      ordinances.
- 16      ▪ The Owner/Operator of the tower shall be required to submit yearly proof of insurance and
- 17      compliance of operations.
- 18      ▪ Every five years the applicant shall submit a report consistent with those requirements stated
- 19      within Section 32-449(c), or corresponding section, of the City's adopted ordinance.

20  
21 City Planner Haskamp advised staff is requesting direction from the Council to prepare a Resolution  
22 reflecting one of the following options:

- 23
- 24
- 25       ▪ Resolution of Approval with Draft Conditional Use Permit and Conditions
- 26       ▪ Resolution of Denial with Findings

27  
28 City Attorney Vivian suggested a development agreement be recorded against the deeds so the two lots  
29 cannot be sold individually. The two lots will be tied together.

30  
31 Mayor Carr noted to the applicant that if the additional lot is buildable, it is worth twice as much if  
32 the lots are not combined.

33  
34 City Planner Haskamp stated that if the two lots are not combined, it is a legally non-conforming lot.  
35 Expansion and development could not occur as it would make the lot even more non-conforming. In  
36 addition, there are issues with the number of accessory buildings and square footage of those  
37 buildings.

38  
39 Council Membe Lanoux stated there are other properties within the City of Grant that could  
40 accommodate the tower. He asked why the Planner had not looked at other properties for the tower  
41 location.

42

1 City Planner Haskamp advised she has nothing to do with the proposed location of the tower and the  
2 City must process the application as submitted.

3  
4 Mayor Carr opened the public hearing at 7:45 p.m.

5  
6 Mr. Scott Buttermore, 107<sup>th</sup> Street, came forward and expressed concern regarding property values.  
7 He referred to a map and asked for clarification regarding the building and tower. He asked if there  
8 the tower could be moved to the south and suggested it also be placed by the power lines.

9  
10 Ms. Sharon Schwarze, Joliet Ave., came forward and stated she lives across the street and was there  
11 when the Kendrick estate was subdivided. She stated one side lot was set aside so it would be  
12 conforming but it may not have been recorded.

13  
14 Mr. Wally Anderson, 88<sup>th</sup> Street, came forward and stated he was curious about the “exchange” of  
15 buildings on the site.

16  
17 Mr. Steve Bohnen, 60<sup>th</sup> Street, came forward and stated a tower in that area does make sense. The  
18 tower people go out and solicit properties for tower locations. The applicant tonight is here on  
19 behalf of the property owner. It is not the job of the City to offer properties for cell tower locations.  
20 He added he is in favor of the tower.

21  
22 Mr. Lee Becker, 107<sup>th</sup> Street, came forward and requested the tower have a decent aesthetic look to it  
23 so it is not so obvious.

24  
25 Mr. Mark Hollerman, 107<sup>th</sup> Street, came forward and voiced support for moving the tower to the  
26 south a bit as the site line would be blocked by pine trees.

27  
28 Mayor Carr closed the public hearing at 7:56 p.m.

29  
30 Mr. Lewis Martin, applicant, came forward and stated the site location is best suited to the tower.  
31 Other locations would not work due to the slope, power lines, easements, etc. There is the least  
32 amount of environmental impact in the proposed location.

33  
34 Mayor Carr stated the question is if the City thinks there is enough documentation to illustrate that the  
35 proposed location is the best spot within the preferred locations.

36  
37 **Council Member Huber moved to direct staff to prepare a resolution and draft conditions also**  
38 **including a development agreement and updated site plan for approval on the March consent**  
39 **agenda. Council Member Lobin seconded the motion. Motion carried with Council Member**  
40 **Lanoux abstaining.**

41  
42 **PUBLIC HEARING, Consideration of Ordinance No. 2015-38, Land Use Definitions – City**  
43 **Planner Haskamp referred to the attached draft ordinance for consideration of the proposed**  
44 **amendments including additions and deletions to the Land Use Definitions contained in Section 32-1**  
45 **and in the Table of Uses Section 32-245 of the City’s Zoning Ordinance. In October of last year the**

1 City enacted a moratorium on its undefined land uses so that the City could study and draft definitions  
2 for inclusion in the Zoning Ordinance. The City Council identified and prioritized five land uses to  
3 initiate the process which are as follows:

- 4
- 5     ▪ Golf Courses and country clubs
- 6     ▪ Home Occupations (Meeting Criteria/Not Meeting Criteria)
- 7     ▪ Recreation areas – commercial
- 8     ▪ Recreation areas – private
- 9     ▪ Commercial Recreation

10 Over the past few months the City Council has reviewed and considered draft language related to  
11 these definitions and also reviewed the Table of Uses for consistency with the objectives related to the  
12 use. The attached draft ordinance provides draft definitions as well as amendments to the table of  
13 uses reflecting the City Council’s discussions to-date related to these land uses.

14  
15 As such, the attached Draft Ordinance containing the proposed definitions, amendments including  
16 additions and deletions is provided for consideration and comment by the public during the public  
17 hearing. Staff has posted for a duly noticed public hearing for this evening.

18  
19 Council Member Sederstrom suggested a limit on size of recreational buildings per the size of the lot,  
20 similar to the accessory buildings.

21  
22 City Planner Haskamp advised the scope of recreational areas can be defined with performance  
23 standards. That is added to that section of the ordinance but not part of the definitions.

24  
25 Council Member Lanoux read the duties of the Planning Commsioin and stated these issues need to  
26 be reviewed by the Planning Commission.

27  
28 Mayor Carr revieweed the draft use table noting the proposed changes are less restrictive.

29  
30 Mayor Carr opened the public hearing at 9:03 p.m.

31  
32 Mr. John Smith, 67<sup>th</sup> Lane N, came forward and expressed concern that the City is moving towards a  
33 home in the City. He asked why and stated he is not opposed to definition but concerned that people  
34 moved to Grant to do things and that is now changing. Definitions should include a process for  
35 enforcement and focus on health, safety and welfare.

36  
37 Mr. Wally Anderson, 80<sup>th</sup> Street, came forward and thanked the Administrator/Clerk for providing  
38 information on the public hearing. He suggested the condition relating to parking and parking spots  
39 be eliminated.

40  
41 Mr. Kevin Rhodes, Upper Heather Avenue, came forward and stated he is on of those that border  
42 Grant and what Grant does affects them. He stated enforcement is a big issue.

1 Mr. Jerry Linser, Jody Avenue, came forward and stated he has been here a long time and this is  
2 perfect example as to why the City needs a Planning Commission and then get on with developing  
3 reasonable policy for the City of Grant.

4  
5 Mr. John Wycoff came forward and asked what he would have to go through if he would like to have  
6 a small business in Grant.

7  
8 Mr. Steve Bohnen stated he believes the Council has enough information to make a decision. He  
9 noted the decorum at meetings needs to be respected and consistent.

10  
11 Mayor Carr closed the public hearing at 9:20 p.m.

12  
13 City Planner Haskamp advised that if the City wants to look at performance standards, that should be  
14 done prior to approving definitions.

15  
16 **Mayor Carr moved to table Ordinance No. 2015-38 to the March City Council meeting.**  
17 **Council Member Lobin seconded the motion. Motion carried unanimously.**

18  
19 Council Member Sederstrom read from Ordinance 50 noting it was adopted in 1983.

20  
21 City Attorney Vivian advised grandfathering is not a legal term. Non-conforming uses are addressed  
22 in the City's code.

23  
24 **City Attorney, Nick Vivian (No action items)**

25  
26 **NEW BUSINESS**

27  
28 **Consideration of Resolution No. 2015-04, Dellwood Wedding Barns Liquor License** – Mayor  
29 Carr advised the City received an application for a liquor license from the Dellwood Wedding Barns.

30  
31 City Attorney Vivian advised the Council has a recommendation from staff for approval which relates  
32 to the state laws regarding liquor licenses. The application appears to meet all state requirements.  
33 The Council has the discretion to approve liquor license applications. The Dellwood Wedding Barns  
34 was a challenging application for the City and the City did receive complaints last year. There are no  
35 pending violations at this time. The Council can decide it would benefit the applicant to wait as year  
36 or determine it would be better off to use a vendor. The staff recommendation was based on meeting  
37 all requirements but the Council can set policy on the application. If the Council determines to deny  
38 the application, it should be done by Resolution with findings of fact relevant to the denial.

39  
40 Ms. Julie Varney, applicant, came forward and stated all previous complaints have been addressed.  
41 The reason for the license is to have more control over the bar and servers. The license would apply  
42 to the current hours of operation and current CUP. She stated she does not understand a reason to  
43 wait for action on the application.

44



1 City Attorney Vivian advised the Council can table the application to allow for time to get all the  
2 information together regarding the CUP review.

3  
4 **Council Member Sederstrom moved to table Resolution No. 2015-04 to the April City Council  
5 meeting. Council Member Lanoux seconded the motion. Motion carried unanimously.**

6  
7 Mayor Carr called for a five minute recess at 10:00 pm.

8  
9 Mayor Carr reconvened the meeting at 10:06 p.m.

10  
11 **Consideration of Resolution No. 2015-05, Comcast-Midwest/Greatland Transfer, Cable  
12 Commissioner Jeff Huber** – Cable Commissioner Huber provided the background on this issue and  
13 requested it be tabled until the March City Council meeting.

14  
15 **Council Member Huber moved to table Resolution No. 2015-05 to the March City Council  
16 meeting. Council Member Lobin seconded the motion. Motion carried unanimously.**

17  
18 **Consideration of Resolution No. 2015-06, Authorization to Participate in the Government Cable  
19 Meeting TV, Cable Commissioner Huber** – Cable Commissioner Huber referred to the information  
20 included in the packet and recommended approval of Resolution No. 2015-06.

21  
22 **Council Member Huber moved to adopt Resolution No. 2015-06, as presented. Council  
23 Member Lobin seconded the motion.**

24  
25 Council Membe Lanoux stated Council Member Huber should not be on the Commission and part of  
26 negotiations when he receives free cable.

27  
28 Council Member Huber stated Mr. Bohnen is on the Commission and he never heard it was a problem  
29 when Council Member Sederstrom was on the Commission.

30  
31 **Motion carried with Council Member Lanoux voting nay.**

32  
33 **Mayor Carr moved to extend the meeting to 10:15 p.m. Council Member Huber seconded the  
34 motion. Motion carried unanimously.,**

35  
36 **Council Member Sederstrom moved to reimburse a video tech for services relating to the taping  
37 of the Charter Commission meetings. Council Member Lanoux seconded the motion. Motion  
38 failed with Mayor Carr and Council Member Lobin and Huber voting nay.**

39  
40 **City Office Security** – City Attorney Vivian provided the background noting there was a breach of  
41 security at the City office. He provided a request that protective measures be put in place by the City  
42 Council. He noted this is not a matter that allows for a closed session.

43  
44 Mayor Carr stated he can not believe a Council Member would remove files from the City office that  
45 is shared with other cities. It is appalling and the City can not put up with this type of behavior.

1 Council Member Huber read a letter from Larkin Hoffman relating to another incident by current  
2 Council Members. The letter indicated the City should take action relating to the incident. He stated  
3 there is a pattern of behavior here and a hostile atmosphere at the City office has been created. He  
4 stated the City does have liability and the City is responsible for keeping permanent records safe.

5  
6 Council Member Sederstrom referred to the letter that was read and stated he never trespassed on the  
7 school property and he was in the truck when the file was taken from the City office.

8  
9 City Attorney Vivian stated that due to the request for protective measures, draft resolution 2015-07  
10 was prepared for Council consideration. It is critical that the City maintain a work environment that is  
11 safer and protects City files. The resolution stated Council Member Lanoux cannot be at the City  
12 office for 60 days and then the City would review. There is protocol for procedures and rules and  
13 when a Council Member acts in excess of his authority, that individual Council Member is liable. By  
14 law, the City documents and records must be safeguarded and a system has to be put in place for  
15 Council to do its job and the staff to do their jobs. This is a very serious matter and should not be  
16 taken lightly.

17  
18 **Mayor Carr moved to extend the meeting to 10:35 p.m. Council Member Huber seconded the**  
19 **motion. Motion carried unanimously.**

20  
21 **Mayor Carr moved to adopt Resolution No. 2015-07, as presented. Council Member Lobin**  
22 **seconded the motion. Motion carried with Mayor Carr, Council Member Lobin and Huber**  
23 **voting yay.**

24  
25 **January 6, 2015 City Council Meeting Minutes – No action taken.**

26  
27 **UNFINISHED BUSINESS**

28  
29 There was no unfinished business.

30  
31 **DISCUSSION ITEMS**

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33 **City Council Reports:**

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35 **Staff Updates:**

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37 **COMMUNITY CALENDAR FEBRUARY 4 THROUGH FEBRUARY 28, 2015:**

38  
39 **Mahtomedi Public Schools Board Meeting, Thursday, February 12<sup>th</sup> and 26<sup>th</sup>, 2015,**  
40 **Mahtomedi District Education Center, 7:00 p.m.**

41 **Stillwater Public Schools Board Meeting, Thursday, February 12<sup>th</sup> 2015, Stillwater City Hall,**  
42 **7:00 p.m.**

43 **Charter Commission Meeting, Thursday, February 19<sup>th</sup>, Mahtomedi City Hall, 7:00 p.m.**

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

2 **City Office Closed, Monday, February 16th, 2015, Presidents' Day**

3

4 **ADJOURN**

5

6 **Mayor Carr moved adjourn at 10:30 p.m. Council Member Huber seconded the motion.**  
7 **Motion carried unanimously.**

8

9 These minutes were considered and approved at the regular Council Meeting March 3, 2015.

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13

14 \_\_\_\_\_  
Kim Points, Administrator/Clerk

\_\_\_\_\_ **Tom Carr, Mayor**

15

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Date range: 02/01/2015 to 02/28/2015

Vendor	Date	Check #	Total	Description	Void	Account #	Detail
Croix Valley Inspector	02/03/2015	12703	\$17,305.74	Building Inspector	No	100-42004-300	\$17,305.74
Payroll Period Ending 02/28/2015	02/19/2015	12704	\$3,341.41		No	100-41101-100	\$3,341.41
IRS	02/19/2015	EFT60	\$1,113.77	Payroll Taxes	No	100-41103-100	\$351.69
						100-41107-100	\$410.39
						100-41110-100	\$285.03
						100-41112-100	\$66.66
Croix Valley Inspector	02/24/2015	12705	\$6,324.73	Building Inspector	No	100-42004-300	\$6,324.73
Smith Appraisal Service	02/24/2015	12706	\$1,901.37	Monthly Assessment Services	No	100-41208-300	\$1,901.37
Washington County Property Records	02/24/2015	12707	\$300.00	Automark	No	100-41303-400	\$300.00
CenturyLink	02/24/2015	12708	\$164.53	City Phone	No	100-41309-321	\$164.53
Sherrill Reid Animal Control	02/24/2015	12709	\$90.00	Animal Control/Inv2015-30	No	100-42006-300	\$90.00
Waste Management	02/24/2015	12710	\$4,223.17	Recycling	No	100-43011-384	\$4,223.17
Pioneer Press	02/24/2015	12711	\$218.20	Legals	No	100-41308-351	\$99.70
						894-49310-351	\$118.50
AirFresh Industries	02/24/2015	12712	\$125.00	PortaPot #18960	No	100-43007-210	\$125.00
Ken Roman	02/24/2015	12713	\$84.00	Video Tech Services	No	100-41318-300	\$84.00
WSB & Associates	02/24/2015	12714	\$1,940.25	Engineering	No	100-41203-300	\$1,133.00
						100-43125-300	\$46.00
						100-43128-300	\$56.50
						100-43130-300	\$365.75
						867-49310-300	\$339.00
Target Commercial Interiors	02/24/2015	12715	\$1,000.00	Final Inspection	No	100-43001-300	\$1,000.00
Eckberg Lammers	02/24/2015	12716	\$6,706.80	Legal Services	No	100-41204-300	\$4,278.75
						100-41205-300	\$751.25
						100-41206-300	\$1,589.30
						894-49310-300	\$87.50
Sprint	02/24/2015	12717	\$26.00	City Cell Phone	No	100-43116-321	\$26.00
PERA	02/24/2015	12718	\$643.61	PERA	No	100-41102-120	\$298.82
						100-41113-100	\$344.79
Xcel Energy	02/24/2015	12719	\$388.90	Utilities	No	100-43004-381	\$330.85

**City of Grant**

**Disbursements List**

**02/24/2015**

<u>Vendor</u>	<u>Date</u>	<u>Check #</u>	<u>Total</u>	<u>Description</u>	<u>Void</u>	<u>Account #</u>	<u>Detail</u>
SHC, LLC	02/24/2015	12720	\$2,524.00	Planning	No	100-43010-381 100-43117-381	\$11.59 \$46.46
KEJ Enterprises	02/24/2015	12721	\$7,312.50	Snow Removal/Signs	No	100-41209-300 100-43130-300 894-49310-300	\$652.00 \$1,224.00 \$648.00
City of Mahtomedi	02/24/2015	12722	\$31,404.75	1st Quarter Fire Contract	No	100-43110-300 100-43113-300 100-42002-300	\$1,305.00 \$6,007.50 \$31,404.75
<b>Total For Selected Checks</b>			<b>\$87,138.73</b>				<b>\$87,138.73</b>

KEJ Enterprises

# Invoice

Ken Johnson  
 611 Florence Avenue  
 Mahtomedi, MN 55115

Date	Invoice #
2/22/2015	534

<b>Bill To</b>
City of Grant PO Box 577 Willernie, Minn 55090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
29	sign replacement	45.00	1,305.00
	Feb mobilization fee	1,000.00	1,000.00
5	Sand streets 1/29/15	75.00	375.00
2.5	Sand streets 2/2/15	75.00	187.50
13	Plow streets with large truck 2/3/15	110.00	1,430.00
5	Sand streets 2/5/15	75.00	375.00
9	Plow streets with large truck 2/10/15	110.00	990.00
7	Plow streets with large truck 2/11/15	110.00	770.00
8	Plow streets with large truck 2/20/15	110.00	880.00
<b>Total</b>			\$7,312.50



December 16, 2014

City of Grant  
c/o Kim Points  
P.O. Box 577  
Willernie, MN 55090

Dear Kim,

Please remit a check in the amount of \$31,404.75 for the 1<sup>st</sup> quarter fire contract. Please pay April 1, 2015.

If you have any questions, please feel free to give me a call at 651-426-3344.

Thank you,

A handwritten signature in cursive script that reads "Jerene Rogers".

Jerene Rogers  
Account Clerk

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2015-03**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR  
10629 JAMACA AVENUE N  
(VERIZON WIRELESS)**

**WHEREAS**, Martin Consulting, LLC on behalf of Verizon Wireless (“Applicant”) has submitted an application for a Conditional Use Permit construct a telecommunications monopole to be located at 10629 Jamaca Avenue North in the City of Grant, Minnesota; and

**WHEREAS**, the existing site includes two parcels identified as PIDs 0903021140003 and 1003021230004 per Washington County records, and is currently used a principal residence by Ricki and Patricia DeMars (“Owner”), and is approximately 22 acres in size; and

**WHEREAS**, the parcels are legally described as follows:

Parcel 1

PID – 0903021140003  
Lot 7, Block 2, Kendrick Estates

Parcel 2

PID – 1003021230004  
Lot 6, Block 2, Kendrick Estates

**WHEREAS**, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on February 3, 2015 and recommended approval of the application subject to certain conditions.

**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 Martin Consulting, LLC on behalf of Verizon Wireless 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:

- The use is designated in Section 32-245, table of uses, as a conditional use for the Agricultural A1 zoning district.
- The use conforms to the city’s comprehensive plan, and maintains large lot sizes in compliance with the guided land used designation.
- The Applicant successfully demonstrated through the submitted materials that there are no preferred locations or support structures available within the City.
- The Applicant supplied a statement that the National Environmental Protection Act (NEPA) review did not disclose any significant environmental impacts that could not be mitigated.
- 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 if conditions of the permit are met.
- The use meets conditions or standards adopted by the city (through 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 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 shall be met:

1. The Owners shall record this Resolution, inclusive of certain Restrictive Covenants approved by the City against Parcel 1 and Parcel 2 prior to execution of the Conditional Use Permit to ensure that both Parcel 1 and Parcel 2 are jointly considered for purposes of this Application, and that the parcels may not be sold or transferred independently of each other. The Restrictive Covenants are attached as **Exhibit A**.
2. The Equipment Shelter should be designed to be architecturally compatible with other existing structures on the site, including color and material selection.

3. The plan set shall be updated to include the extents of both parcels (PIDs 0903021140003 and 1003021230004).
4. The Landscape Plan shall be updated to include 6 additional black hills spruce trees to be staggered on the east side of the designated Land Area.
5. An updated plan set reflecting the City Engineer's recommendations and requirements shall be submitted prior to issuance of any building permit.
6. All ground equipment, including the Equipment Shelter, fencing and vegetation shall be kept in good repair and shall be maintained in compliance with the standards set forth in the Conditional Use Permit.
7. All antennas shall be construction in compliance with city building and electrical codes. A building permit must be obtained prior to construction
8. No advertising, of any type, shall be affixed to the monopole or any components within the Land Area.
9. Antennas shall not be artificially lit and may not display any strobe lights.
10. The Applicant must obtain all necessary, applicable, federal state and local agency permits prior to construction of the monopole and installation of the antennas.
11. Written statement from the Fire Department shall be submitted as indicated in Section 32-449(8) prior to a building permit being issued.
12. All antennas shall be shall be subject to state and federal regulations pertaining to nonionizing radiation and other health hazards related to such facility. If new, more restrictive standards are adopted, antennas shall be brought into compliance with the new standards by the owner and operator. The cost of verification of compliance shall be borne by the owner and operation of the antenna.
13. Any future antenna installation shall be subject to the regulations and standards as set forth in Section 32-446 Permit Requirements, or corresponding section, of the City's adopted ordinances.
14. The Owner/Operator of the tower shall be required to submit yearly proof of insurance and compliance of operations.

15. Every five years the applicant shall submit a report consistent with those requirements stated within Section 32-449(c), or corresponding section, of the City's adopted ordinance.
16. All escrow amounts shall be brought up to date and kept current.
17. The Owner shall obtain all necessary permits from Washington County, Minnesota Department of Health, MPCA, and the United States Government which are necessary in carrying out its operations on the premises including a building permit.

Adopted by the Grant City Council this 3rd day of March, 2015.

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Tom Carr, 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 \_\_\_\_\_, 2015 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 \_\_\_\_\_, 2015.

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Kim Points  
Clerk  
City of Grant



## **EXHIBIT A**

### **RESTRICTIVE COVENANTS**

1. Parcel 1 and Parcel 2, as defined in the Resolution adopted by the City of Grant, shall be considered by the City as a single parcel for development purposes and shall not be sold, conveyed or transferred without the conveyance of both Parcel 1 and Parcel 2 jointly.
2. Any sale, conveyance or transfer of one Parcel without the simultaneous sale, conveyance or transfer of the other shall be deemed void without the express written consent of the Grant City Council.
3. These Restrictive Covenants shall be recorded against both Parcel 1 and Parcel 2 in conjunction with the recording of the Resolution in order to place the public on notice that Parcel 1 and Parcel 2 are forever considered by the City as one parcel and shall not be severed or sold, transferred or conveyed separately without the express written consent of the Grant Council.
4. These Restrictive Covenants do not require the formal combination of Parcels 1 and Parcel 2 or the elimination of the current Parcel Identification Numbers.
5. In accordance with the approvals contained within the Resolution, the City will not require any existing building(s) and/or structure(s) to be razed.



## *Memorandum*

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

**From:** *Phil Olson, PE, City Engineer  
WSB & Associates, Inc.*

**Date:** *February 20, 2015*

**Re:** *CSAH 15 Turn Lane Project: Municipal Consent*

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Washington County is requesting municipal consent to install new turn lanes on County State Aid Highway 15 (CSAH 15) near the Gateway Trail Bridge. Washington County has provided three figures showing the approximate location of the new turn lanes along with a summary of the proposed improvements (attached). There is no city cost for this project.

**Action:** Discussion. Approval for this project should be made with the following motion.

Motion to adopt a resolution for municipal consent of the County State Aid Highway 15 Turn Lane Project.

**Project:** CSAH 15 (Manning Avenue)

**Limits:** From approximately 600-feet south of Mendel Road to approximately 800-feet north of 110<sup>th</sup> Street North, Under the Gateway Trail Bridge

**Project Purpose:** The purpose of the project is to improve safety at and between three intersections along CSAH 15 between Mendel Road on the south and 110th Street on the north. All three intersections in this segment of CSAH 15 “T” into CSAH 15. Two of the intersections are in a horizontal curve area.

**Project Need:** The proposed project was identified as part of the Washington County Highway Safety Plan. It was in the county’s Top 20 priorities for a rural roadway segment. The proposed improvements were identified due to the percent of turning traffic on a relatively high-volume, rural roadway. With the number of turners (potential for rear end crashes) and drivers taking advantage of wide shoulders to pass on the right (potential side swipe crashes and run off the road crashes), it was determined that constructing turn lanes would provide an opportunity for vehicles to legally and safely pass.

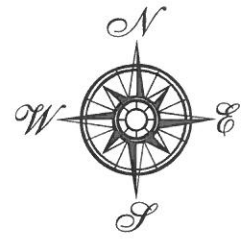
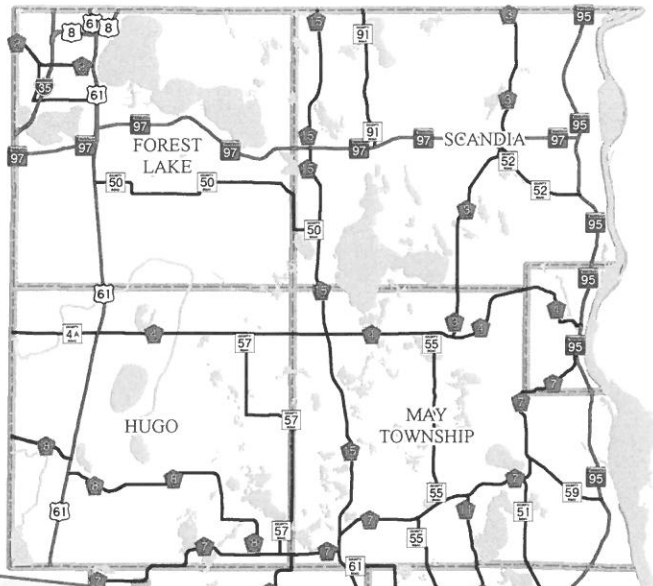
**Proposed Improvement:** The preferred alternative includes the construction of dedicated turn lanes on CSAH 15 at Mendel Road North, Manning Trail Court North and 110<sup>th</sup> Street North. Specifically, the following improvements will be made:

- At Mendel Road North a dedicated left-turn lane will be constructed in the southbound direction. The left-turn lane is 200 feet long. Northbound, nothing will be changed – there is already a dedicated right-turn lane.
- At Manning Trail Court North a dedicated left-turn lane will be constructed in the northbound direction. The turn lane is 200 feet long. Southbound no right-turn lane will be provided per Washington County general practices. This roadway is a cul-de-sac facility with a limited number of homes.
- At 110th Street North a dedicated left-turn lane will be constructed in the northbound direction. The northbound turn lane is 300 feet long. Southbound a dedicated right-turn lane will be provided. The southbound turn lane is 300 feet long.

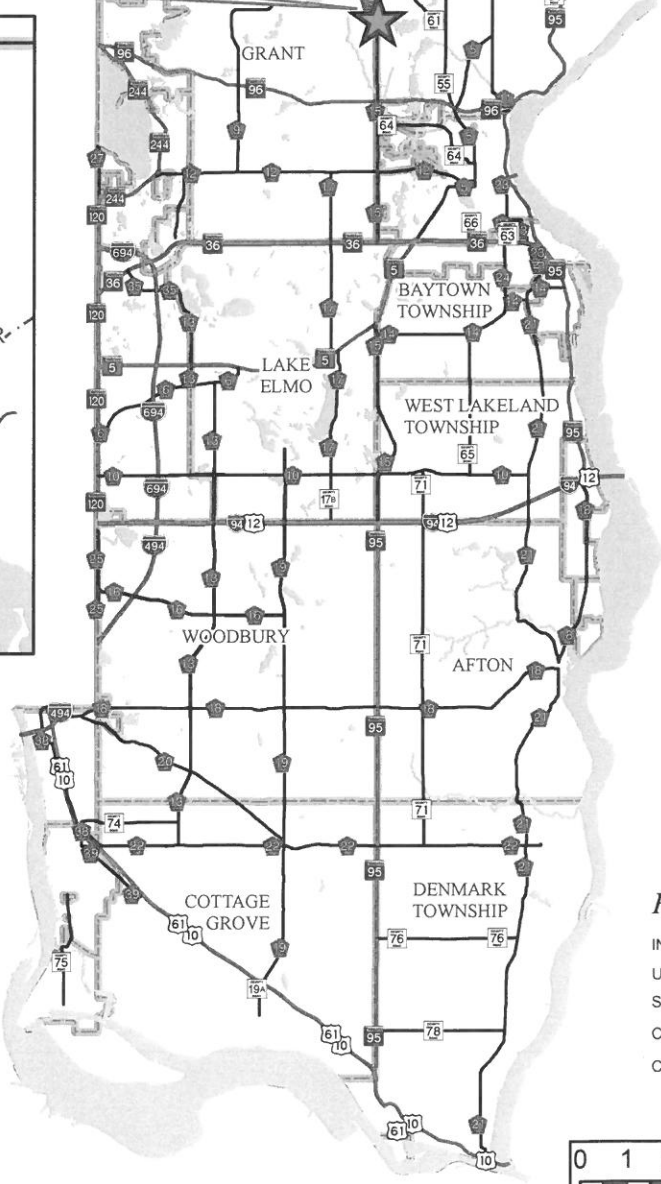
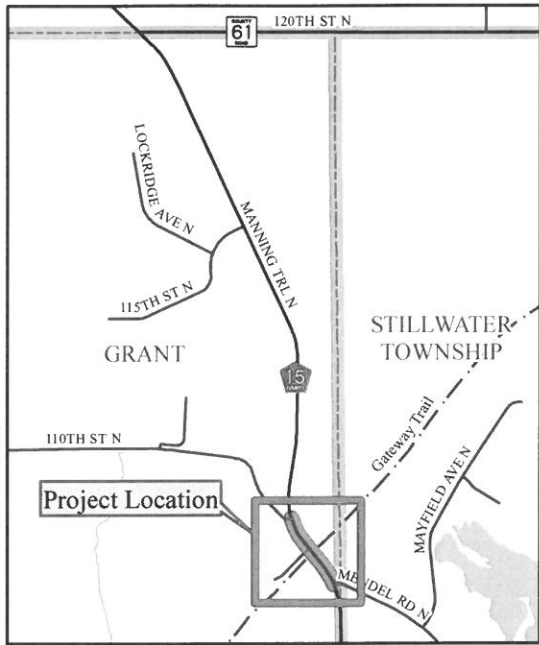
**Project Funding:** Washington County applied for and received \$354,240 in Federal Highway Safety Improvement Program funds. The balance (\$60,760) of the estimated \$415,000 total project cost will be funded by Washington County through the use of State Aid dollars.

**Project Schedule:** Federal money requires a more extensive plan review process; therefore, the bid opening is scheduled for July 20, 2015 with County Board action on August 11, 2015. Construction is anticipated to begin in late August of 2015.

Figure 1

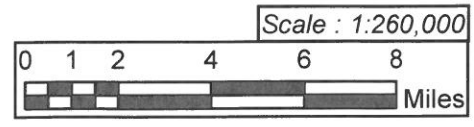


CSAH 15 - City of Gant  
From Mendel Rd to 110th St N  
Project # S.P. 082-615-028



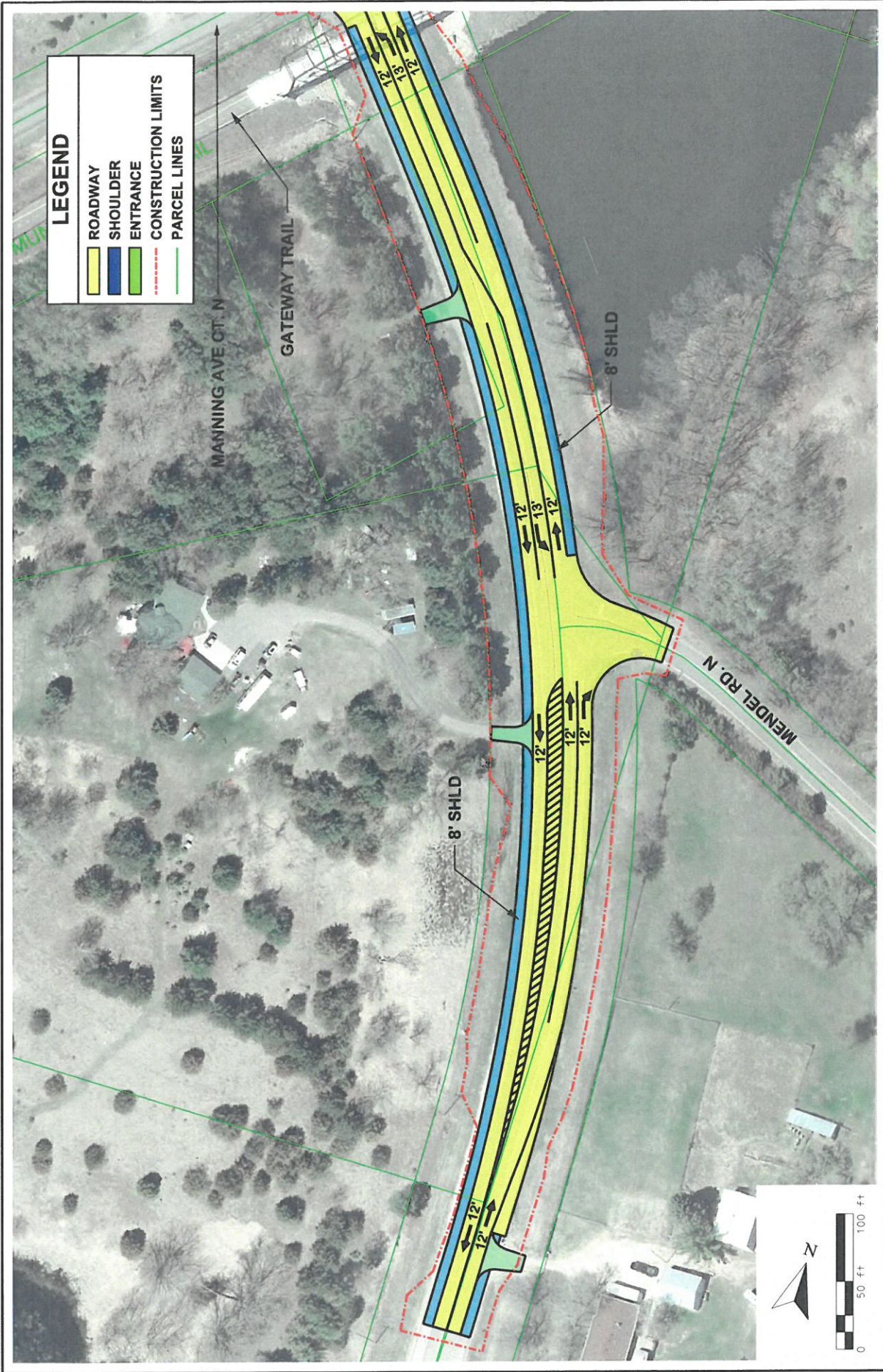
**Road Classification**

INTERSTATE HIGHWAY .....	
U.S. TRUNK HIGHWAY .....	
STATE TRUNK HIGHWAY .....	
COUNTY STATE AID HIGHWAY .....	
COUNTY ROAD .....	

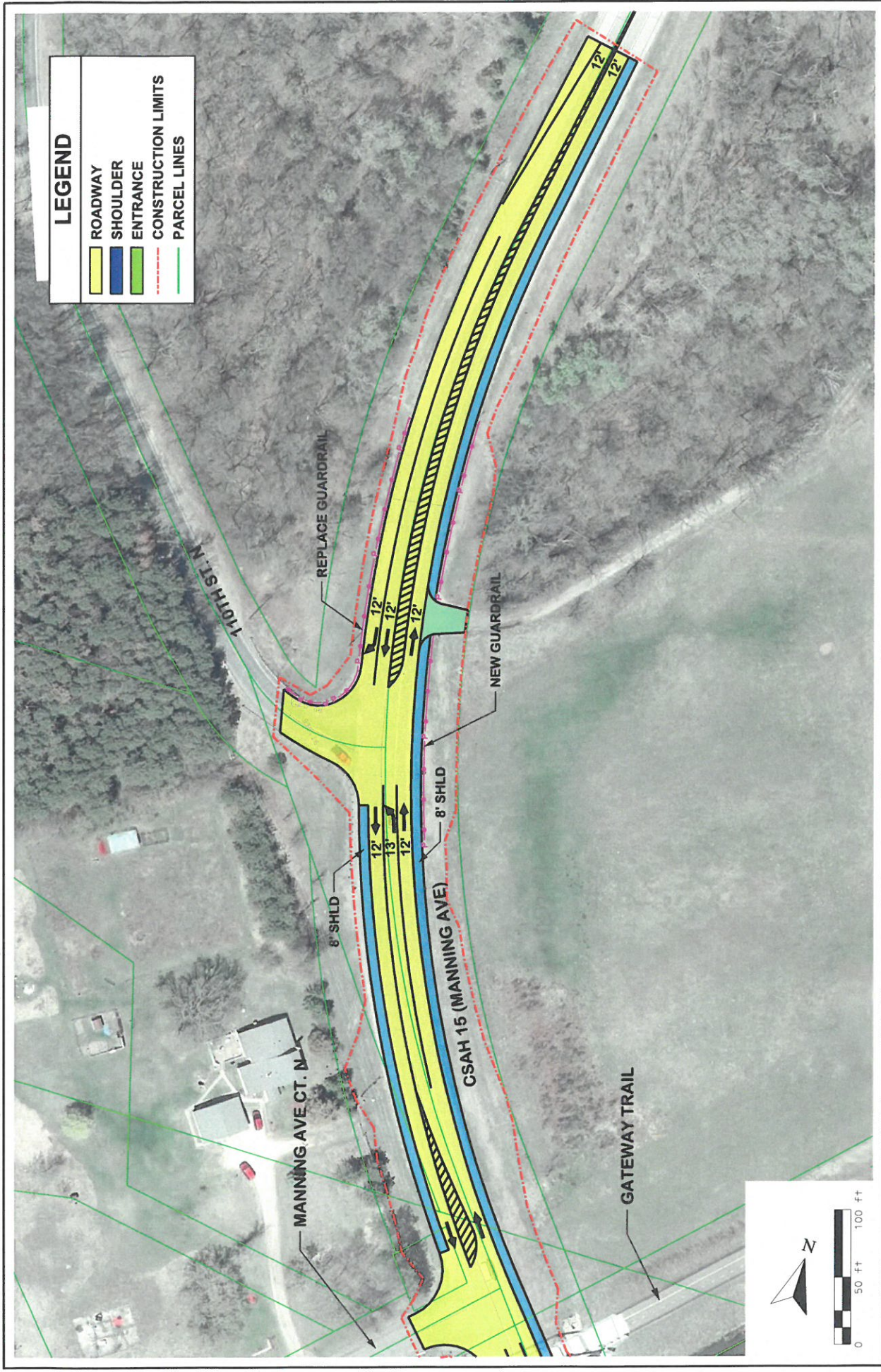


This map is the result of a compilation and reproduction of land records as they appear in various Washington County offices. This map should be used for reference purposes only. Washington County is not responsible for any inaccuracies.









**RESOLUTION NO. 2015-08**

**CITY OF GRANT WASHINGTON  
COUNTY, MINNESOTA**

**A RESOLUTION APPROVING COUNTY PROJECT WITHIN MUNICIPAL CORPORATE  
LIMITS**

**WHEREAS**, a County Recommended Layout, dated January 18, 2015, for State Project No. 082-615-028, showing proposed intersection improvements along County State Aid Highway No. 15 from approximately 600-feet south of Mendel Road to approximately 800-feet north of 110th Street, partially located within the limits of the City of Grant as a Federal Aid Project has been prepared and presented to the City.

**NOW, THEREFORE, BE IT RESOLVED:** That said County Recommended Layout be in all things approved.

**NOW, THEREFORE, BE IT FURTHER RESOLVED:** That the City of Grant supports the County continuing with the development of final plans necessary for the construction of the project.

Passed by the City Council for the City of Grant this 3rd day of March, 2015.

\_\_\_\_\_  
Tom Carr, Mayor

ATTEST:

\_\_\_\_\_  
Kim Points  
City Administrator / Clerk



## *Memorandum*

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

**From:** *Phil Olson, PE, City Engineer  
WSB & Associates, Inc.*

**Date:** *February 20, 2015*

**Re:** *CSAH 12 /CSAH 17 Traffic Signal Project*

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Washington County is requesting municipal consent to install a new traffic signal at the intersection of County State Aid Highway 12 (CSAH 12) and County State Aid Highway 17 (CSAH 17). The project includes removing the existing stop signs on CSAH 17 and installing with a new traffic signal. Turn lanes, pedestrian improvements, and paving are also included in the project. A plan sheet of the intersection improvements is attached for review.

The north leg of the intersection is currently gravel and is owned by Grant. Roadway widening and paving are required on this leg of the intersection to align the drive lanes across the intersection. Also, loop sensors for the signal will be installed in the new pavement.

A cooperative agreement between Grant and Washington County is required for this project. The cooperative agreement establishes the cost participation and requires city funding for the surface improvements to the north leg of the intersection. The current estimate of city funding is \$20,164 based estimated construction and construction engineering costs. All other project costs will be funded by Washington County. The current funding split from Washington County is attached.

A resolution of municipal consent is also required for this project.

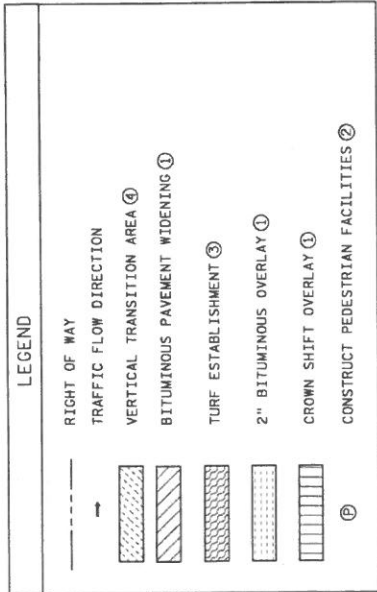
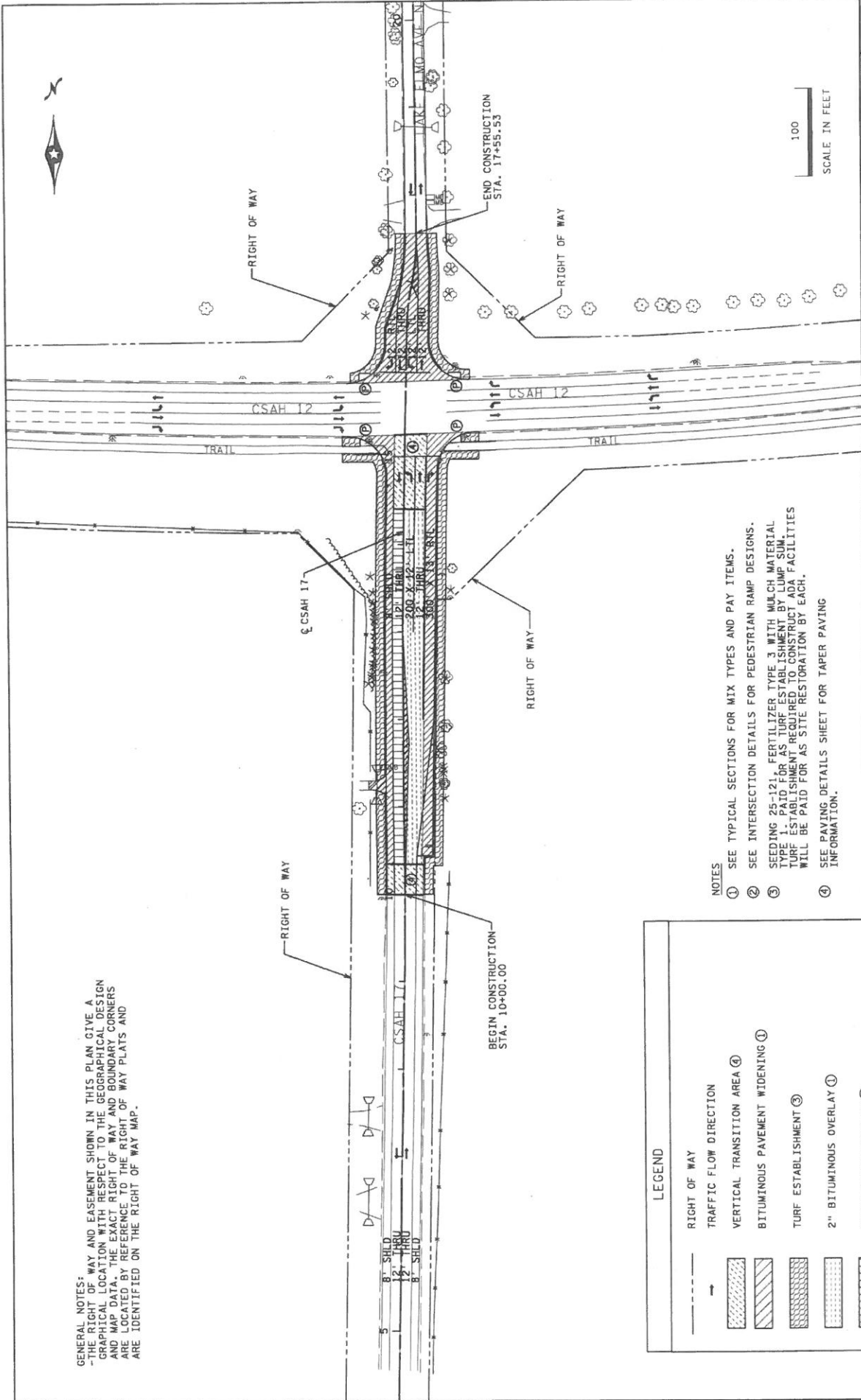
With the approval of the cooperative agreement and a resolution of municipal consent, Washington County will move forward with the bidding process and begin construction in the spring. It is anticipated that construction will be finalized in the fall.

**Action:** Discussion. Approval for this project should be made with the following motion:

Motion to adopt a resolution for municipal consent and authorize the execution of a cooperative agreement for the installation of a signal at the intersection of County State Aid Highway 17 and County State Aid Highway 12.



GENERAL NOTES:  
 - THE RIGHT OF WAY AND EASEMENT SHOWN IN THIS PLAN GIVE A GRAPHICAL LOCATION WITH RESPECT TO THE GEOGRAPHICAL DESIGN AND MAP DATA. THE EXACT RIGHT OF WAY AND BOUNDARY CORNERS ARE LOCATED BY REFERENCE TO THE RIGHT OF WAY PLATS AND ARE IDENTIFIED ON THE RIGHT OF WAY MAP.



- NOTES**
- ① SEE TYPICAL SECTIONS FOR MIX TYPES AND PAY ITEMS.
  - ② SEE INTERSECTION DETAILS FOR PEDESTRIAN RAMP DESIGNS.
  - ③ SEEDING 95-121, FERTILIZER TYPE 3 WITH MULCH MATERIAL TYPE 6A TO 6S, TURF ESTABLISHMENT BY LUMP SUM. TURF ESTABLISHMENT REQUIRED TO CONSTRUCT ADA FACILITIES WILL BE PAID FOR AS SITE RESTORATION BY EACH.
  - ④ SEE PAVING DETAILS SHEET FOR TAPER PAVING INFORMATION.

**PARSONS BRINCKERHOFF**

**Washington County**

DATE: 2/13/2015  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

S.A.P. 082-612-018 & 082-617-010  
 CSAH 12 AT CSAH 17 TRAFFIC SIGNAL  
 CONSTRUCTION PLAN

SHEET 15 OF 16

**STATEMENT OF ESTIMATED QUANTITIES**

ITEM NO.	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITIES	SAP 082-612-018	SAP 082-617-010	CITY OF GRANT QUANTITIES
2021.501	MOBILIZATION	LUMP SUM	1		1	
2051.501	MAINT & RESTORATION OF HAUL ROADS	LUMP SUM	1		1	
2014.501	REMOVE METAL CULVERT	LIN FT	30		30	
2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	806		806	
2104.509	REMOVE MAIL BOX SUPPORT	EACH	1		1	
2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	1672		1566	106
2101.502	CLEARING	TREE	3		3	
2101.507	GRUBBING	TREE	3		3	
2101.511	CLEARING AND GRUBBING	LUMP SUM	1		1	
2106.607	EXCAVATION - COMMON	CU YD	1897		1832	65
2106.607	COMMON EMBANKMENT (CV)	CU YD	187		126	61
2106.607	SELECT GRANULAR EMBANKMENT (CV)	CU YD	1340		1340	
2118.603	AGGREGATE SURFACING CLASS 5	LIN FT	1785		1413	372
2211.503	AGGREGATE BASE (CV) CLASS 5	CU YD	546		516	30
2215.501	FULL DEPTH RECLAIMATION	SQ YD	634			634
2232.501	MILL BITUMINOUS SURFACE (2.0")	SQ YD	3750		3750	
2301.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	54		54	
2331.603	JOINT ADHESIVE	LIN FT	3294		2778	516
2360.501	TYPE SF 12.5 WEARING COURSE MIX (4,F)	TON	1206		1030	176
2501.511	12" CS PIPE CULVERT	LIN FT	30		30	
2521.618	CONCRETE WALK	SQ FT	481		481	
2531.618	TRUNCATED DOMES	SQ FT	130		130	
2540.602	MAIL BOX SUPPORT	EACH	1		1	
2563.601	TRAFFIC CONTROL	LUMP SUM	1		1	
2564.531	SIGN PANELS TYPE D	SQ FT	163		163	
2565.511	TRAFFIC CONTROL SIGNAL SYSTEM	SIG SYS	1	0.5	0.5	
2575.555	TURF ESTABLISHMENT	LUMP SUM	1		1	
2575.604	SITE RESTORATION	EACH	4		4	
2582.501	PAVT MESSG (LT ARROW) EPOXY	EACH	3		2	1
2582.501	PAVT MESSG (RT ARROW) EPOXY	EACH	3		2	1
2582.502	4" SOLID LINE WHITE-EPOXY	LIN FT	2772		2305	467
2582.502	4" SOLID LINE YELLOW-EPOXY	LIN FT	1866		1622	204
2582.502	24" SOLID LINE YELLOW-EPOXY	LIN FT	225		208	17
2582.502	24" SOLID LINE WHITE-EPOXY	LIN FT	144		72	72
2582.503	CROSSWALK MARKING-EPOXY	SQ FT	1584		1188	396

**COST ESTIMATE**

UNIT COST	SAP 082-612-018	SAP 082-617-010	CITY COST	TOTAL COST
\$ 10,750		\$ 10,750		\$ 10,750
\$ 100.00		\$ 100		\$ 100
\$ 7.66		\$ 230		\$ 230
\$ 2.79		\$ 2,249		\$ 2,249
\$ 1.54		\$ 2,412	\$ 163	\$ 2,575
\$ 179.15		\$ 537		\$ 537
\$ 89.58		\$ 269		\$ 269
\$ 500.00		\$ 500		\$ 500
\$ 5.29		\$ 9,691	\$ 344	\$ 10,035
\$ 2.99		\$ 377	\$ 182	\$ 559
\$ 14.75		\$ 19,765		\$ 19,765
\$ 0.45		\$ 636	\$ 167	\$ 803
\$ 23.35		\$ 12,049	\$ 701	\$ 12,749
\$ 3.00			\$ 1,902	\$ 1,902
\$ 0.93		\$ 3,488		\$ 3,488
\$ 13.45		\$ 726		\$ 726
\$ 0.40		\$ 1,111	\$ 206	\$ 1,318
\$ 70.00		\$ 72,100	\$ 12,320	\$ 84,420
\$ 30.63		\$ 919		\$ 919
\$ 8.10		\$ 3,896		\$ 3,896
\$ 39.87		\$ 5,183		\$ 5,183
\$ 126.73		\$ 127		\$ 127
\$ 10,750		\$ 10,750		\$ 10,750
\$ 31.89		\$ 5,198		\$ 5,198
\$ 90,000	\$ 45,000	\$ 45,000		\$ 90,000
\$ 500.00		\$ 500		\$ 500
\$ 475.70		\$ 1,903		\$ 1,903
\$ 127.62		\$ 255	\$ 128	\$ 383
\$ 99.02		\$ 198	\$ 99	\$ 297
\$ 0.28		\$ 645	\$ 131	\$ 776
\$ 0.32		\$ 532	\$ 65	\$ 597
\$ 6.73		\$ 1,400	\$ 114	\$ 1,514
\$ 6.41		\$ 462	\$ 462	\$ 923
\$ 4.26		\$ 5,061	\$ 1,687	\$ 6,748
<b>TOTALS</b>	<b>\$ 45,000</b>	<b>\$ 219,017</b>	<b>\$ 18,671</b>	<b>\$ 282,689</b>