

**City of Grant
City Council Agenda
September 1, 2020
(Revised 1)**

The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, September 1, 2020, in a teleconference format for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

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

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

- A. August 4, 2020 City Council Meeting Minutes
- B. August 12, 2020 Special Council Meeting Minutes
- C. August 2020 Bill List, \$83,556.41

- D. Kline Bros., Road Work, \$32,829.50
- E. City of Mahtomedi, 2nd Quarter Fire Contract, \$36,407.00
- F. Consideration of City of Grant City Owned/Issued Portable Devices Policy

5. **STAFF AGENDA ITEMS**

A. City Engineer, Brad Reifsteck

i. Consideration of Resolution No. 2020-37, Declaring Adequacy of Petition and Ordering Preparation of Report

ii. Consideration of Dellwood Road Court North Subgrade Correction

iii. Consideration of Kimbro Avenue Road Improvements

iv. Consideration of Resolution No. 2020-39, Issuance and Sale of \$735,000 General Obligation Improvement Bond, Pledging Special Assessments and Levying a Tax for Payment Thereof

B. City Planner, Jennifer Haskamp

i. Consideration of Resolution No. 2020-34, Variance from Tributary Stream Setbacks for Replacement Sewage System, 9440 71st Street North

ii. Consideration of Resolution No. 2020-38, Conditional Use Permit for Two Silo Farmhouse Resort, 7040 117th Street North

C. City Attorney, Dave Snyder (no action items)

6. **NEW BUSINESS**

i. Consideration of Resolution No. 2020-35, Preliminary City Budget for 2021

ii. Consideration of Resolution No. 2020-36, Preliminary Levy Certification for 2021

7. **UNFINISHED BUSINESS**

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

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

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

9. **COMMUNITY CALENDAR SEPTEMBER 2 THROUGH SEPTEMBER 30, 2020:**

Mahtomedi Public Schools Board Meeting, Thursday, September 10th and 24th, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, September 10th, Stillwater 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 : June 2, 2020
TIME STARTED : 7:01 p.m.
TIME ENDED : 9:22 p.m.
MEMBERS PRESENT : Councilmember Carr, Rog, Giefer,
Schafer and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney, Dave Snyder; City Engineer, Brad Reifsteck; City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

PUBLIC INPUT

- (1) Ms. Gina Kallam, 11480 75th Street, stated she is looking for information on how to view previous City Council meetings.
- (2) Ms. Danielle Jeffrey, 9700 68th Court, thanked Council Member Carr and Mayor Huber for working with various entities for solutions to the flooding in the Sunnybrook area.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Rog moved to approve the agenda, as presented. Council Member Schafer seconded the motion. Motion carried unanimously with a roll call vote.

CONSENT AGENDA

July 7, 2020 City Council Meeting Minutes	Approved
July 2020 Bill List, \$42,820.82	Approved
Kline Bros. Excavating, Road Work, \$22,430.00	Approved
WSB & Associates, Road Engineering, \$35,428.50	Approved

1 **Council Member Rog moved to approve the consent agenda, as presented. Council Member**
2 **Giefer seconded the motion. Motion carried unanimously with a roll call vote.**

3

4 **STAFF AGENDA ITEMS**

5

6 **City Engineer, Brad Reifsteck**

7

8 **Consideration of 2020 Seal Coat Bids** – City Engineer Reifsteck advised the following streets have
9 been identified for maintenance work in 2020:

10

- 11 • 66th Street
- 12 • Ivy Ave / Itaska Tr / Ct
- 13 • Maple Street
- 14 • 110th Street
- 15 • Lockridge Ave
- 16 • 115th Street
- 17 • Hillcrest Court
- 18 • Honeye Ave

19

20 This year’s project will include a combination of patching, crack repair and fog seal. Quotes were
21 received August 4th at 10:00 am. Bid summary was emailed to Council prior to the Council meeting.
22 It was noted the bid did not include Lockridge Avenue, 115th Street, Hillcrest Court and Honeye
23 Avenue.

24

25 As in year’s past we will be sending out invitations to the various neighborhoods to discuss the City’s
26 special assessment policy and the opportunity to use maintenance dollars towards a street
27 reconstruction project.

28

29 Any patching required will be completed by the City’s bituminous patching contractor - Asphalt
30 Restoration Co.

31

32 **Council Member Schafer moved to approve the Allied Bid, as presented. Council Member**
33 **Giefer seconded the motion. Motion carried unanimously by a roll call vote.**

34

35 **City Planner, Jennifer Swanson**

36

37 **Consideration of Application for a Conditional Use Permit for Two Silo Farmhouse Resort,**
38 **7040 117th Street North** – City Planner Swanson advised the Applicants and Owners (“Applicant”),
39 Keith and Jan Dehnert, are requesting a Conditional Use Permit to develop and operate a farm winery
40 and farmhouse resort on the subject property. Early in 2020, the City Staff met with the Applicant to
41 discuss the proposed operations and site improvements in a pre-application meeting. During the pre-
42 application meeting the Applicant indicated that the vision for the property was to 1) grow grapes and
43 produce local wine; and 2) to allow those staying in the Farmhouse to have a vineyard/winemaking
44 and wine tasting experience. Based on that description, the use sounded most like a resort per the
45 City’s table of uses, which is permitted with a Conditional Use Permit.

1
2 On May 11, 2020 the Applicant submitted their Conditional Use Permit (CUP) application for the
3 proposed operation, which expands on the original concept discussed at the pre-application meeting.
4 In response staff scheduled a meeting with the Applicant on June 9, 2020 to seek clarification
5 regarding the proposed uses on the subject site since the proposed operation evolved, particularly with
6 respect to intensity. Through the course of the discussion staff indicated that additional information
7 was needed to adequately review the subject request. On July 14, 2020 Staff had a follow-up
8 conversation with the Applicant to seek clarification regarding some items contained in the
9 Applicant's Narrative (Attachment B) which were presented at the Planning Commission. In general
10 staff discussed occupancy, bathroom facilities, and the phasing and/or timing of the proposed
11 improvements. All of these issues are documented and further clarified within the Addendum
12 (Attachment B) submitted by the Applicant on July 26, 2020 in response to Staff's comments, public
13 testimony and Planning Commission discussion and recommendations.

14
15 Staff's conclusion based on the materials submitted is that the Two Silo Farmhouse Resort operations
16 now includes a variety of uses from the City's permitted and conditionally permitted land use table.
17 As stated with the Applicant's materials the proposed use of the property include the farmhouse resort
18 experience and farm winery, retail and wholesale sales of the wine curated on site, and associated
19 activities that are commonly associated with agritainment and/or agritourism types of uses. Based on
20 what staff now understands of the proposed operations, there is an increased intensity which would be
21 most similar to a combination of a resort (the farmhouse overnight winery experience), a small-scale
22 rural event facility (wine tasting, vineyard tours, etc.), and potentially a seasonal business (retail sales
23 of products/wine, potentially tours, etc.) use all of which are permitted with a CUP within the A-1
24 zoning district.

25
26 **Public Hearing & Planning Commission Recommendation**

27 On July 21, 2020 the Planning Commission held a duly noticed public hearing on the subject
28 application. Five members of the public provided public testimony and three emails and/or written
29 testimony were entered into the public record. A summary of the testimony is provided:

- 30 • Neighbors and adjacent property owners expressed concern about the lack of specificity
31 regarding the operations and requested additional details regarding the intensity of the
32 operations (i.e. questions such as number people on site at a time, how site will be managed,
33 etc.).
- 34 • Concern regarding the potential increase in traffic was identified and the desire to maintain the
35 area as a quiet, rural neighborhood was expressed.
- 36 • Several neighbors stated opposition to any type of outdoor amplification of music and
37 requested that a condition be included prohibiting such activity. Their comments were
38 regarding both live and recorded music.
- 39 • Neighbors expressed concerns regarding the potential for large-scale events and requested that
40 such uses be prohibited.
- 41 • Concerns regarding overnight guests were stated, and questions regarding management and
42 detailed operations of the farmhouse were posed.

- 1 • Questions regarding outdoor lighting were noted and requests made to ensure compliance with
- 2 the City’s ordinances to protect the night sky.
- 3 • Hours of operation were questioned, with specific concerns related to the noise and level of
- 4 activity on the site.
- 5 • A specific request was made for 8-foot fence along property lines to protect adjacent
- 6 residential uses. Some request/discussion also occurred requesting vegetative screening and
- 7 buffering.

8
 9 City Planner Swansons stated that after the public hearing was closed the Planning Commission
 10 discussed the application and public testimony. The Planning Commission echoed and supported
 11 many of the concerns and comments of the public and the Commission asked the Applicant to submit
 12 additional information prior to the City Council meeting. Ultimately the Planning Commission
 13 unanimously recommended approval of the CUP with conditions as drafted by staff and included
 14 specific requests for additional information from the Applicant.

15
 16 On July 26th the Applicant submitted additional information for consideration. Staff has begun review
 17 of the materials, but at the time of this staff report a few items are still in the review process. A few
 18 items to note, the City Engineer is reviewing the application and will provide a memo and/or verbal
 19 update to the City Council at the August meeting, and staff will reach out to Washington County
 20 regarding access prior to the meeting. Additional items requested by the Planning Commission
 21 included:

Planning Commission Requested Information	Status
Updated to-scale site Plan to include: <ul style="list-style-type: none"> • Parking Areas accommodating up to 30-vehicles • Driveway expansion to allow for ingress and egress of vehicles to pass by • Semi-permanent/temporary bathroom location identified 	Applicant submitted update 7/26/2020
Floor Plans (to-scale) of indoor uses associated with the proposed CUP	Applicant submitted 7/26/2020
Updated Narrative to address: <ul style="list-style-type: none"> • Maximum occupancy • Revised hours of operations • Staffing • Description regarding tour groups – size, length of tours, etc. • Small group activities – occupancy and scheduling • Specific standards/requirements regarding overnight stays 	Addendum provided 7/26/2020

22
 23
 24 Given the short turnaround time between the Planning Commission and City Council meeting staff
 25 has not had time to prepare the draft Conditional Use Permit (CUP) reflecting the Planning
 26 Commission’s recommendation of approval with conditions.. A draft of the CUP will be emailed to
 27 the City Council under separate cover later in the week of 7/27/2020. The following staff report is

1 generally as presented to the Planning Commission, with revisions and/or updates to reflect the
2 information submitted by the Applicant on July 26, 2020.

3 **Project Summary (Operations, Proposed Improvement Schedule & Site Plan)**

4

Applicant: Keith and Jan Dehnert Owner: Arthur F Schaefer Family Living Trust	Site Size: 21.01 Acres
Zoning & Land Use: A1 – Agricultural Large Scale	Request: Conditional Use Permit (CUP)
Location Description and PIDs: PID 0503021220001, subject property generally located northeast of the 117 th Street N and Bayhill Road intersection	

5

6 The Applicant is proposing to develop and operate a farm winery and farmhouse resort to be called
7 the Two Silo Farmhouse Resort. A detailed description of the proposed operations is provided in the
8 Applicant’s Narrative and Addendum provided in Attachment B. For purposes of this staff report the
9 “resort” use is described in connection with the overnight guest accommodations in the existing
10 Farmhouse and their experience on the property as a winery (similar concept to what you might
11 expect on the west-coast where vineyard resorts are popular). This is consistent with the Applicant’s
12 initial description in the pre-application meeting. The remaining uses including guests that would
13 visit the site and NOT stay in the Farmhouse, are classified as both a small-scale rural event facility
14 with consideration for classifying retail operations as a seasonal business. The following staff report
15 addresses all of the contemplated uses, and the Applicant’s intent is to provide seamless operations.

16

17 As previously noted, the Applicant described in their narrative a phased approach to the proposed
18 operations with minimal to no site or physical improvements contemplated in the first 3-4 years of
19 operation. The Farmhouse has already been remodeled and is currently in use as a vacation rental, and
20 therefore no significant structural improvements are proposed in the initial few years since the focus
21 will be on creating and making wine. As presented, the Applicant indicates that the major site
22 improvements would not be completed until post-2024. Given the timeline, staff recommends that the
23 improvements contemplated post-2024 be required to obtain an amendment to any CUP issued since
24 the details are unknown at this time, which is discussed in subsequent sections of this report. A
25 summary of the operations as presented by the Applicant is provided in the following sections.

26

27 **Approximate dates 2020 – 2024**

28 **Proposed Site Improvements:** The Applicant’s narrative states that the site improvements
29 contemplated in the initial years of operations are minimal and will include the construction of a
30 gravel parking area to accommodate 22 vehicles, and some outdoor landscaping areas for guests to sit
31 and chat over a glass of wine. All other guest parking is provided on existing driveways and parking
32 areas on site, with a total of 30 parking spaces/stalls available. The existing Farmhouse was
33 remodeled in 2015 and is currently used as a vacation rental and no further improvements are
34 contemplated to the structure at this time. As stated in the Applicant’s Addendum (Attachment B)
35 port-a-potty units, one to ADA compliance standards, will be located on-site to accommodate guests.
36 The following summary of the operations is provided.

37

1 Farmhouse Overnight Vineyard Experience (use - resort): The existing farmhouse has been
2 remodeled to accommodate the proposed overnight experience and/or use. This use will be
3 operational as of 2020 and will remain an integral part of the available “experience” on site.
4 The Farmhouse was remodeled as detailed within the Applicant’s narrative and sleeps 12. As
5 indicated in the Applicant’s narrative the Farmhouse is intended to provide overnight
6 accommodations as well as small-scale activities and events such as DIY wine making, paint
7 and sips, etc. The proposal indicates that the intent is to provide the farm winery experience
8 for those staying on the property – similar to the types of “experience” based locations in wine
9 country out west, etc. Guests of the Farmhouse will have the opportunity to take tours, to
10 attend wine tastings, etc. The Farmhouse will be managed through a reservation system and
11 will be rented to one group at a time only (i.e. no room rental, one party rents the whole
12 home). Housekeeping services will maintain the property, and there is no on-site management
13 proposed. The rental agreement will include requirements that quiet time on the property is
14 between 10 PM and 7 AM.

- 15
- 16 ■ *Proposed Hours of Operation*: 24-Hours a Day (overnight accommodations)
- 17 ■ *Proposed Parking*: Guests will use the existing driveway located adjacent to the
18 farmhouse.
- 19 ■ *Proposed Staffing*: No staffing on-site. The Farmhouse is anticipated to operate
20 similarly to VRBO, etc.

21

22 Wine Tasting and Activities (use - resort, rural event facility): The Applicant has indicated
23 that the number of people that could be accommodated onsite for wine tastings, tours, etc., is
24 correlated to the amount of wine that can be produced based on the maturity/availability of
25 grapes on site. Early in the production years the Applicant projects that approximately 50
26 guests total per day could be served approximately 12 days of the year, with increasing
27 capacity to approximately 190 days of the year with a guest capacity of 150 total per day
28 (2025). As stated in the narrative, the number of guests will not all be onsite at the same time
29 and the activities such as the wine tasting, tours, etc., will have smaller participant levels and
30 will include various timeslots throughout the day and/or evening. Given the areas of indoor
31 spaces available to accommodate guests, a total occupancy on-site permitted at any time will
32 be a maximum of 75-guests. As indicated in the Addendum, this will not be a daily occurrence
33 and it is likely that the highest number of guests will visit seasonally and on weekends. As
34 provided in the addendum activities will include wine tastings, vineyard tours, and activities
35 such as paint and sip, food and wine pairings, DIY wine making, etc.

- 36 ■ *Proposed Hours of Operation*: Monday through Saturday 10 AM to 10 PM, Sunday 11
37 AM to 7 PM
- 38 ■ *Proposed Staffing*: 2-3 Staff (total including retail and wholesale)

39

40 Retail and Wholesale Operations (use Seasonal Business): The existing grainery building will
41 be used for multi-functional purposes providing a small retail space as well as information for
42 guests visiting the winery and for wholesale sales to be coordinated. This building is
43 approximately 320-square feet and is therefore limited in its capacity. While no specific

1 timeline is established in the narrative, staff assumes that this space is proposed to be
2 operational as soon as wine production commences.

- 3 • *Proposed Hours of Operation:* Retail – Monday through Saturday 10 AM to 10 PM,
4 and Sunday 11 AM to 7 PM; Wholesale Sales (will call by appointment) 8 AM to 6
5 PM
- 6 ▪ *Proposed Staffing:* 2-3 Staff (total including activities and tours)

7
8 *Grape Production (Agricultural, permitted):* In 2019 the Applicant planted their first grapes
9 with expected full grape production of the first vines in 2023. Additional grapes are scheduled
10 for planting in 2020 and 2021 with full grape production anticipated in 2024 and 2025
11 respectively. Specific details regarding the plantings are provided in the Applicant’s narrative
12 and vineyard maintenance activity is provided. To support the overall production, the
13 Applicant is also proposing to construct an approximately 50,000 square foot greenhouse to
14 grow non-cold climate grapes. The greenhouse is proposed to be constructed sometime
15 between 2024 and 2025.

- 16 ▪ *Proposed Hours of Operation:* N/A; agricultural production

17
18 City Planner Swasnons advised that as stated in the Applicant’s narrative, the wine production will be
19 at or near capacity by 2025 and as such there may be additional site improvements needed/desired at
20 that time. The improvements preliminarily contemplated include:

- 21
- 22 ▪ Installation of the permanent parking lot to accommodate 100-vehicles.
- 23 ▪ Construction and development of the restrooms on-site (either in a separate structure
24 or as part of one of the existing accessory buildings.
- 25 ▪

26 Staff recommends that all activity and expansion associated with post-2024 business operations
27 require an amendment to any permit issued for operations occurring in the short or near term. The
28 Applicant has indicated that they are comfortable with this condition and acknowledge that the
29 operations proposed in the short-term may extend well beyond 2025.

30
31 The City Code states the following for consideration when reviewing a Conditional Use Permit (32-
32 141):

33
34 “(d) In determining whether or not a conditional use may be allowed, the City will consider the
35 nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on
36 adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of
37 consideration in determining the effect of the use on the general welfare, public health and safety.”

38 (e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use
39 permit, and a periodic review of said permit may be required.”

40
41 In order to determine the appropriateness of the CUP, the proposal will be reviewed for compliance
42 and consistency with adjacent uses, the zoning district regulations, the performance standards, and
43 other supplemental regulations. With respect to the “use” of the subject property, the proposed
44 farmhouse resort is a conditionally permitted use, the grape production is classified as an agricultural

1 use as defined by other existing vineyards in the community, and the farm winery activities on-site
 2 could partially be considered in the context of a rural event facility or seasonal business. With all uses
 3 considered collectively the most restrictive permitting process requires a Conditional Use Permit for
 4 the subject proposal.

5
 6 The site is located in the far northwestern corner of the City which is surrounded by the City of Hugo
 7 to the north, and the City of Dellwood to the south. The following existing site conditions generally
 8 describe the property.

9
 10 0503021220001 – The parcel is described as being in the Northwest Quarter of Section 5, Township
 11 30 North, Range 21 West. The parcel is approximately 21.01 acres, is rectangular in shape, and
 12 located north of 117th Street North which forms the border and frontage on the southerly property line.
 13 The parcel includes an existing farmhouse (principal structure); a grainery building; a milking parlor;
 14 five accessory buildings, a windmill; and two silos. The Applicant has planted 18-rows of grape vines
 15 on either side of the entry driveway. The farmhouse, accessory buildings and vineyards are accessed
 16 from an existing driveway that is connected to 117th Street North on the southerly border of the
 17 property.

18
 19 The site is guided A-1 in the City’s adopted Comprehensive Plan. Land within the A-1 land use
 20 designation is generally described as supporting rural, agricultural and rural residential uses with
 21 limited accessory commercial uses as identified and allowed within the City’s zoning ordinance. The
 22 City’s ordinances conditionally permit resorts, seasonal businesses and rural event facilities provided
 23 certain performance standards can be met. Agricultural production, such as that associated with the
 24 grapes/vineyard, are a permitted use.

25
 26 The Applicant submitted an updated site plan, a “blob” diagram and Certificate of Survey for the
 27 subject operations. The following zoning review identifies staff’s concerns and comments which must
 28 be provided/addressed on an updated site plan and through additional narrative.

29
 30 City Planner Swanson stated the following site and zoning requirements in the A-1 district for rural
 31 event facilities which includes the most restrictive regulations and performance standards related to
 32 the activities of the proposed project:

Dimension	Standard
Lot Size	20 acres
Frontage – Per Sections 32-245 & 32-352)	County/State Road and 300’
Front yard - centerline of County Road (Principal Structure)	150’
Front Yard Setback	65’
Side Yard Setback (Per Section 32-352)	100’
Rear Yard Setback	25’
Height of Structure	35’
Fence	May be on property line,

	but not within any ROW
Driveway Setback	5'
Parking Lot setback	10' from ROW
Wetland Setback Structure (Buffer)	75' (50')
Impervious surface coverage	50%
Floor Area Ratio	30%

1

Lot Area and Frontage

The subject property is approximately 21.01 acres and is oriented north-south. The subject property is accessed from 117th Street North (CR-7) from the southern property line which is a County Road. The property has direct access to a County Road as required by Section 32-352 (c)(4-5). *The lot meets the City's ordinance requirements for area and access to a County Road.*

Farmhouse and Accessory Buildings Setbacks & Frontage

The existing farmhouse is setback approximately 172' from the westerly property line (side), 270-feet from the southerly property line (front), 317-feet from the easterly property line (side) and 1,422 feet from the northerly property line (rear). The accessory building closest to any yard is the Single Door Machine Shed which is setback approximately 95-feet from the east property line. It should be noted that the Single Door Machine Shed accessory building is not proposed to be used as part of the operations, and therefore is not required to meet the 100-foot sideyard setback. *All existing buildings proposed for use as part of the operations, both principal and accessory, meet the City's setback requirements. No new structures are proposed as part of this application.*

Staff notes that any proposed parking area or outdoor event spaces shall be setback appropriately from side-yards with adjoining residential uses. *Staff suggests including a condition that any future improvements must be setback a minimum of 100-feet from the property lines, and that additional buffering may be required between such uses (32-254 (c)(8)).*

Architectural/Building Plans & Bathrooms

The Applicant has identified three existing buildings that will be used for operations, with the intent of remodeling a fourth building in the future. A floor plan for each facility to be used as part of the operation was submitted on July 26, 2020 (attachment C):

- The **tasting room** will be located within the existing Milking Parlor. The structure is approximately 728-square feet and approximately 308 square feet will be used for the Tasting Room, while the remaining 420 square feet will be used for wine making. The tasting room could seat approximately 15-20 guests.
- The Farmhouse lodging sleeps up to 12 people.
- The main level of the Farmhouse provides seating for tasting and

food pairing with approximately 1,000 square feet. Estimated occupancy is 15-20 guests.

- The “welcome center” including retail operations and wholesale coordination is approximately 320 square feet. 10-20 people could be accommodated in the space at a time.

The estimated occupancy based on the facility sizes, which must be confirmed by the City’s building official based on commercial building code, is approximately 52 – 72 guests. ***Based on this approximation, staff would recommend including a condition that the site occupancy should be restricted to 75 guests, excluding employees on site. This allows for some variation and flexibility, while still being correlated with the structures planned to be used as part of the operations.***

As provided in the Applicant’s Addendum, two (2) port-a-potty facilities are proposed, one that will be ADA accessible. ***The number of toilets should be confirmed in coordination with the Building Official based on the site occupancy indicated. Staff would recommend that this be included as a condition, and that the port-a-potty facilities must be maintained on site.***

In addition, the Applicant’s narrative indicated their plan to renovate one of the other accessory buildings on site in the future to accommodate a new tasting room and winery, which could subsequently accommodate more guests. ***At this time staff recommends that a condition be included that any new/additional indoor space would represent an expansion of the use and that an amendment to their permit would be required.***

Traffic/Trip Counts

The Applicant has provided an Addendum which states an occupancy of up to 75 guests on site. The provided Trip Generation Statement from the Traffic Impact Group identifies trips associated with the winery that are generally consistent with the occupancy identified (Attachment D). The Applicant noted in the public hearing that traffic and/or trips associated by the wholesale operations will be minimal given the restrictions on wine sales by farm winery operators.

The information provided has been sent to Washington County for their review regarding the access. If available, staff will provide a verbal update regarding their comments at the City Council meeting. At a minimum, because the use is located on a County Road the Applicant will be required to obtain an access permit from Washington County because the CUP would represent a change in use. ***Staff would recommend including a condition that an Access Permit must be obtained from Washington County prior to any operations related to the winery commence.***

Driveway/Circulation: The Applicant has prepared an updated site plan that shows the expansion of the driveway to a 20-foot fire lane standard width. Staff spoke with the

Applicant and they are hoping to maintain the “rural” farmstead feel and character of the site and would like the driveway expansion to be constructed as a gravel driveway, consistent with the current driveway construction. Staff requests discussion by the City Council regarding this item, as well as the parking lot materials as noted in subsequent sections of this Staff report.

Parking:

The Applicant has provided an updated site plan (Attachment C) that shows a proposed parking area south of the Milking Parlor and silos to accommodate up to 22 vehicles (6,600 square-feet). Additional parking area in front of the 6-car and 2-car garages provide an additional 2,400 square feet of parking area to accommodate an addition 8 spaces. Staff has used the more restrictive calculation of 1 parking space per 2.5 seats (occupancy) in the calculation for rural event facilities to determine the number of spaces needed to support the proposed use. With a guest capacity of 75, the number of spaces required is 30 ($75/2.5 = 30$). Using the ratio of 1 parking space per 300 square feet, approximately 9,000 square-feet of dedicated parking area is required to support the number of stalls. *As proposed, the parking plan meets the City’s ordinance for area to accommodate the number of required stalls.*

The Applicant’s narrative proposes a gravel parking surface for all parking areas to maintain the rural character of the property. Section 32-373 requires all off-street parking areas “to be improved with a durable and dustless surface...shall utilize asphalt, concrete or a reasonable substitute surface as approved by the City engineer...” Staff requests discussion by the City Council regarding this item. Regardless of surface type, a full grading plan and engineering review of the proposed parking area shall be required, and review and permitting by the Rice Creek Watershed District regarding stormwater and erosion control may be necessary. *Staff would recommend including a condition that a full construction plan for the parking area must be reviewed and approved by the City Engineer, and that appropriate permits for such work must be obtained from the RCWD prior to the commencement of site work.* Additionally, staff has reached out to the Building Official to determine if any parking stalls are required to be ADA accessible. *Staff would recommend including a condition that if required, the appropriate number of ADA accessible stalls must be designed and provided to the satisfaction of the City Staff prior to a grading permit being issued for the parking lot.*

Lighting

Section 32-321 Lighting, Light Fixtures and Glare addresses lighting standards of off-street parking areas and indicates that no more than 1 footcandle may be emitted on a public street, and no more than 0.4 footcandles on adjacent residential property. The Applicant has indicated in their Addendum that no additional lighting is proposed at this time. *Staff would recommend including a condition that any proposed lighting must be provided to City Staff for review, and that any such*

lighting plan shall comply with the City's ordinances. If staff determines that the location or fixture type has potential to violate the ordinance, then a photometric plan shall be prepared and submitted to demonstrate compliance with the City's ordinances.

Hours of Operation

The Applicant's proposed hours of operation are correlated to the specific use. A summary of the proposed hours is as follows:

- Farmhouse resort accommodations: 24 hours; Quiet Hours 10 PM to 7 AM
- Retail, Winery Activities, and Tasting Room: Monday through Saturday 10 AM to 10 PM, Sundays 11 AM to 7 PM (no tours permitted Sunday)
- Wholesale Sales (will call) by appointment, 8 AM to 6 PM

The Applicant acknowledges in their narrative that their "busy" time will be seasonal since the vineyard is an outdoor attraction. As such, staff would ask the City Council to consider and discuss whether some of the proposed operations should be restricted or classified as seasonal businesses. Per Section 32-1, Seasonal Business is defined as "a business which operates for not more than six (6) months of any calendar year, and whose primary product of service offered is based on agricultural products or activities produced on site..." Staff would suggest for example that the retail operations are a Seasonal Business, and that the tours and/or wine tastings could be defined as both a seasonal business and small rural event facility. As such, staff requests discussion regarding this item to determine whether certain uses contemplated should be restricted to occur seasonally consistent with the definition.

Noise/Amplification

The Applicant's Addendum states, "Sound system to be indoor and throughout the landscape to provide ambient and background music...Live music will be 1-2 musicians to provide background ambient music. Section 32-352 (c)(7) states that only ceremonial (such as tour guide) amplification is permitted outdoors, and any other amplification is only permitted within a structure or facility. The Planning Commission as well as public testimony indicated strongly that outdoor amplification should not be permitted. It is unclear based on the applicant's Addendum what "sound system...throughout the landscape..." specifically means, but it does imply that there may be some outdoor amplification. Staff would request further discussion by the City Council regarding this item. Per the direction of the Planning Commission, a draft condition prohibiting outdoor amplification is included in subsequent sections of this report.

Landscape Plan

As indicated in the Applicant's Addendum no landscape improvements are contemplated at this time, only clean-up of the current site (i.e. remove weeds, overgrowth, etc.) During the Planning Commission meeting and public hearing it was recommended that buffering between

the adjacent residential properties be provided. The easterly neighbor specifically requested an 8-foot fence, and Planning Commissioners discussed either fencing or vegetation or a combination of both. In the past the City has required vegetative screening between uses such as those contemplated at the Two Silo Resort and residential properties. As such staff requests discussion by the City Council regarding this item. Given the direction of the Planning Commission and public testimony, *staff would recommend that the Applicant prepare a vegetative screening and/or buffer plan on the east and west property lines near any parking areas, site improvements or areas planned for activities associated with the CUP. Further, a condition should be included to address the installation, maintenance and management of the vegetation to ensure the buffer remains intact while the Two Silo Farmhouse Resort is operational.*

**Miscellaneous
Operational
Considerations**

- The Applicant provided additional details regarding the tours and activities in the Addendum provided as Attachment B. The details provided confirm that there are no large-scale events contemplated as part of the operations. Tours will be conducted for 5-15 people and will last approximately 45 minutes. Activities will be associated with the winery including paint and sip, food and wine pairings, DIY wine making, etc. Such activities will be conducted for 5-15 people and will last 1 to 3 hours.
- Retail sales: The Applicant has indicated that retail sales will be limited to items produced on-site, wine knickknacks and trinkets and branded merchandise.
- No large-scale events are proposed, which was confirmed by the Applicant during the Public Hearing. The operations described in the narrative include smaller events and/or gatherings such as wine tasting and tours. To ensure there is no confusion, *staff still recommends including a condition that no large-scale gatherings or events were reviewed as part of this application and are not permitted.* The site logistics and conditions would be different for such events and if contemplated would require an amendment to the CUP, if granted.
- Farmhouse Overnight Guests: additional information was provided by the Applicant regarding management and expectations of the Farmhouse overnight resort. The farmhouse will be rented to one party at a time and will not be a “rooming” house, or similar. Quiet times on the property will extend daily from 10 PM to 7 AM. There

is no on-site management proposed, but the Owner will be available on-call.

1 City Planner Swanson indicated she spoke to the City Engineer regarding the proposed operations and
2 determined that a full review by the City Engineer should be completed once grading plans are
3 available. A grading permit will be required for the installation of the small parking lot and the
4 expansion of the driveway. An erosion control plan and surface water management plan may be
5 required depending on the extends of the proposed work. ***Staff recommends adding a condition that***
6 ***all comments and conditions, including any needed permits, identified by the City Engineer shall***
7 ***be obtained prior to any commencement of operations that include guests onsite.***

8
9 The property is located within the Rice Creek Watershed District, and the Applicant must submit a
10 copy of the updated site plan and improvements to them once complete. It shall be the responsibility
11 of the Applicant to obtain all necessary permits from the watershed district prior to commencement of
12 any activities on site. Since the proposed operations represent a change in use, an access permit from
13 Washington County shall be required. An updated site plan and updated trip count information shall
14 be provided and submitted to Washington County. Staff recommends including a condition that an
15 access permit must be obtained from Washington County prior to the commencement of any site
16 work.

17
18 City Planner Swanson advised the following draft conditions are as recommended by the Planning
19 Commission and are provided for your review and consideration:

- 20
21 ▪ The occupancy of the site shall be no more than 75 guests at any one time. Such occupancy
22 shall be inclusive of the number of guests staying in the overnight accommodations at the
23 Farmhouse.
- 24 ▪ The Farmhouse occupancy shall be limited to no more than 12-guests.
- 25 ▪ Quiet times at the Farmhouse for all overnight guests shall be from 10 PM to 7 AM. Such
26 times shall be clearly communicated to all guests staying at the Farmhouse.
- 27 ▪ The improvements identified on the Site Plan shall be constructed prior to the commencement
28 of any activities on-site for the proposed operations.
- 29 ▪ The hours of operations shall be limited to the following:
- 30 ○ Wine Tastings: Monday through Saturday 10 AM to 10 PM, Sundays 11 AM to 7 PM
- 31 ○ Winery Tours: Monday through Saturday 10 AM to 10 PM, no tours permitted
32 Sundays
- 33 ○ Winery Activities: Monday through Saturday 10 AM to 10 PM, Sundays 11 AM to 7
34 PM
- 35 ○ Retail Operations: Monday through Saturday 10 AM to 10 PM, Sunday 11 AM to 7
36 PM
- 37 ○ Wholesale Operations: Monday through Sunday 8 AM to 6 PM, by appointment only

- 1 ▪ Winery Activities, not including tastings, shall be limited to a maximum of 20 participants per
2 activity or timeslot.
- 3 ▪ All improvements, including all parking areas shall be setback a minimum of 100-feet from all
4 property lines
- 5 ▪ If ADA compliant parking stalls are required for the operations, such stalls shall be properly
6 marked and designed. Such plans shall be submitted for review and approval by the City Staff
7 including engineer, planner and building official.
- 8 ▪ Final occupancy of all indoor spaces shall be determined after consulting with the City's
9 Building Official.
- 10 ▪ Any expansion or of the indoor space uses as part of public/guest accommodations beyond
11 that identified in this staff report and permit shall require an amendment to the permit.
- 12 ▪ A landscape plan shall be prepared and submitted to demonstrate vegetative screening
13 between the improvements on site and the adjacent residential homesteads. Such plan shall be
14 submitted for review and approval by the City Staff.
- 15 ▪ The approved vegetative buffer or landscape screening shall be maintained and kept in good
16 repair for as long as the operations of the Permit are active.
- 17 ▪ Any proposed lighting shall be submitted for review by City Staff and shall comply with the
18 City's Ordinances. If it is determined that there are any fixture locations that may exceed the
19 City's ordinance standards a Photometric plan must be submitted to demonstrate compliance
20 with the ordinance.
- 21 ▪ No amplification of music shall be permitted in the outdoor gathering spaces. Any
22 amplification of music shall be limited to inside the facilities. All sound and noise shall be
23 regulated by the MPCA's noise standards for decibels and use.
- 24 ▪ No large-scale events shall be permitted on site. Examples of such events including weddings,
25 or similar parties, where guests generally all arrive or depart at the same time. Review of this
26 type of event was not conducted as part of this permit. Any request to hold such large-scale
27 events shall require an amendment to this permit.
- 28 ▪ All requirements and conditions of the City Engineer shall be met and addressed. The City
29 Engineer shall review all updated plans.
- 30 ▪ The Applicant shall comply with all restrictions and permit requirements of the Rice Creek
31 Watershed District, if any.
- 32 ▪ The Applicant shall obtain an access permit from Washington County. Evidence of such
33 permit shall be provided to the City.

34
35 City Planner Swanson stated that due to the complexity of the proposed operations Staff is requesting
36 discussion and direction by the City Council. The Planning Commission recommended unanimous

1 approval of the Conditional Use Permit with draft conditions as noted. The City Council may direct
2 staff to:

- 3 • Prepare a Resolution of Approval and Conditional Use Permit to be brought back for
4 City Council consideration at the regular September meeting. The City Council may
5 also request additional information from the Applicant, if needed.
- 6 • Prepare a Resolution of Denial with stated Findings.

7
8 Mr. Keith Dehnert, Applicant, stated a farm winery describes 99% of what he plans to do. Fifty-one
9 percent of the grapes have to be grown in the State of Minnesota. The goal is to grow everything on
10 site. There are plans for future well and septic and plans for buffering. One party at a time will be
11 renting the facility and they are responsible for their own food. Catered food will be provided on site.
12 The goals is to be a green site so bottle washing will not be done on the site.

13
14 The Council discussed several revisions and suggested added conditions relating to dust control,
15 hours, retail sales, parking, lighting, buffers and mandated septic systems. Staff was directed to revise
16 and draft a potential Conditional Use Permit and bring back to the next Council meeting for more
17 discussion.

18
19 **Council Member Schafer moved to table Consideration of Application for a Conditional Use**
20 **Permit, Two Silo Farm Resort to the September 2020 City Council meeting. Council Member**
21 **Giefer seconded the motion. Motion carried unanimously by a roll call vote.**

22
23 **City Attorney, Dave Snyder (no action items)**

24
25 **NEW BUSINESS**

26
27 **UNFINISHED BUSINESS**

28
29 There was no unfinished business.

30
31 **DISCUSSION ITEMS (no action taken)**

32
33 **Staff Updates (updates from Staff, no action taken)**

34
35 **City Council Reports/Future Agenda Items**

36
37 No items were placed on a future agenda.

38
39 **COMMUNITY CALENDAR AUGUST 4 THROUGH AUGUST 31, 2020:**

40
41 **Primary Election, Tuesday, August 11, 2020, Woodbury Lutheran Oak Hill Campus**

42

- 1 **Candidate Filing Deadline, Tuesday, August 11, 2020**
- 2
- 3 **Mahtomedi Public Schools Board Meeting, Thursday, August 13th and 27th, Mahtomedi District**
- 4 **Education Center, 7:00 p.m.**
- 5 **Stillwater Public Schools Board Meeting, Thursday, August 13th, Stillwater City Hall, 7:00 p.m.**
- 6
- 7 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**
- 8

9 **ADJOURNMENT**

10

11 **Council Member Carr moved to adjourn the meeting at 9:22 p.m. Council Member Rog**

12 **seconded the motion. Motion carried unanimously.**

13

14 **These minutes were considered and approved at the regular Council Meeting September 1, 2020.**

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19 **Kim Points, Administrator/Clerk**

20 **Jeff Huber, Mayor**

21

CITY OF GRANT
MINUTES

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DATE : August 12, 2020
TIME STARTED : 5:33 p.m.
TIME ENDED : 5:48 p.m.
MEMBERS PRESENT : Councilmember Carr, Rog, Giefer, Schafer
and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Engineer, Brad Reifsteck and Administrator/Clerk, Kim Points

CALL TO ORDER

Mayor Huber called the meeting to order at 5:06 p.m.

PLEDGE OF ALLEGIANCE

**CONSIDERATION OF RESOLUTION NO. 2020-32, RESOLUTION ACCEPTING BIDS
AND AWARDING A CONSTRUCTION CONTRACT FOR THE JOLIET AVENUE AND
WOODLAND ACRES STREET IMPROVEMENT PROJECT**

City Engineer Reifsteck advised bids were received on-line for the above-referenced project on Thursday, August 6, 2020, and were viewed and read aloud. Six bids were received. The Bid Tabulation Summary indicating the low bidder as Northwest Asphalt, Inc., Shakopee, Minnesota, with a grand total bid in the amount of \$700,202.84. The Engineer's Estimate for the project was \$882,140.25. We recommend that the City Council consider these bids and award a contract for the grand total bid in the amount of \$700,202.84 to Northwest Asphalt, Inc. based on the results of the bids received.

Council Member Rog moved to adopt Resolution No. 2020-32, as presented. Council Member Schafer seconded the motion. Motion carried unanimously by a roll call vote.

**CONSIDERATION OF RESOLUTION NO. 2020-33, APPROVING THE AUTHORIZATION
FOR THE ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS**

City Engineer Reifsteck advised the bonding resolution is the same one the Council approved for the Justen Trail project authorizing the Mayor and City Clerk to execute the documents.

Council Member Rog moved to adopt Resolution No. 2020-33, as presented. Council Member Giefer seconded the motion. Motion carried unanimously by a roll call vote.

**SPECIAL COUNCIL
MEETING MINUTES**

August 12, 2020

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ADJOURN

**There being no further business, Council Member Schafer moved to adjourn at 5:48 p.m.
Council Member Rog seconded the motion. Motion carried unanimously.**

These minutes were considered and approved at the regular Council Meeting September 1, 2020.

Kim Points, City Clerk

Jeff Huber, Mayor

DRAFT

Fund Name: All Funds

Date Range: 08/01/2020 To 08/31/2020

<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>
08/24/2020	Payroll Period Ending 07/31/2020	14452	COVID Funds	N	COVID Funds CARES	100-41990-100-	\$ 4,254.18
	Total For Check	14452					\$ 4,254.18
08/24/2020	AirFresh Industries	14453	PortaPot #40703	N	Town Hall Porta Pot	100-43007-210-	\$ 125.00
	Total For Check	14453					\$ 125.00
08/24/2020	Todd Smith	14454	Monthly Assessment Services - August	N	Property Assessor	100-41208-300-	\$ 1,991.92
	Total For Check	14454					\$ 1,991.92
08/24/2020	Karl Hensel	14455	Mailbox Replacement	N	Road Expenses - Other	100-43116-224-	\$ 50.00
	Total For Check	14455					\$ 50.00
08/24/2020	Lisa Senopole	14456	Video Tech	N	Cable Costs	100-41212-100-	\$ 180.00
	Total For Check	14456					\$ 180.00
08/24/2020	CenturyLink	14457	City Phone	N	City Office Telephone	100-41309-321-	\$ 138.80
	Total For Check	14457					\$ 138.80
08/24/2020	Waste Management	14458	Recycling -	N	Recycling	100-43011-384-	\$ 5,015.92
	Total For Check	14458					\$ 5,015.92
08/24/2020	Washington County Recorder	14459	Past Recording	N	Other Services & Charges	100-41299-301-	\$ 46.00
	Total For Check	14459					\$ 46.00
08/24/2020	Press Publications	14460	Variance and 2020 Project	N	Road Publishing Costs	100-43104-351-	\$ 127.71
	Total For Check	14460			Escrow	979-49320-351-	\$ 29.00
							\$ 156.71
08/24/2020	Asphalt Restoration Co., Inc	14461	Potholing Inv#1753	N	Pothole Repairs	100-43109-220-	\$ 4,029.06
	Total For Check	14461					\$ 4,029.06
08/24/2020	KEJ Enterprises	14462	Aug20 Road Contractor	N	Animal Control	100-42006-300-	\$ 83.00
		14462			Town Hall Mowing	100-43006-300-	\$ 125.00
		14462			Ball Field Maintenance	100-43009-300-	\$ 125.00
		14462			Road Engineering Fees	100-43102-300-	\$ 166.14
		14462			Road Garbage Removal	100-43105-300-	\$ 167.00
		14462			Gravel Road Costs	100-43106-300-	\$ 20.84
		14462			Magnesium Chloride	100-43107-300-	\$ 41.67

Fund Name: All Funds

Date Range: 08/01/2020 To 08/31/2020

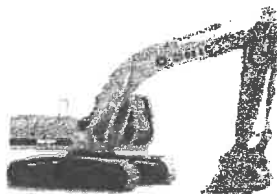
Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
		14462			Road Sign Replacement	100-43110-300-	\$ 83.84
		14462			Culvert Repair	100-43111-300-	\$ 20.84
		14462			Snow & Ice Removal	100-43113-300-	\$ 5,416.67
		14462			Road Brushing	100-43114-300-	\$ 2,250.00
		14462			Road Side Mowing	100-43115-300-	\$ 500.00
		14462	Total For Check				\$ 9,000.00
08/24/2020	Johnson Turner Legal	14463	July Billing	N	Legal Fees - General	100-41204-301-	\$ 1,388.00
		14463			Legal Fees - Complaints	100-41205-301-	\$ 663.50
		14463			Legal Fees - Prosecutions	100-41206-301-	\$ 1,900.00
		14463	Total For Check				\$ 3,951.50
08/24/2020	Kline Bros Excavating	14464	Road Maintenance	N	Grader Contractor	100-43101-301-	\$ 4,260.00
		14464			Gravel Road Costs	100-43106-301-	\$ 8,255.00
		14464			Special Road Projects	100-43128-301-	\$ 1,170.00
		14464			2019/2020 Road Project	100-43128-301-	\$ 5,344.50
		14464				100-43136-400-	\$ 13,800.00
		14464	Total For Check				\$ 32,829.50
08/24/2020	Asphalt Restoration Co., Inc	14465	Potholing Inv#1765	N	Pothole Repairs	100-43109-220-	\$ 4,764.06
		14465	Total For Check				\$ 4,764.06
08/24/2020	SHC, LLC	14466	Planning	N	City Planner	100-41209-301-	\$ 1,161.00
		14466			COVID Funds CARES	100-41990-301-	\$ 199.50
		14466			Escrow	976-49320-301-	\$ 1,144.75
		14466				979-49320-301-	\$ 700.35
		14466	Total For Check				\$ 3,205.60
08/24/2020	City of Mahtomedi	14467	2nd Quarter Fire Contract	N	Fire - Mahtomedi	100-42002-300-	\$ 36,407.00
		14467	Total For Check				\$ 36,407.00
08/24/2020	WSB & Associates	14468	Engineering - July	N	Engineering Fees - General	100-41203-301-	\$ 344.00
		14468			Road Engineering Fees	100-43102-301-	\$ 214.00
		14468			Seal Coating/Crack Filling	100-43112-301-	\$ 2,104.50
		14468			Utility/ROW Permits	100-43132-301-	\$ 224.00
		14468			Grading Permit	100-43135-301-	\$ 664.00
		14468			2019/2020 Road Project	100-43136-301-	\$ 15,480.50
		14468			2021 Road Project	100-43137-301-	\$ 598.50
		14468			Escrow	922-49320-301-	\$ 126.00
		14468				955-49320-301-	\$ 1,486.00
		14468	Total For Check				\$ 21,241.50

Fund Name: All Funds

Date Range: 08/01/2020 To 08/31/2020

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
08/24/2020	Croix Valley Inspector	14469	Building Inspector	N	Building Inspection	100-42004-300-	\$ 4,892.90
		14469					\$ 4,892.90
08/24/2020	Xcel Energy	14470	Utilities	N	Town Hall Electricity	100-43004-381-	\$ 65.61
		14470			Well House Electricity	100-43010-381-	\$ 179.42
		14470			Street Lights	100-43117-381-	\$ 43.56
		14470					\$ 288.59
08/24/2020	Sprint	14471	City Cell Phone	N	Road Expenses - Other	100-43116-321-	\$ 32.82
		14471					\$ 32.82
08/24/2020	Dell Technologies	14472	City Computers	N	COVID Funds CARES	100-41990-210-	\$ 12,994.31
		14472					\$ 12,994.31
08/24/2020	PERA	14474	PERA	N	Clerk PERA	100-41102-120-	\$ 399.72
		14474			Clerk PERA Withholding	100-41108-100-	\$ 346.42
		14474					\$ 746.14
08/24/2020	IRS	EFT131	Payroll Taxes	N	Clerk FICA/Medicare	100-41103-100-	\$ 407.71
		EFT131			Clerk Medicare	100-41105-100-	\$ 77.28
		EFT131			Federal Withholding	100-41107-100-	\$ 403.05
		EFT131			Social Security Expens	100-41109-100-	\$ 330.43
		EFT131					\$ 1,218.47
08/24/2020	IRS	EFT132	Payroll Taxes - COVID Funds Care	N	Clerk Medicare	100-41105-100-	\$ 77.28
		EFT132			Federal Withholding	100-41107-100-	\$ 444.62
		EFT132			Social Security Expens	100-41109-100-	\$ 330.43
		EFT132			COVID Funds CARES	100-41990-100-	\$ 407.71
		EFT132					\$ 1,260.04
08/25/2020	Payroll Period Ending 08/31/2020	14473	August20	N	Clerk Salary	100-41101-100-	\$ 3,972.89
		14473					\$ 3,972.89
	Total For Selected Checks						\$ 152,792.91

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



Invoice

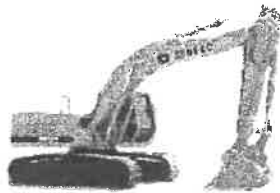
DATE	INVOICE #
8/23/20	2576

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	JUSTIN TRL ASPHALT ROAD PROJECT

DUE DATE
9/2/20

DESCRIPTION	QTY	UNIT COST	AMOUNT
7-23, 7-24, 7-28, 7-31-20 DITCHWORK PERFORMED ALONG EASTSIDE OF JUSTIN TRL TO GET WATER TO FLOW TO THE SOUTH			7,300.00
7-31-20 40 FT CULVERT INSTALL WITH APRONS			3,800.00
7-31-20 SQUARE YARDS OF EROSION MAT INSTALLED	850	2.00	1,700.00
7-31, 8-5-20 SEED DITCH			250.00
7-24, 7-28-20 HAUL AWAY ASPHALT	250	3.00	750.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			Total 13,800.00

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



Invoice

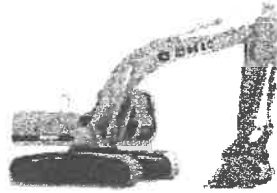
DATE	INVOICE #
8/23/20	2573

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

DUE DATE
9/2/20

DESCRIPTION	QTY	UNIT COST	AMOUNT
8-05-20 770B	6.5	80.00	520.00
8-05-20 740A	3.5	80.00	280.00
8-06-20 770B	3	80.00	240.00
8-06-20 740A	8.5	80.00	680.00
8-07-20 770B	3	80.00	240.00
8-07-20 740A	2.5	80.00	200.00
8-10-20 770B	2	80.00	160.00
8-11-20 770B	3.5		0.00
8-12-20 770B	6	80.00	480.00
8-12-20 740A	5.25	80.00	420.00
8-13-20 770B	4	80.00	320.00
8-13-20 740A	9	80.00	720.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			
Total			4,260.00

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



Invoice

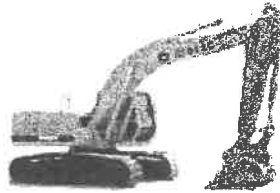
DATE	INVOICE #
8/23/20	2575

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	SPECIAL ROAD PROJECTS 100-43128

DUE DATE
9/2/20

DESCRIPTION	QTY	UNIT COST	AMOUNT
8-04-20 TONS OF MATERIAL HAULED , SPREAD AND COMPACTED TO BUILD UP KIMBRO AVE TO ALLOW FOR ACCESS TO DRIVEWAY THAT WAS FLOODED	254.5	21.00	5,344.50
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			Total 5,344.50

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



Invoice

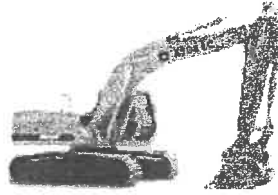
DATE	INVOICE #
8/23/20	2574

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD GRAVEL 100-43106

DUE DATE
9/2/20

DESCRIPTION	QTY	UNIT COST	AMOUNT
8-05-20 LOADS OF RC-5 HAULED TO 63RD ST	1	165.00	165.00
8-06-20 LOADS OF RC-5 HAULED TO 63RDST	7	165.00	1,155.00
8-06-20 SPREAD GRAVEL	3	80.00	240.00
8-07-20 LOADS OF RC-5 HAULED TO 63RD ST	8	165.00	1,320.00
8-07-20 SPREAD GRAVEL	3	80.00	240.00
8-10-20 LOADS OF RC-5 HAULED TO 63RD ST	9	165.00	1,485.00
8-10-20 SPREAD GRAVEL	3	80.00	240.00
8-11-20 LOADS OF RC-5 HAULED TO JAMACA AVE S	10	165.00	1,650.00
8-11-20 SPREAD GRAVEL	3	80.00	240.00
8-12-20 LOADS OF RC-5 HAULED TO JAMACA AVE S	8	165.00	1,320.00
8-12-20 SPREAD GRAVEL	2.5	80.00	200.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONHTLY SERV CHARGE	Total		8,255.00

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



Invoice

DATE	INVOICE #
8/23/20	2577

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

DUE DATE
9/2/20

DESCRIPTION	QTY	UNIT COST	AMOUNT
JULY ROAD CLOSED SIGNS AND BARRIERS			585.00
AUGUST ROAD CLOSED SIGNS AND BARRIERS			585.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			
Total			1,170.00

Memorandum

To: **City Council**

From: **Administrator/Clerk**

Date: **August 24, 22020**

Re: **City of Grant Portable Device Policy**

Attached is a new City of Grant Portable Device Policy for City Council consideration. As a result of the COVID 19 pandemic, the City has been utilizing teleconference Council and Planning Commission meetings.

Funds were applied for and received from the Minnesota Department of Revenue for Coronavirus Relief Funds in the amount of \$309,000. The distributed funds are to be used for necessary expenditures incurred due to the public health emergency. An allowable expenditure is portable devices such as laptops to be distributed to the City Council and Planning Commission.

As the portable devices are City owned and issued a policy for use of the devices has been developed and is attached for your review.

Actions to be considered: Adopt City of Grant Portable Device Policy

City Owned/Issued Portable Devices Policy

Portable Devices

- **Defined**
Portable Devices are laptops, netbook, notebooks, IPADs and Smart phones, etc.
- **Use**
Devices that are owned by the City are to conform to all of the applicable policies as outlined in this computer policy. City owned portable devices are to be used in a fashion consistent other City hardware to facilitate your job or position in the City.
- **Access to Data**
The user's ability to view, add or modify information in the network files will be solely coordinated through the Administrator/Clerk
- **Electronic Mail**
Where practicable, electronic mail or e-mail communication for City owned devices should utilize the cityofgrant.us e-mail system to assure that all communication by employees and or City officials conform to proper data practices and records management. Personal email accounts may be accessed with City supplied devices, but no documents should be downloaded into City systems or hardware.
- **Additional Requirements**
All users of portable computing devices that are City owned, shall also comply with the following requirements:
 - To physically protect the portable device when away from a secure location;
 - Properly and immediately notify the City Administrator when a portable device is lost or stolen, including notifying the City prior to notifying a third party (e.g. AT&T, Verizon, etc.)
 - A separate sign-out agreement will be required by the City prior to any City devices being supplied for use outside of the City Hall.
 - Users of City owned portable devices, understand and agree to the terms in a personal use agreement, which gives the City authority to:
 1. Monitor activities conducted on the equipment,
 2. Confiscate devices to conduct investigations,

Dated: August 19, 2020

Approved: September 1, 2020

3. Confiscate devices to obtain official records and respond to data practices request,
4. Confiscated devices due to litigation
5. City owned devices shall be returned to the City immediately upon City Council resignation or unsuccessful re-election. Failure to do so can result in the cost of the device being assessed to your property after duly noted public hearing.

Audit of Use

The Administrator/Clerk and/or City Attorney may authorize the periodic audit of the use of the computer or portable devices owned by the City.

Employee / City Official Signature

I have received and read the above policies and have had an opportunity to ask any questions. I understand that my failure to follow these policies may result in disciplinary action including revocation of system privileges or termination.

Print Name

City Council

Signature

Date



Memorandum

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

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

Date: August 24, 2020

Re: Knollwood Drive N. – Resident Petition for street improvements

Actions to be considered:

Resolution Declaring Adequacy of Petition and Ordering Preparation of Report.

Facts:

A petition was received from property owners living along Knollwood Drive N requesting street improvements.

The signed petitions account for 62% (5/8) of the property owners within the project limits. The minimum required by state law and the City assessment policy is 35% to authorize the City Engineer to prepare a Feasibility Study.

Action: Discussion.

Attachments: Resolution, Petition

August 21, 2020

City of Grant

PO Box 577

Willernie, MN 55090

Dear City Honorable Mayor and City Council Members,

I am writing to you in behalf of our neighborhood at Knollwood Drive North to consider paving and roadway improvements for our ½ mile street which has a total of 8 properties.

Our neighborhood understands if at least thirty-five (35) percent of the abutting property owners sign the petition, the Council may order the completion of a feasibility report, the first step in the special assessment process. I have attached a petition signed by 62% of the abutting property owners.

We also understand that if more than 50% of the abutting properties owners to be assessed sign the petition, the council will consider ordering the project (after the feasibility report is complete and 50% of us approve bids for the final dollar amount of project).

Sincerely,



Joan Knutson

651 491 5700

Representative for the Knollwood Drive neighborhood

Enclosure: Signed Petition

Resident Petition Authorizing Roadway Improvement Project Feasibility Report

MapID	PROPERTY ADDRESS	OWNER NAME	SIGNATURE	DATE
14-030-21-42.0003	9180 Knollwood Dr	Mardya Opp	Mardya Opp	7-2-20
14-030-21-42.0004	9195 Knollwood Dr	Gene Judson	Gene Judson	7-2-20
14-030-21-42.0006	9235 Knollwood Dr	Jan Knutson	Jan Knutson	7-2-20
14-030-21-42.0004	9060 Knollwood Dr	Rodney Skogen	Rodney Skogen	7-7-20
14-030-21-41.0003	9220 Knollwood Dr	Jessica Whelan	Jessica Whelan	8/22/20

CITY OF GRANT

WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2020-37

**RESOLUTION DECLARING ADEQUACY OF PETITION AND ORDERING
PREPARATION OF REPORT**

BE IT FURTHER RESOLVED by the City Council of Grant, Minnesota:

1. A certain petition requesting the road paving feasibility Study of Knollwood Drive N., filed with the City Clerk, is hereby declared to be signed by the required percentage of owners of property affected thereby. This declaration is made in conformity to Minn. Stat. Section 429.035.
2. The petition for proposed improvement is hereby referred to the city engineer and that person is instructed to report to the Council with all convenient speed advising the Council in a preliminary was as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affect parcels.

Adopted this 1st day of September, 2020 by the City Council of Grant, Minnesota.

Jeff Huber, Mayor

ATTEST:

Kim Points, City Clerk

Memorandum

To: *Honorable Mayor and City Council, City of Grant*
Kim Points, Administrator, City of Grant
From: *Brad Reifsteck, PE, City Engineer*
WSB & Associates, Inc.

Date: August 21, 2020

Re: Dellwood Road Court N. – Roadway subgrade correction

Actions to be considered:

To authorize Kline Bros and Asphalt Restoration Co (ARC) to make subgrade improvements due to frost boil along Dellwood Road Court N.

Facts:

Dellwood Road Ct roadway is experiencing unusual roadway deterioration due to frost boils and requires a subgrade correction.

The length and width of the patch is approximately 120 x 18 feet.

Kline Bros estimates a cost to repair the subgrade with geotextile fabric, sand, class 5 aggregate base and paving at \$13,800. The bituminous pavement will be completed by the City's roadway patching contractor.

The total improvement is estimated at \$13,800 and its anticipated to be funded by special roadway funds.

Action: Discussion. Authorize the work to be completed

Memorandum

To: *Honorable Mayor and City Council, City of Grant*
Kim Points, Administrator, City of Grant
 From: *Brad Reifsteck, PE, City Engineer*
WSB & Associates, Inc.

Date: August 21, 2020

Re: Kimbro Ave Road Improvements – Road Raising at County Rd 12

Actions to be considered:

To authorize Kline Bros and Asphalt Restoration Co (ARC) to make road improvements due to flooding along Kimbro Ave

Facts:

Kimbro Avenue is under water just north of the intersection at 75th street (CSAH 12) and is currently closed to traffic.

Neighborhoods to the north along Kimbro Avenue currently have access from the west along 83rd Street and the north and east at 88th Street

Washington County has already completed road improvements on CSAH 12 due to flooding.

Minnesota Statute sections 12.29,12.37 and 375.21 provide that emergency contracts are not subject to the normal purchasing and competitive bidding requirements.

Wetland permitting, if required, will be completed by the City Engineer.

Kline Bros estimates a cost to install erosion control, and roadway section up to the top of the class 5 aggregate base at \$42,000.

The bituminous pavement will be completed by the City's roadway patching contractor, ARC, once flooding has resided. The paving is estimated at \$20,000 .

The total improvement is estimated at \$62,000 and its anticipated to be funded by special roadway funds.

Action: Discussion. Authorize the work to be completed



Memorandum

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

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

Date: August 27, 2020

Re: Joliet Ave and Woodland Acres Street Improvement Projects – Bond Award
WSB Project No. 014035-000

Actions to be considered:

Authorize Awarding resolution to award bond for financing the Joliet Ave and Woodland Acres Street Improvement Project.

Facts:

1. The bond issuance and sale in the amount of \$735,000 was offered by Bremer Bank, National Association.
2. The interest rate is 2.00% with an issuance date of September 29, 2020 and maturity date of February 1, 2036.
3. The City Council will take action to adopt the attached approving resolutions as prepared by the City's Bond counsel.
4. The City Council will abide by the governmental bonds post issuance compliance policies and procedures adopted on June 6, 2020. This policy is simply saying that the City will comply with the IRS rules.

Action: Discussion. Resolution

Attachments: Award Resolution

EXTRACT OF MINUTES OF A MEETING
OF THE CITY COUNCIL
CITY OF GRANT, MINNESOTA

HELD: September 1, 2020

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Grant, Washington County, Minnesota, was duly called and held at the City Hall on September 1, 2020, at 7:00 p.m., for the purpose, in part, of authorizing the issuance and sale of a \$735,000 General Obligation Improvement Bond, Series 2020B.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.2020-39

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF A \$735,000 GENERAL OBLIGATION IMPROVEMENT BOND, SERIES 2020B, PLEDGING SPECIAL ASSESSMENTS AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City of Grant, Minnesota (the "City"), has heretofore determined and declared that it is necessary and expedient to issue a \$735,000 General Obligation Improvement Bond, Series 2020B (the "Bond"), pursuant to Minnesota Statutes, Chapters 429 and 475, to finance the construction of various street improvement projects in the City (the "Improvements"); and

B. WHEREAS, the Improvements and all their components have been ordered prior to the date hereof, after a hearing thereon for which notice was given describing the Improvements or all their components by general nature, estimated cost, and area to be assessed; and

C. WHEREAS, the City has retained Baker Tilly Municipal Advisors, LLC, in St. Paul, Minnesota, as its independent municipal advisor for the sale of the Bond and was therefore authorized to sell the Bond by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9); and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Grant, Minnesota, as follows:

1. Acceptance of Offer. The offer of Bremer Bank, National Association, in New Richmond, Wisconsin (the "Purchaser"), to purchase the Bond and to pay therefor the sum of \$735,000.00 ("Purchase Price"), all in accordance with the terms and at the rate of interest hereinafter set forth, is hereby accepted.

2. Terms; Original Issue Date; Denominations; Maturities; and Interest. The City shall forthwith issue the Bond, which shall be in fully registered form without interest coupons, and shall be dated, mature, bear interest, be subject to redemption and be payable as provided in the form of the Bond.

3. Purpose. The proceeds from the sale of the Bond shall provide funds to finance the Improvements. The total cost of the Improvements, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the principal amount of the Bond. Work on the Improvements shall proceed with due diligence to completion. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Improvements proceeds with due diligence to completion and that any and all permits and studies required under law for the Improvements are obtained.

4. Registrar. The Administrator-Clerk, in Grant, Minnesota, is appointed to act as Registrar and transfer agent with respect to the Bond (the "Registrar"), and shall do so unless and until a successor Registrar is duly appointed, all pursuant to any contract the City and Registrar shall execute which is consistent herewith. The Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bond shall be paid to the registered holder (or record holder) of the Bond in the manner set forth in the form of Bond.

5. Form of Bond. The Bond, together with the Certificate of Registration, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MINNESOTA
WASHINGTON COUNTY
CITY OF GRANT

R-1

\$735,000

GENERAL OBLIGATION IMPROVEMENT BOND, SERIES 2020B

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>
2.00%	February 1, 2036	September 29, 2020

REGISTERED OWNER: BREMER BANK, NATIONAL ASSOCIATION

PRINCIPAL AMOUNT: FOUR HUNDRED THIRTY-SEVEN THOUSAND DOLLARS

The City of Grant, Washington County, Minnesota (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or assigns duly certified on the Certificate of Registration attached to and made a part of this Bond (the "Owner"), in the manner hereinafter set forth, the \$735,000 principal amount of this Bond in the principal installments due on February 1 of the years and in the amounts, respectively, as follows, with each such principal installment bearing interest until paid at the interest rate of 2.00% per annum:

Principal Installments	
<u>Due February 1</u>	<u>Amount</u>
2022	\$38,000
2023	44,000
2024	45,000
2025	46,000
2026	46,000
2027	47,000
2028	48,000
2029	49,000
2030	50,000
2031	51,000
2032	52,000
2033	53,000
2034	54,000
2035	55,000
2036	57,000

Interest. Interest shall be payable semiannually on February 1 and August 1 of each year, commencing August 1, 2021, and shall be calculated on the basis of a 360 day year consisting of twelve thirty day months.

Redemption. This Bond is subject to redemption and prepayment at the option of the Issuer on February 1, 2026, and on any payment date thereafter, upon written notice to the Owner, at the redemption price equal to par plus accrued interest to date of prepayment.

Payment Instructions. Payments of Principal and Interest and the payment due at the maturity of the Bond shall be paid by check, ACH debit, wire transfer or draft mailed to the Owner at the address listed on the Certificate of Registration attached to and made a part of this Bond. At the time of final payment of all principal and interest on this Bond, the Owner shall surrender this Bond to the Administrator-Clerk, City of Grant, Minnesota (the "Registrar").

Date of Payment Not a Business Day. If the nominal date for payment of any principal of or interest on this Bond shall not be a business day of the City or of the Owner, then the date for such payment shall be the next such business day and payment on such business day shall have the same force and effect as if made on the nominal date of payment.

Transfer. This Bond is transferable, as provided in the Resolution, upon the Register kept by the Registrar upon surrender of this Bond together with a written instrument of transfer duly executed by the Owner or the Owner's attorney duly authorized in writing, and thereupon a new, fully registered Bond in the same principal amount shall be issued to the transferee in exchange therefor (or the transfer shall be duly recorded on the Register and the Certificate of Registration hereof), upon the payment of charges and satisfaction of applicable conditions, if any, as therein prescribed. The Issuer may treat and consider the person in whose name this Bond is registered as the absolute Owner hereof for the purpose of receiving payment of or on account of the principal of and interest on this Bond and for all other purposes whatsoever.

Issuance; Purpose; General Obligation. This Bond is issued as a single instrument in the total principal amount of \$735,000, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and a resolution adopted by the City Council on September 1, 2020 (the "Resolution"), for the purpose of providing money to finance the construction of various street improvement projects within the jurisdiction of the City. This Bond is payable out of the General Obligation Improvement Bond, Series 2020B Fund of the City. This Bond constitutes a general obligation of the City, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

Fees upon Transfer or Loss. The Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bond.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Registration hereon shall have been executed by the Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the City as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Grant, Washington County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its Administrator-Clerk, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

CITY OF GRANT,
WASHINGTON COUNTY, MINNESOTA

September 29, 2020

REGISTRABLE BY AND
PAYABLE AT:

(facsimile signature) _____
Mayor

Administrator-Clerk
City of Grant, Minnesota

(facsimile signature) _____
Administrator-Clerk

6. Execution. The Bond shall be executed on behalf of the City by the facsimile signatures of its Mayor and Administrator-Clerk, the seal having been omitted as permitted by law. In the event of disability or resignation or other absence of either officer, the Bond may be signed by the facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bond shall cease to be such officer before the delivery of the Bond, the signature shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

7. Delivery; Application of Proceeds. The Bond when so prepared and executed shall be delivered by the Administrator-Clerk to the Purchaser upon receipt of the purchase price and the Purchaser shall not be obliged to see to the proper application thereof.

8. Funds and Accounts. There is hereby established a special fund to be designated the "General Obligation Improvement Bond, Series 2020B Fund" (the "Fund") to be administered and maintained by the Administrator-Clerk as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained in the manner herein specified until the Bond and the interest thereon have been fully paid. There shall be maintained in the Fund the following separate accounts:

(a) Construction Account. To the Construction Account there shall be credited the proceeds of the sale of the Bond, plus any special assessments levied with respect to the Improvements and collected prior to completion of the Improvements and payment of the costs thereof. From the Construction Account there shall be paid all costs and expenses of making the Improvements, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65. Moneys in the Construction Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bond may also be used to the extent necessary to pay interest on the Bond due prior to the anticipated date of commencement of the collection of taxes or special assessments herein levied or covenanted to be levied; and provided further that if upon completion of the Improvements there shall remain any unexpended balance in the Construction Account, the balance (other than any special assessments) shall be transferred to the Debt Service Account or may be transferred by the Council to the fund of any other improvement instituted pursuant to Minnesota Statutes, Chapter 429, and provided further that any special assessments credited to the Construction Account shall only be applied towards payment of the costs of the Improvements upon adoption of a resolution by the City Council determining that the application of the special assessments for such purpose will not cause the City to no longer be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Debt Service Account. There are hereby irrevocably appropriated and pledged to the payment of debt service on the Bond, (i) all collections of special assessments herein covenanted to be levied with respect to the Improvements and either initially credited to the Construction Account and not already spent as permitted above and required to pay any principal of and interest due on the Bond or collected subsequent to the completion of the Improvements and payment of the costs thereof; (ii) any collections of all taxes herein or hereafter levied for the payment of the Bond and interest thereon; (iii) all funds remaining in the Construction Account after completion of the Improvements and payment of the costs thereof, not so transferred to the

account of another improvement; (iv) all investment earnings on funds held in the Debt Service Account; and (v) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Debt Service Account. The Debt Service Account shall be used solely to pay the principal and interest of the Bond and any other general obligation bonds of the City hereafter issued by the City and made payable from said account as provided by law.

No portion of the proceeds of the Bond shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bond was issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bond or \$100,000. To this effect, any proceeds of the Bond and any sums from time to time held in the Construction Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bond payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bond to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

9. Special Assessments. It is hereby determined that no less than twenty percent of the cost to the City of each Improvement financed by the Bond within the meaning of Minnesota Statutes, Section 475.58, Subdivision 1(3), shall be paid by special assessments to be levied against every assessable lot, piece and parcel of land benefited by any of the Improvements. The City hereby covenants and agrees that it will let all construction contracts not heretofore let within one year after ordering each Improvement by the Bond unless the resolution ordering the Improvement specifies a different time limit for the letting of construction contracts. The City hereby further covenants and agrees that it will do and perform as soon as they may be done all acts and things necessary for the final and valid levy of the special assessments, and in the event that any special assessment be at any time held invalid with respect to any lot, piece or parcel of land due to any error, defect, or irregularity in any action or proceedings taken or to be taken by the City, either in the making of the special assessments or in the performance of any condition precedent thereto, the City will forthwith do all further acts and take all further proceedings as may be required by law to make the special assessments valid and binding liens upon the properties. The special assessments have heretofore been authorized. Subject to such adjustments as are required by the conditions in existence at the time the assessments are levied, it is hereby determined that the assessments shall be payable in equal, consecutive, annual installments, with general taxes for the years shown below and with interest on the declining balance of all such assessments at the rates per annum not less than the rate per annum set forth opposite the collection years specified below:

Improvement Designation Levy Years Collection Years Amount

See attached schedule in Exhibit A

At the time the special assessments are in fact levied the City Council shall, based on the then current estimated collections of the special assessments, make any adjustments in any ad valorem taxes required to be levied in order to assure that the City continues to be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

10. Tax Levy; Coverage Test. To provide moneys for payment of the principal and interest on the Bond there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Levy Years Collection Years Amount

See attached schedule in Exhibit A

The tax levies are such that if collected in full they, together with estimated collections of special assessments and other revenues herein pledged for the payment of the Bond, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Bond. The tax levies shall be irrevocable so long as any of the Bond is outstanding and unpaid, provided that the City reserves the right and power to reduce the tax levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

11. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bond, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bond and any other certificates payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

12. Defeasance. When the Bond has been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bond shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to the Bond which are due on any date by irrevocably depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bond called for redemption on any date when they are prepayable according to their terms, by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to any Bond, subject to the provisions of law now or hereafter

authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.

13. Certificate of Registration. The Administrator-Clerk is hereby directed to file a certified copy of this resolution with the County Auditor of Washington County, Minnesota, together with such other information as the County Auditor shall require, and to obtain from the County Auditor a certificate that the Bond has been entered in the County Auditor's Bond Register and that the tax levy required by law has been made.

14. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bond, certified copies of all proceedings and records of the City relating to the Bond and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bond as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

15. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bond, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the closing date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than sixty days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, improvements or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Improvements"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Improvements; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Improvements, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed twenty percent of the "issue price" of the Bond, and (ii) a de minimis amount of Reimbursement Expenditures not in excess of the lesser of \$100,000 or five percent of the proceeds of the Bond.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bond or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bond and in all events within the period ending on the date which is the later of three years after payment of the Reimbursement Expenditure or one year after the date on which the Improvements to which the Reimbursement Expenditure relates is first placed in service.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within thirty days after the Bond is issued, shall be treated as made on the day the Bond is issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its Bond Counsel for the Bond stating in effect that such action will not impair the tax-exempt status of the Bond.

16. Negative Covenant as to Use of Proceeds and Improvements. The City hereby covenants not to use the proceeds of the Bond or to use the Improvements, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Improvements, in such a manner as to cause the Bond to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

17. Tax-Exempt Status of the Bond; Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bond, including without limitation (a) requirements relating to temporary periods for investments, (b) limitations on amounts invested at a yield greater than the yield on the Bond, and (c) the rebate of excess investment earnings to the United States, if the Bond (together with other obligations reasonably expected to be issued and outstanding at one time in this calendar year) exceed the small issuer exception amount of \$5,000,000.

For purposes of qualifying for the exception to the federal arbitrage rebate requirements for governmental units issuing \$5,000,000 or less of bonds, the City hereby finds, determines and declares that (a) the Bond is issued by a governmental unit with general taxing powers, (b) no Bond is a private activity bond, (c) ninety five percent or more of the net proceeds of the Bond are to be used for local governmental activities of the City (or of a governmental unit the jurisdiction of which is entirely within the jurisdiction of the City), and (d) the aggregate face amount of all tax exempt bonds (other than private activity bonds) issued by the City (and all subordinate entities thereof, and all entities treated as one issuer with the City) during the calendar year in which the Bond is issued and outstanding at one time is not reasonably expected to exceed \$5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

18. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bond as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

- (a) the Bond is issued after August 7, 1986;
- (b) the Bond is not a "private activity bond" as defined in Section 141 of the Code;
- (c) the City hereby designates the Bond as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;
- (d) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2020 will not exceed \$10,000,000;
- (e) not more than \$10,000,000 of obligations issued by the City during this calendar year 2020 have been designated for purposes of Section 265(b)(3) of the Code; and
- (f) the aggregate face amount of the Bond does not exceed \$10,000,000.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

19. Financial Statements. The City shall provide fiscal year-end financial statements as soon as available, but in no event later than 180 days after the end of each fiscal year end and provide relevant financing information as requested by the Purchaser.

20. Governmental Bonds Post-Issuance Compliance Policies and Procedures. The City hereby approves the Governmental Bonds Post-Issuance Compliance Policies and Procedures in substantially the form presented to the City Council.

21. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

22. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF WASHINGTON
CITY OF GRANT

I, the undersigned, being the duly qualified and acting Administrator-Clerk of the City of Grant, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as such minutes relate to providing for the issuance and sale of a \$735,000 General Obligation Improvement Bond, Series 2020B.

WITNESS my hand on September 1, 2020.

Administrator-Clerk

EXHIBIT A
SCHEDULES

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/31/2020	-	-	-	-
12/31/2021	32,852.99	4.500%	35,831.25	68,684.24
12/31/2022	37,087.63	4.500%	31,596.62	68,684.25
12/31/2023	38,756.57	4.500%	29,927.68	68,684.25
12/31/2024	40,500.62	4.500%	28,183.62	68,684.24
12/31/2025	42,323.14	4.500%	26,361.10	68,684.24
12/31/2026	44,227.68	4.500%	24,456.56	68,684.24
12/31/2027	46,217.93	4.500%	22,466.32	68,684.25
12/31/2028	48,297.74	4.500%	20,386.50	68,684.24
12/31/2029	50,471.13	4.500%	18,213.10	68,684.23
12/31/2030	52,742.34	4.500%	15,941.90	68,684.24
12/31/2031	55,115.74	4.500%	13,568.50	68,684.24
12/31/2032	57,595.95	4.500%	11,088.30	68,684.25
12/31/2033	60,187.77	4.500%	8,496.48	68,684.25
12/31/2034	62,896.22	4.500%	5,788.02	68,684.24
12/31/2035	65,726.55	4.500%	2,957.70	68,684.25
Total	\$735,000.00	-	\$295,263.65	\$1,030,263.65

SIGNIFICANT DATES

Date Filed..... 12/01/2020

Post-Sale Tax Levies

Payment Date	Principal	Coupon	Interest	Total P+I	105% of Total	Assessments	Levy (Surplus) Am opunt	Levy/Collect Year
02/01/2022	38,000.00	2.000%	19,681.67	57,681.67	60,565.75	68,684.24	(8,118.49)	2020/2021
02/01/2023	44,000.00	2.000%	13,940.00	57,940.00	60,837.00	68,684.25	(7,847.25)	2021/2022
02/01/2024	45,000.00	2.000%	13,060.00	58,060.00	60,963.00	68,684.25	(7,721.25)	2022/2023
02/01/2025	46,000.00	2.000%	12,160.00	58,160.00	61,068.00	68,684.24	(7,616.24)	2023/2024
02/01/2026	46,000.00	2.000%	11,240.00	57,240.00	60,102.00	68,684.24	(8,582.24)	2024/2025
02/01/2027	47,000.00	2.000%	10,320.00	57,320.00	60,186.00	68,684.24	(8,498.24)	2025/2026
02/01/2028	48,000.00	2.000%	9,380.00	57,380.00	60,249.00	68,684.25	(8,435.25)	2026/2027
02/01/2029	49,000.00	2.000%	8,420.00	57,420.00	60,291.00	68,684.24	(8,393.24)	2027/2028
02/01/2030	50,000.00	2.000%	7,440.00	57,440.00	60,312.00	68,684.23	(8,372.23)	2028/2029
02/01/2031	51,000.00	2.000%	6,440.00	57,440.00	60,312.00	68,684.24	(8,372.24)	2029/2030
02/01/2032	52,000.00	2.000%	5,420.00	57,420.00	60,291.00	68,684.24	(8,393.24)	2030/2031
02/01/2033	53,000.00	2.000%	4,380.00	57,380.00	60,249.00	68,684.25	(8,435.25)	2031/2032
02/01/2034	54,000.00	2.000%	3,320.00	57,320.00	60,186.00	68,684.25	(8,498.25)	2032/2033
02/01/2035	55,000.00	2.000%	2,240.00	57,240.00	60,102.00	68,684.24	(8,582.24)	2033/2034
02/01/2036	57,000.00	2.000%	1,140.00	58,140.00	61,047.00	68,684.25	(7,637.25)	2034/2035
Total	\$735,000.00	-	\$128,581.67	\$863,581.67	\$906,760.75	\$1,030,263.65	(123,502.90)	

STATE OF MINNESOTA

COUNTY AUDITOR'S CERTIFICATE

COUNTY OF WASHINGTON

AS TO TAX LEVY AND REGISTRATION

I, the undersigned, being the duly qualified and acting County Auditor of Washington County, Minnesota, DO HEREBY CERTIFY that on the date hereof, there was filed in my office a certified copy of a resolution adopted on September 1, 2020, by the City Council of the City of Grant, Minnesota, authorizing the issuance of a \$735,000 General Obligation Improvement Bond, Series 2020B (the "Bond"), and levying a tax for the payment thereof, together with full information regarding the Bond for which the tax was levied; the Bond has been entered in my Bond Register; and the tax levy required by law has been made.

WITNESS my hand and the seal of the County Auditor on _____, 2020.

County Auditor

(SEAL)

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



Phone: 651.426.3383
Fax: 651.429.1988
Email: clerk@cityofgrant.com

Application Date:	6/28/20
Fee: \$400	Escrow: \$3,000

VARIANCE REQUEST

In certain cases a variance from the strict enforcement and adherence to the zoning ordinance may not be possible due to practical difficulties associated with a property. A practical difficulty means that the proposed use of the property and associated structures in question cannot be established under the conditions allowed by the zoning ordinance and that no other reasonable alternate use exists. The following application is provided for such circumstances and will be determined by the Board of Adjustment for the City of Grant.

PARCEL IDENTIFICATION NO (PIN): 27.030.21.34.0012		ZONING DISTRICT & COMP PLAN LAND USE: Class Code 1 100 Res 1 unit
LEGAL DESCRIPTION: SubdivisionName SUNNYBROOK LAKE Lot 3 Block 4 SubdivisionCd 83740		LOT SIZE: 0.94 Acres
PROJECT ADDRESS: 9440 71st St N, Grant, MN 55082	OWNER: Name: Lawrence Tomai Address: 9440 71st St N City, State: Grant, MN Phone: 651-429-2782 Email: mbogo22@aol.com	APPLICANT (IF DIFFERENT THAN OWNER):
BRIEF DESCRIPTION OF REQUEST: Permission to construction new septic system within 150' of Tributary on North End of Property.		
EXISTING SITE CONDITIONS: The current septic system is Non-Compliant with Washington County Ordinance 206.		
APPLICABLE ZONING CODE SECTION(S): <i>Please review the referenced code section for a detailed description of required submittal documents, and subsequent process.</i> 1. Chapter 32, Sec. 32-60. Variances.		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Property dimensions ▪ Area in acres and square feet ▪ Setbacks ▪ Location of existing and proposed buildings (including footprint, and dimensions to lot lines) ▪ Location of current and proposed curb cuts, driveways and access roads ▪ Sanitary sewer (septic) and water utility plans ▪ Location of well and septic systems on adjacent properties ▪ Location of wetlands and other natural features ▪ Existing and proposed parking (if applicable) ▪ Off-street loading areas (if applicable) ▪ Existing and proposed sidewalks and trails <p>COPIES: 1 plan at 22"x34", 12 plans at 11"x17" (half scale)</p>

Application for: VARIANCE
City of Grant

<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Architectural/Building Plan (if Applicable):</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Location of proposed buildings and their size including dimensions and total square footage ▪ Proposed floor plans ▪ Proposed elevations ▪ Description of building use <p>COPIES: 1 plan set 22"x34", 12 plan sets 11"x17" (half scale)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Written Narrative:</u> Describe your request and the practical difficulties that are present on the site and why a Variance is sought.</p> <p>COPIES: 15</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have jurisdiction over your project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet). Contact Washington County to obtain list/labels.
<input type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER

<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Survey of the property:</u> An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" format.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Wetland Delineation:</u> A wetland delineation may be necessary depending on the reason for the variance, and stated site constraints.</p>
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.


Signature of Applicant

6/30/20
Date

Signature of Owner (if different than applicant)

Date

KLOEPPNER SERVICES & DESIGN, LLC

1036 Glenhill Road, Shoreview, MN 55126
(763) 843-4114 | www.ksd-mn.com
MPCA Lic # L4043 – Cert # C8188



June 26, 2020

City of Grant
Board of Adjustment
P.O. Box 577
Willernie, MN 55090

Subject: Variance for Zoning Setback Requirements of New Septic System at 9440 71st St N, Grant, MN 55082

Dear Board of Adjustment:

A new septic system has been designed and proposed for Lawrence Tomai property at 9440 71st St N, Grant, MN 55082 to provide a Compliant Subsurface Sewage Treatment System (SSTS). The location of the septic tanks and dispersal area (mound) will not meet the zoning ordinance of 150' from the Stream/Tributary flowing into Sunnybrook Lake along the North edge of the property. The lot size and topography create a practical difficulty for the purposed the SSTS and no reasonable alternate SSTS can be built for this lot.

The new SSTS does not meet the following ordinance statute:

Washington County Development Code, CHAPTER FOUR, SUBSURFACE SEWAGE TREATMENT, SYSTEM REGULATIONS, ORDINANCE NO. 206, SECTION 16. TREATMENT AND DISPERSAL; 16.2 General Technical Requirements for All Systems; (6) SSTS components must be setback in accordance with Table V. Sewage Tank & Soil Treatment and Dispersal Area must have a Minimum Setback Distance of 150 feet from Tributary Rivers/Streams

The practical difficulty is the 150' setback, along with a 50' Well Setback from a Non-Sensitive Well (MDH), does not provide enough space for three new septic tanks and a 440 sqft area for the dispersal area. The requested variances are as follows:

1. A variance is needed for the Septic Tanks of 90.3' from the Stream/Tributary. The tanks are 59.7' from the OHWL of the Stream/Tributary.
2. A variance is needed for the Mound Soil Treatment Area of 55.3' from the Stream/Tributary. The tanks are 94.7' from the OHWL of the Stream/Tributary.

Valley Branch Watershed District and Washington County Department of Public Health & Environment have been notified of the proposed plans requested Variance.

Sincerely,

Jesse Kloeppner

Cc: Lawrence Tomai
Valley Branch Watershed District
Washington County Department of Public Health & Environment



STAFF REPORT

TO: Mayor and City Council
 Kim Points, City Administrator/Clerk
 David Snyder, City Attorney

From: Jennifer Haskamp
 City Planner

Date: August 25, 2020

RE: Variance from required setback to a tributary stream to install a replacement septic system at 9440 71st Street N

Background

The Applicant Jesse Kloepfner, KSD (“Applicant”) on behalf of the Owner Lawrence Tomai, has requested a variance from the tributary stream setbacks for installation of a new septic system on the property located at 9440 71st Street North. The Applicant is the designer of the new septic system for the subject property, and the owner is required to install a new compliant septic system on the subject property. The Applicant has been working with Washington County to acquire a permit for installing the new system, and they were notified by the County that the location of the replacement system is within the City’s required tributary stream setbacks and thus would need to obtain a variance from the city prior to being issued a permit for installation of the new system.

Public Hearing and Planning Commission Summary

On August 12, 2020 a duly noticed public hearing was held by the Planning Commission for consideration of the subject application. One member of the public provided public testimony requesting clarification as to why the alternate location identified on the site plan was not selected since it would be located further away from the tributary stream. After public testimony, the Planning Commission discussed the request and asked staff to follow up regarding the identified location for the replacement system. Staff indicated that our understanding is that identified location is the preferred location and is most suitable from a soil and functional perspective. Additionally, the alternate location requires a second variance from the City’s front-yard setback requirements. After discussion, the Planning Commission unanimously recommended approval of the requested setback variance from the tributary stream.

The following staff report is generally as presented at the Planning Commission meeting and summarizes the requested variance. Draft findings and conditions are found in the draft Resolution which is attached for your review and consideration.

Project Summary

Applicant: Jesse Kloepfner, KSD (Septic Designer)	Site Size: 0.94 Acres
Owner:	Location: 9440 71 st Street North
	Existing Home: Constructed in 1969



Lawrence Tomai	Zoning & Land Use: R1
Request: Variance from tributary stream septic to install a compliant subsurface sewage treatment system on the subject property.	

As referenced above, the Applicant has requested the following variance:

- Request for variance from required 150-foot setback from a tributary stream to site a new subsurface sewage treatment system. The subject property is a legally non-conforming lot and does not provide enough lot area to site a new system which meets all required setbacks.

The Applicant has stated that the existing sewage treatment system serving the home is noncompliant and must be replaced prior to selling the property. According to the Applicant's narrative, as the septic designer, the only location on site that can adequately support a replacement system is the proposed location which encroaches into the required setback from a tributary stream (both the tanks and drainfield will encroach into the required setback).

Review Criteria

City Code Sections 32-59 and 32-60 establish the criteria to review and approve variance requests. The variance application process requires the Applicant to prepare a statement of reasons why the request is made describing the hardship (or practical difficulty) describing how, "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....Economic considerations alone shall not constitute a hardship."

The Applicant's statement can be found in Attachment B, which states there are no other locations on the subject property that are available to comply with the City's required setback. For the subject property to be used for single-family residential purposes a sewage septic system must be located onsite. Further analysis regarding the practical difficulties of the property are provided in the following analysis.

Existing Site Conditions

The subject property is part of the Sunnybrook Lake subdivision which was developed in the 1960's prior to the current minimum lot size standards. The subject property is approximately 0.96 Acres and is considered a legally non-conforming lot. The existing home was constructed in 1969 at which time a septic system was installed. The lot is slightly irregular in shape but is generally oriented east-west and is approximately 215-feet wide by an average of 210-feet deep. There is a tributary stream which connects with Sunnybrook Lake to the



east, and the stream crosses the northern edge of the subject property. Because the lot size is small, the area exclusive of the developed area, stream and setback areas is constrained which leaves few available locations to site a new/replacement septic system.

Variance Requests – Zoning Standards

The tributary stream setbacks are established in Chapter 12 of the City’s Code, section 12-260 which identifies structural and sewer setbacks. The following description of the variance and standard is provided (See Attachment B for site plan):

Standard	Required	Proposed	Variance	Description
Tributary Stream	150’	59’9” tanks; and 94’9” Drainfield	90.3’ for the Septic Tanks, 55.3’ for the drainfield	The proposed septic tanks will be setback behind the existing principal structure but south of stream, and the associated drainfield will be located near the southerly property line and in front of the principal structure.

Lot Size/Constraints

The Applicant’s lot was created in the 1960s when the Sunybrook Lake subdivision was developed, and the existing home was constructed in 1969. At the time, the plat of the Sunybrook Lake subdivision complied with the township and County lot development standards. Since the 1960s lot size and area standards have changed and as a result the lot is now considered a legal non-conforming lot with respect to size, area and dimensions. Given that the existing lot area and dimensions are significantly smaller than those that regulate lots today, it would be nearly impossible to site a replacement septic system on the property and meet all the current setback requirements. The lot is naturally constrained not only by natural features on the property (stream) but also by the non-conforming nature of the lot area and dimensions. Further, due to the location of the existing home and the well which serves the residence the location that a septic system could be sited is further reduced. To that end, the proposed plan requires the drainfield to be located in front of the home (east) and for a 2” supply line extending 75-feet to be installed to the drainfield further demonstrating the constraints associated with the lot. Staff believes the proposed location of the replacement system is reasonable and is properly located based upon topography and other natural site limiting factors, and that the variance requested has been minimized to the extent possible. It is noted that the proposed system complies with all other required setbacks including yard setbacks, right-of-way setbacks and appropriate setback from the well. Finally, the Applicant must remedy the situation to comply with the standards for septic systems as identified by Washington County to sell the property.

Engineering Standards

The City Engineer does not have any additional comments regarding the proposed location and system.



Other Agency Review

The site is located in the Valley Branch Watershed District (VBWD), and the Applicant has contacted the VBWD to determine whether any permits are required. Depending on the quantity of grading associated with the proposed installation a grading/erosion control permit may be required from the VBWD. As referenced previously, the Applicant must obtain a permit from the Washington County Department of Public Health and Environment prior to installation of the system, as they are the permitting authority for new and replacement septic systems in the City.

Action requested:

Staff recommends approval of the requested variance with conditions as noted.

Attachments

Attachment A: Application

Attachment B: Applicant's Narrative and Site Plan

Attachment C: Draft Resolution

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-34**

**RESOLUTION APPROVING A VARIANCE FROM TRIBUTARY STREAM SETBACKS FOR
INSTALLATION OF A REPLACEMENT SUBSURFACE SEWAGE SYSTEM LOCATED AT
9440 71ST STREET NORTH, GRANT, MN**

WHEREAS, Jesse Kloepfner (“Applicant”) on behalf of Lawrence Tomai (“Owner”) has submitted an application for a variance from tributary stream setback to install a replacement subsurface sewage system located at 9440 71st Street N., in the City of Grant, Minnesota; and

WHEREAS, the home was constructed in 1969 and the existing subsurface sewage treatment system is assumed to have been installed in or around that time; and

WHEREAS, the existing septic system is noncompliant and is failing; and

WHEREAS, the Applicant contacted Washington County because they are the permitting authority for septic systems in the City of Grant; and

WHEREAS, the Applicant must remedy the noncompliant septic system and install a new replacement system which complies with the rules and regulations of Washington County; and

WHEREAS, a septic permit for the replacement system cannot be obtained from Washington County without the stated variance from the City’s ordinances being granted; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on August 12, 2020; and

WHEREAS, the City Council considered the recommendation of the Planning Commission at their regular meeting September 1, 2020.

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 Jesse Kloepfner and Lawrence Tomai, 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 Applicant must replace the failing system to comply the standards of the Washington County Department of Public Health and Environment, and for the safety of the home and any of its occupants.
2. Replacement of the failing system is a health, safety, and welfare issue and must be completed to the satisfaction of Washington County to protect the current, and any future, homeowners as well as any adjacent properties which could be affected if the noncompliant system were to remain.
3. The subject property is considered a legal non-conforming lot with respect to size, area and dimensions which constrains the buildable area on the site and limits the available locations to site a replacement septic system.
4. The available area to site a replacement system is constrained given the existing home, accessory buildings, driveway and wetland/pond area onsite.

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

1. The Applicant shall be required to obtain the proper permits from the Washington County Department of Public Health and Environment prior to installation of the replacement system.
2. The replacement system must be placed outside of all stream and/or wetland areas on the site.
3. The Applicant shall be required to obtain any necessary permits and/or approvals from the Valley Branch Watershed District prior to installation. A copy of any correspondence or permits shall be provided to the city prior to installation of the new system.

Adopted by the Grant City Council this 1st day of September 2020.

Jeff Huber, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2020 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 _____, 2020.

Kim Points
Clerk
City of Grant



STAFF REPORT

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

Date: August 24, 2020

CC: Brad Reifsteck, PE, City Engineer
David Snyder, City Attorney

RE: Application for a Conditional Use Permit for Two Silo Farmhouse Resort located at 7040 117th Street N

From: Jennifer Haskamp
Consulting City Planner

Background

On August 4, 2020 the subject application was considered at the regular City Council meeting. City staff provided a presentation and summary of the application materials submitted by the Applicant, and summarized the analysis completed in the staff report dated July 27, 2020. After presentation and discussion, the City Council provided direction to staff to prepare a Resolution of approval for the subject Conditional Use Permit (“CUP”), and directed staff to prepare a draft CUP for consideration at the regular September 1, 2020 City Council meeting. The following staff memo summarizes information submitted by the Applicant since the August meeting, provides a staff response (if needed), and provides draft findings as presented within the attached resolution. Since most of the information remains the same as presented at the August meeting, staff requests that you reference the staff report dated July 27, 2020 for details regarding the proposed operation.

Supplemental Information

City staff communicated with the Applicant to obtain supplemental information that would be helpful to the City Council to complete its review on September 1, 2020. The following summary of the supplemental information, including staff’s response, is provided for your review and consideration.

- **Narrative Addendum #2:** The Applicant submitted a narrative addressing the city staff’s requested additional information. As noted in the Addendum staff requested: 1) updated site plan to identify bathroom locations, overflow parking, ADA parking stalls, expanded driveway and future septic and holding tank areas; 2) Driveway Expansion; 3) Overflow Parking; 4) Landscape buffer for the parking area(s) and any improvements; and 5) Public Restrooms location, septic drainfield and holding tanks. The following summary and staff response of each items is provided.
 - **Updated Site Plan:** Site Plan has been updated to identify location of bathrooms, overflow parking, ADA parking stalls and future drainfield locations.



- *Staff Response:* The Site Plan now includes the identified elements but does not include the expanded driveway as requested by the city engineer. Staff continues to include a condition within the attached draft CUP that requires an updated Site Plan to reflect the conditions of the City Engineer.
- **Driveway Expansion:** The Applicant restates their desire to maintain the driveway plan as presented on the Site Plan submitted in the August 4, 2020 City Council materials.
 - *Staff Response:* The City Engineer has reviewed the site plan and has indicated that the driveway should be 22-feet of traveled surface, and that the expanded driveway should be extended from the public road right-of-way (117th) to the turnaround near the proposed operations. While city staff understands the desire to maintain as many trees on site as possible, staff believes that the driveway should be expanded to ensure safe ingress and egress on the site. Staff requests discussion by the City Council regarding this item. A condition has been included in the permit that all requirements of the City Engineer must be completed which includes the requested driveway expansion.
- **Overflow Parking:** The Applicant has identified an area onsite for overflow parking to the east of the proposed parking lot. The area designated will remain a grassy area and will have adequate area for approximately 21 additional cars on site.
 - *Staff Response:* The area identified onsite for overflow parking is adequate. Staff recommends including a condition in the Permit that the overflow parking area shall be used on a limited basis only to prevent parking or back-ups on 117th Street N., and that the overflow parking is not a means to permit higher occupancy levels onsite.
- **Landscape Buffer for the parking area:** The Applicant indicates that the existing trees on the property line and at the road right-of-way are adequate and no further buffering is needed.
 - *Staff Response:* Staff would suggest that proof of the existing vegetation and screening be provided, and that existing vegetation be included on an updated landscape plan. If it is deemed adequate, Staff recommends including a condition in the CUP that the landscape buffering shall be maintained and replaced (if necessary) provided the operations of the CUP are active.
- **Public Restrooms & Septic Drainfield:** The Applicant has identified the location of the proposed restrooms and has indicated that natural screening exists in this area. The Applicant is proposing to use an, “upscale portable bathroom trailer with a self-contained holding tank, running water, ADA accessible and electricity will be utilized” from 2022 through 2025 (see attachment A for facility type). Future septic drainfield location is identified and is proposed to be installed in Spring of 2026.
 - *Staff Response:* The proposed location of the permanent bathroom facilities meets all setback requirements, but details including size of the facility was not provided.



Consistent with staff's recommendation regarding the landscape plan on the easterly property line, staff recommends that an updated landscape plan be provided to demonstrate adequate screening of the permanent restrooms. Additionally, staff recommends including a condition that the bathroom facilities shall be designed to be architecturally compatible with the existing structures on site and that such design shall be reviewed and approved by the city staff.

Based on the discussion by the City Council on August 4, 2020, staff does not believe that the "upscale portable bathroom trailer" meets the Council's request for bathroom facilities to support the operations through 2025. City Staff understands the applicant's desire to delay the investment in the bathroom facilities until the site is fully operational, but the portable bathroom facilities were not acceptable based on the Council's discussion. Consistent with the City Council's discussion on August 4th, staff has included draft conditions within the CUP that require the installation of permanent restrooms onsite. To address the timing issue, staff provides an option that permanent bathrooms must be installed when the tasting room is opened to the general public (i.e. Guests of the farmhouse, or small activities scheduled in the farmhouse would not trigger the construction of the public restrooms. However, any public visiting the site for the winery only – no staying or participation in the farmhouse – would require the installation of the permanent restroom facilities). Lastly, soil borings were not submitted to demonstrate that the drainfield area is adequate to support a septic system. Staff has included a condition within the CUP to require soil borings be submitted prior to commencement of operations.

Draft Findings & Conclusions

As required in Section 32-146 Standards for issuing a Conditional Use Permit ("Permit"), "...the city council may grant a conditional use permit in any zoning district if the applicant has proven to a reasonable degree of certainty that:"

- The proposed use is designated in section 32-245 as a conditional use for the appropriate zoning district.
 - Finding: The proposed Two Silo Farmhouse Resort is a combination of uses which include agricultural, small-scale rural event facility, resort, and seasonal business. All uses contemplated and proposed as part of the operation are permitted or permitted with a conditional use permit in the A-1 zoning district.
- The proposed use conforms to the city's comprehensive plan.
 - Finding: The subject property is guided A-1 and the City's comprehensive plan identifies Goal #3 regarding land use, "Preserve and protect agricultural land and facilities, agricultural



lifestyles, and encourage hobby farms and commercial agricultural uses within the City.” Per Minnesota State Statute, as well as the City’s land use designations a Farm Winery must be located on agricultural property and is a considered an agricultural and/or agritourism business. The proposed use is consistent with the City’s adopted Comprehensive Plan.

- The proposed use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
 - Finding: The proposed use will not be detrimental or endanger the public health, safety or general welfare of the residents or existing neighborhood provided the conditions of the Permit are met. Conditions contained in the Permit include mitigation for adequate ingress/egress, hours of operation, maximum occupancy levels and provisions to ensure that adequate utilities (sanitary) are on-site.
- The proposed use is compatible with the existing neighborhood.
 - Finding: The proposed use is compatible with the existing neighborhood provided the conditions of the Permit are met. The site is greater than 20-acres, allows adequate area for buffering, and limited structural improvements are proposed. The neighborhood is comprised of large-acreage parcels with a mix of agricultural, agritourism, and rural residential use. The proposed use will maintain and preserve the existing farmhouse that has been restored and the existing accessory buildings as part of the operations. The vines (vineyard) is an agricultural use which is consistent with surrounding small hobby farms and agricultural activities. Site improvements such as parking areas must be properly buffered from adjacent neighbors and public right-of-way so that the property remains visually consistent with surrounding properties.
- The proposed use meets conditions or standards adopted by the city through resolutions or other ordinances.
 - Finding: The proposed use is consistent with conditions and standards adopted by the city through its zoning ordinance, and other ordinances. Rural Event Facilities were added to the City’s table of uses in 2014 to support agritourism types of uses, and the Farm Winery and its operations is consistent with the performance standards identified by the City.
- The proposed use will not create additional requirements for facilities and services at public cost beyond the city’s normal low-density residential and agricultural uses.
 - Finding: The proposed use will not create additional requirements for facilities or services. The proposed operations shall be required to make all improvements on site to adequately serve the proposed use. Any required improvements to the County roadway shall be completed by the Applicant and at their cost to ensure adequate ingress/egress to the operations and to obtain an access permit from Washington County.
- The proposed use will not involve uses, activities, processes, materials, equipment or conditions of operations that will be detrimental to people, property, or the general welfare because of production of traffic, noise, smoke, fumes, glare, odors, or any other nuisances.



- Finding: The proposed use is a permitted and conditionally permitted use per the City's table of uses. Proper conditions detailing mitigation of potential nuisances are provided for and addressed within the Permit conditions which address parking, noise, glare (lighting) and other operational considerations.
- The proposed use will not result in the destruction, loss of damage of natural, scenic or historic features of importance.
 - Finding: There are no natural, scenic or historic features of importance on site that are proposed for removal, modification or disturbance.
- The proposed use will not increase flood potential or create additional water runoff onto surrounding properties.
 - Finding: The proposed operations will not increase flood potential or create additional water runoff onto surrounding properties. The Applicant shall be required to manage stormwater onsite consistent with the City and Rice Creek Watershed District rules and regulations.
- These standards apply in addition to specific conditions as may be specified through the city's ordinances.
 - Finding: Specific ordinances and performance standards were applied and evaluated regarding the proposed operations. Details regarding the analysis are documented within the agenda packet materials.

Requested Action

A draft Resolution of Approval and Conditional Use Permit are provided for your review and consideration.

Attachments

Attachment A: Applicant's Addendum #2 & Site Plan

Attachment B: Draft Conditional Use Permit

Attachment C: Resolution

Memorandum

To: *Jennifer Haskamp, City Planner*
From: *Brad Reifsteck, PE, City Engineer*
WSB & Associates, Inc.

Date: August 21, 2020

Re: Two Silo CUP – Engineering Review

Submittal:

Engineering review comments were generated from the following submittals:

- Two Silo Farmhouse parking driveway traffic flow site plan

Site Plan Comments:

- The applicant shall meet all Washington County roadway access requirements and permitting, if applicable.
- Driveway should be expanded to 22-foot wide traveled surface, and the full width should extend from the County Rd. No. 7 (117th Street N) to the circle driveway.
- Location of ADA parking stalls should be identified and drawn to-scale. Two stalls are needed per ADA requirements (1 per 25 stalls). The surface for ADA spaces will need to be constructed of a solid-surface material.
- Overflow parking area(s) should be identified.
- A Landscape buffer plan should be provided for the parking lot.
- Septic drainfield location should be identified on the site plan.
- Soil borings should be provided for the new drainfield location to demonstrate that it meets the County's requirements and the area shown is adequate for the proposed system.

Should you have any questions or comments regarding the items listed above, please contact me at 763-512-5243.

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-38**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
7040 117TH STREET NORTH
(TWO SILO FARMHOUSE RESORT)**

WHEREAS, Keith and Jan Dehnert (“Applicant”) have submitted an application for a Conditional Use Permit to operate the Two Silo Farmhouse Resort at the property located at 7040 117th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the Applicant intends to use the existing accessory buildings and principal structure on the site for its operations; and

WHEREAS, the Applicant’s narrative, site plan and supplemental information indicate that the proposed operations are generally described as a Farm Winery which is identified on the City’s Table of Uses as a combination of agricultural, small scale rural event facility and resort uses; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on July 21, 2020; and

WHEREAS, on July 21, 2020 the Planning Commission recommended approval of the application subject to certain conditions; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at regular City Council meetings which took place on August 4, 2020 and September 1, 2020.

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 Two Silo Farmhouse Resort 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 Two Silo Farmhouse Resort is a combination of uses that includes agricultural, small-scale rural event facility, resort and seasonal business which are permitted and conditionally permitted uses in the A-1 zoning district.
- The Two Silo Farmhouse Resort use conforms to the City’s Comprehensive Plan for rural residential and agricultural uses, which allows for commercial agricultural uses.
- The Two Silo Farmhouse Resort will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood provided the conditions stated within the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort is compatible with the existing large-lot rural residential and agritourism neighborhood setting provided the conditions of the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort operations meets the conditions or standards adopted by the city through resolutions or other ordinances.
- The Two Silo Farmhouse Resort operations will not create additional requirements for facilities and services at public cost beyond the city’s normal low-density residential and agricultural uses provided the conditions stated within the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort activities are not detrimental to people, property or the general welfare provided the conditions stated within the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort will not destroy or damage any natural, scenic or historic features of importance.
- The Two Silo Farmhouse Resort will not increase flood potential or create additional water runoff onto surrounding properties provide the conditions of the Conditional Use Permit are met.

FURTHER BE IT RESOLVED that the following conditions of approval of the Conditional Use Permit shall be met:

1. The Applicant shall meet and comply with all of the conditions stated within the Conditional Use Permit dated September 1, 2020 (the “Permit”).
2. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.

4. All escrow amounts shall be brought up to date and kept current.
5. The Owner shall obtain any necessary permits from Washington County, Minnesota Department of Health, State of Minnesota, Rice Creek Watershed District, Washington Conservation District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises.

Adopted by the Grant City Council this 1st day of September 2020.

Jeff Huber, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2020 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 _____, 2020.

Kim Points
Clerk
City of Grant

**TWO SILO FARMHOUSE RESORT
CONDITIONAL USE PERMIT
CITY OF GRANT**

APPLICANT: Keith and Jan Dehnert

OWNER: Arthur F Schaefer Family Living Trust

LEGAL DESCRIPTION: Attachment A

PID: 0503021220001

ZONING: A-1 Agricultural Large Scale

ADDRESS: 7040 117th Street North
Grant, MN

DATE: September 1, 2020

This is a Conditional Use Permit to allow for the operation of the Two Silo Farmhouse Resort and farm winery as described in the Application materials dated July 26, 2020 and August 21, 2020. Any expansion of the Two Silo Farmhouse Resort facilities, or intensification of the operations, shall require an amendment to this Conditional Use Permit ("Permit").

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council, City of Grant, Washington County, Minnesota, and applicable ordinances, statutes or other laws in force within the City:

1. This Permit shall be recorded against the subject property.
2. The occupancy of the site shall be restricted to no more than 75 guests at any one time. Such occupancy shall include the number of guests staying in the overnight accommodations at the Farmhouse.
3. The Farmhouse occupancy, which shall be described as the overnight accommodations, shall be limited to no more than 12-guests.
4. The Applicant shall submit an updated Site Plan consistent with the recommendations of the City Engineer's memo dated August 21, 2020.
5. The improvements identified on the Site Plan, and as required to be updated, shall be constructed prior to the commencement of any activities on-site for the proposed operations.
6. Soil borings shall be submitted that demonstrate adequate area to site a septic system to support the intended operations. Soil borings and soil report shall be submitted prior to commencing any activities outside the existing farmhouse.

7. All improvements, including all parking areas and any public gathering spaces shall be setback a minimum of 100-feet from all property lines
8. Overflow parking shall be reserved onsite as shown on an updated Site Plan and shall remain unobstructed. The overflow parking shall be used on a limited basis and is intended to ensure adequate parking onsite, not to allow for additional guests or patrons in excess of the maximum occupancy identified.
9. The hours of operations shall be limited to the following:
 - a. Farmhouse resort (overnight accommodations): 24-hours a day.
 - i. Quiet times at the Farmhouse for all overnight guests shall be from 10 PM to 7 AM. Such times shall be clearly communicated to all guests staying at the Farmhouse, and it shall be the responsibility of the Applicant to manage and monitor all overnight guests.
 - b. Wine Tastings: Monday through Saturday 10 AM to 9 PM, Sunday 11 AM to 6 PM
 - c. Winery Activities: Monday through Saturday 10 AM to 9 PM, Sunday 11 AM to 6 PM
 - i. Winery Tours: Monday through Saturday 10 AM to 9 PM, no tours permitted on Sundays
 - d. Retail Operations: Monday through Saturday 10 AM to 9 PM, Sunday 11 AM to 6 PM
 - e. Wholesale Operations: Monday through Sunday 8 AM to 6 PM, by appointment only
10. The Farmhouse resort overnight accommodations shall be rented to one party at a time and all reservations must be for the whole house. No individual room rental is permitted.
11. Winery Activities, excluding tastings, shall be limited to a maximum of 20 participants per activity or timeslot.
12. The permanent bathroom facilities shall be designed to be architecturally consistent with the principal and accessory buildings located on-site. A minimum of one ADA accessible restroom shall be required, and the number of bathrooms confirmed with the City Building Official. Plans for the bathroom facilities shall be submitted for review and approval by the city staff.
13. The Applicant shall construct, and install, bathroom facilities onsite to support the Wine Tastings and Winery Activities prior to hosting any guests on-site that do not have access to the Farmhouse. Such improvements shall not be required for guests staying overnight at the Farmhouse, or for small activities contained within the Farmhouse (see condition #11 for participant maximum).
14. No bottle washing shall be permitted onsite.
15. No food preparation shall be permitted onsite.
16. Retail sales shall be limited to the sale of wine produced onsite, wine accessories, knickknacks and trinkets and Two Silo Farmhouse branded merchandise.
17. The Applicant shall design the ingress/egress driveway with 22-feet of traveled surface. The driveway design shall include proposed materials (which shall be dustless), grading and full specifications for review and approval by the City Engineer.
18. The Applicant shall fully design a parking lot to support a minimum of 22-vehicles to supplement existing parking areas on the subject site. The parking lot design shall include proposed materials

(which shall be dustless), grading, and full specifications for review and approval by the City Engineer.

19. The Applicant shall provide two (2) ADA compliant parking stall and such stalls shall be properly marked, designated, and constructed of a solid surface. Such plans shall be submitted for review and approval by the City Staff including engineer, planner and building official.
20. Any expansion or of the indoor space uses as part of public/guest accommodations beyond that identified in the Applicant's narrative addendum, the staff report, and this Permit shall require an amendment to the Permit.
21. A landscape plan shall be prepared and submitted to demonstrate vegetative screening between the improvements, including, but not limited to, the parking lot and bathroom facilities, on site and the adjacent residential homesteads. Such plan shall be submitted for review and approval by the City Staff.
22. The approved vegetative buffer or landscape screening identified in condition #13 shall be maintained and kept in good repair for as long as the operations of the Permit are active.
23. Proposed lighting shall be submitted for review by City Staff and shall comply with the City's Ordinances. All lighting shall be downcast and for purposes of safety and security of patrons/guests on site. If it is determined that there are any fixture locations that may exceed the City's ordinance standards a Photometric plan must be submitted to demonstrate compliance with the ordinance.
24. No amplification of music shall be permitted outdoors, including within the outdoor gathering spaces. Amplification of music shall be permitted inside the facilities only. All sound and noise shall be regulated by the MPCA's noise standards for decibels and use.
25. No large-scale events shall be permitted on site. Examples of such events including weddings, or similar parties, where guests generally arrive or depart at the same time. Review of this type of event was not conducted as part of this Permit process. Any request to hold such large-scale events shall require an amendment to this Permit.
26. A grading plan shall be submitted to the City Engineer at time of any improvements on the site, and it shall be the determination of the City Engineer as to if a stormwater management plan is required due to the full-build out the site for the proposed use.
27. All requirements and conditions of the City Engineer shall be met and addressed. The City Engineer shall review all updated plans.
28. The Applicant shall comply with all restrictions and permit requirements of the Rice Creek Watershed District, if any.
29. The Applicant shall obtain an access permit from Washington County. Evidence of such permit shall be provided to the City.
30. The Applicant shall monitor traffic internal to the site to ensure the access driveways are passable, and that parking occurs only in designated spaces.
31. Any future expansion or intensification of the Two Silo Farmhouse Resort operations shall require an amendment to the Permit. Intensification shall include, but not limited to: additional facilities/accessory buildings (not sheds) beyond those identified on the site plan, expansion of the parking lot beyond 22-stalls, substantial increase to the number guests identified in the addendum to the narrative, etc.

32. All future improvements or structures shall be sited outside of all required setbacks, and all structures and outdoor gathering spaces shall be setback a minimum of 100-feet from any property line. Such improvements shall require an amendment to this permit.
33. No signage is approved as part of this permit. Any future signage shall be subject to the sign ordinance in place at time of application and may require an amendment to the CUP.
34. All operations on site shall meet the MPCA's noise standards and regulations.
35. It shall be the responsibility of the Applicants to obtain all necessary permits from Washington County, MPCA, MDH, Rice Creek Watershed District, or any other agency having jurisdiction over the subject use.
36. This permit shall be reviewed in compliance with the City's CUP review process, which maybe on an annual basis.
37. Any violation of the conditions of this permit may result in the revocation of said permit.

IN WITNESS WHEREOF, the parties have executed this agreement and acknowledge their acceptance of the above conditions.

CITY OF GRANT:

Date: _____

Jeff Huber, Mayor

Date: _____

Kim Points, City Clerk

State of Minnesota)

)ss.

County of Washington)

On this _____ day of _____, 2020, before me, a Notary Public, personally appeared Jeff Huber and Kim Points, of the City of Grant, a Minnesota municipal corporation within the State of Minnesota, and that said instrument was signed on behalf of the City of Grant by the authority of the City Council, and Jeff Huber and Kim Points acknowledge said instrument to be the free act and deed of said City of Grant.

Notary Public

APPLICANT/OWNER:
Keith and Jan Dehnert
Arthur F Schaefer Family Living Trust

Date: _____

By: _____

Its: _____

Date: _____

Kim Points, City Clerk

State of Minnesota)

)ss.

County of Washington)

On this _____ day of _____, 2020, before me, a Notary Public, personally appeared _____ the Owner who acknowledged that said instrument was authorized and executed on behalf of said Applicant.

Notary Public

EXHIBIT A

DRAFT

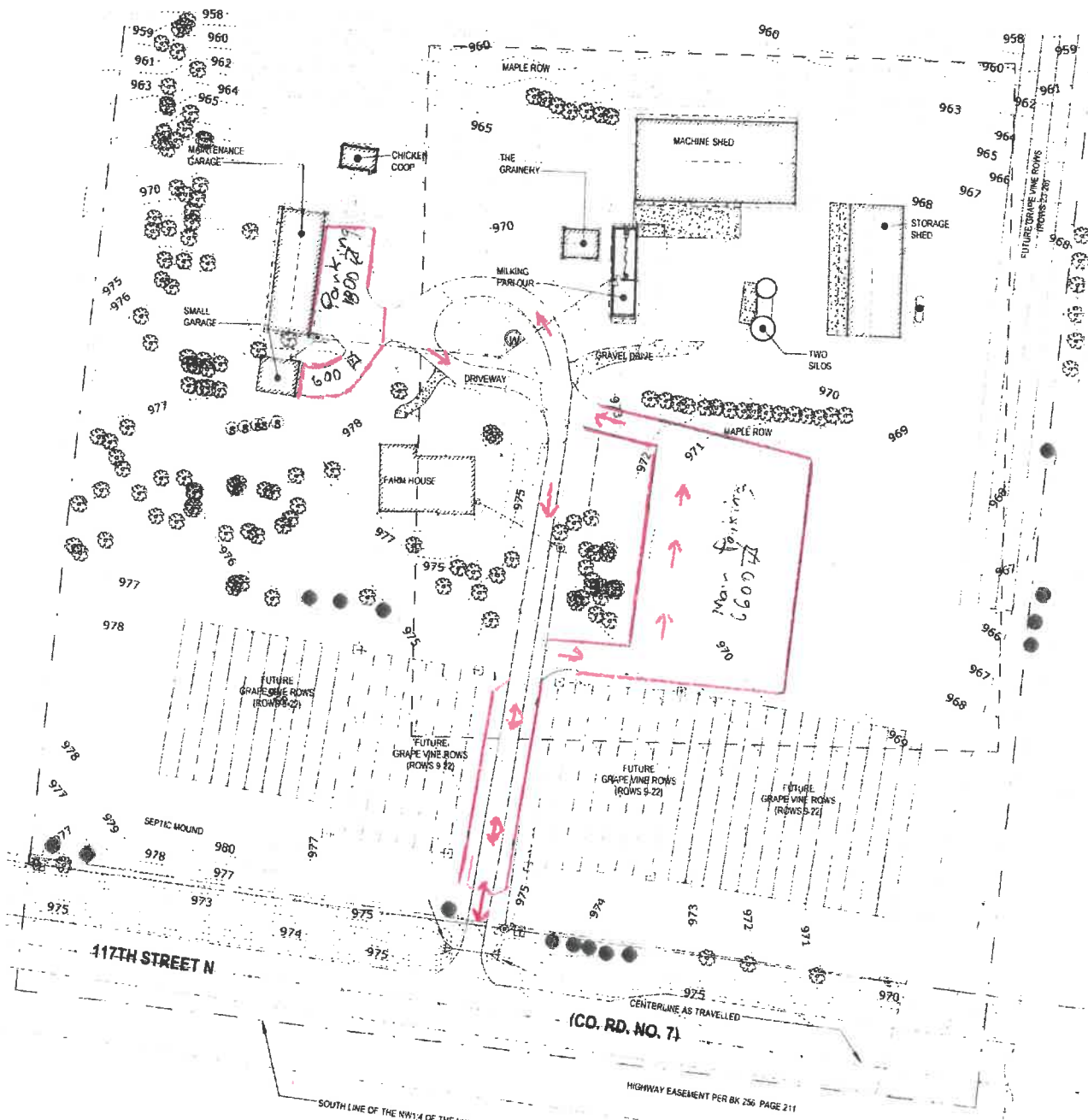


Two Silo Farmhouse Resort

7040 117th Street N, Grant, MN - An incredibly unique property with a prime location
Experience - Eat - Drink - Stay – Partake

Second Addendum – August 20,2020

1. Attached
 - a. Site Plan for Parking, Traffic Flow and Driveway expansion
 - b. Site Plan for Bathrooms, Outdoor Seating Area, Overflow Parking, ADA Parking 1&2, and Future Septic & Holding Tank area.
2. Driveway Expansion
 - a. Due to location of a Black Walnut tree on the east side of the drive and a large pine tree on the west side, it is our desire to only provide two way traffic from the county road to the main parking area. This should suffice to provide a passing area or alternative route when two way traffic is encountered.
 - b. This is the original proposal as seen on the Site Plan for Parking and Traffic Flow.
 - c. Signage will help to direct incoming and exiting traffic
3. Overflow Parking
 - a. Approximately 6500 square feet, enough space for about 21 cars
 - b. Overflow Parking Area to be maintained grass
4. Landscape Buffer for the parking area.
 - a. Existing trees along the easterly property line and the roadway provide a visual buffer.
 - b. The future Parking area and overflow parking is completely shielded from the neighbor to the east.
 - c. The grape vines will provide a 6 foot high buffer to the east, during the growing season a complete screening and during the dormant times a partial screening.
5. Public Restrooms and Septic Drain field & Holding Tanks
 - a. Location of restrooms, northwest side of the main parking area
 - b. Natural screening from the existing split rail fence, trees, and shrubs
 - c. Opening of tasting room (spring 2022) through 2025, an upscale portable bathroom trailer with a self-contained holding tank, running water, ADA accessible and electricity will be utilized. See Attached
 - d. Site plan shows future site of septic and holding tank area. Permanent restroom facilities will be installed along with the necessary septic system and holding tanks. Projected install is for Grand Opening of Spring 2026.

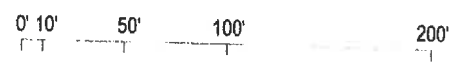


Site Plan

Parking
 Main 6600 ft²
 Garage 1800 ft²
 Grass 600 ft²

Traffic Flow

Driveways / Expansions





OEP - Overlapping
 ADA Parking 2+2
 FS+HT - Future Septic and Holding Tank

0' 10' 50' 100' 200'

11

Accommodate Special Needs

Present your guests with unparalleled comfort and hospitality with UltraLav® mobile restrooms & showers.



ADA Compliant Restrooms

The UltraLav® ADA series units are ADA compliant restroom trailers. These units meet or exceed the permanent structure criteria as specified by the American Disabilities Act. Everything needed for set-up is totally self-contained. The amazing engineering feat is accomplished by our exclusive and proprietary “one-touch” hydraulic trailer lowering system, which lowers the entire trailer smoothly and quietly.



Trailers may feature optional equipment available at an additional charge.

INTERIOR

- High Clearance Porcelain Sink (ADA Compliant)
- Self-Closing Faucet with Front Push Operation
- Soap Dispenser
- Shatter Proof Mirror
- Ceramic China Bowl Mounted Push Button Flush (ADA Compliant)
- Toilet Paper Holder
- Paper Towel Dispenser
- Waste Basket
- Smooth, Mar Resistant Laminated Interior Walls
- 1-Piece Ceiling With Built In Air Supply & Air Return
- Wall Mounted Thermostat
- 36" W Entry Door (Exceeds ADA Requirements)
- Interior Turning Radius and Exterior Landing Turning Radius (Exceeds ADA Requirements)
- Hand Rails and Grab Bars are 1½" Stainless Steel (ADA Compliant)

EXTERIOR

- 12v LED Porch Light & Occupancy Indicator Light
- 3" Quick Connect Waste Tank Access Valve
- Waste Tank Level Indicator (Sight Glass)
- Fresh Water Hook-Up
- 120v/20 AMP Motor-Base Receptacle
- Roof Mounted, Low Profile A/C with Heat Strip
- ADA Ramp System with 1¼" Stainless Steel Railings

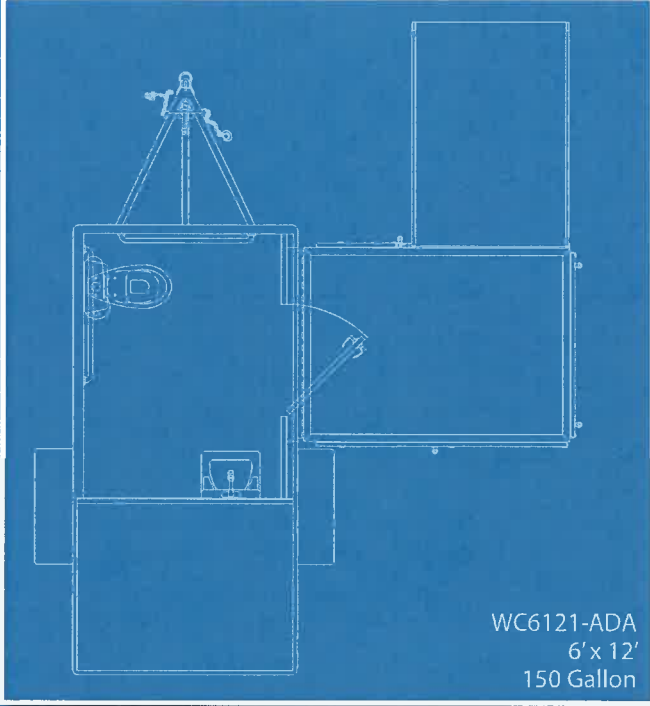


Popular Options

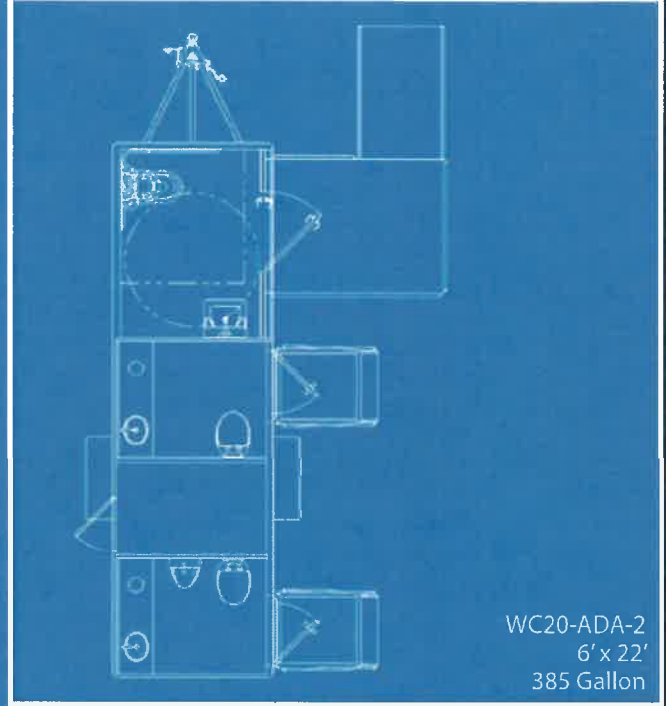
- On-Board Fresh Water System
- Water Heater
- Mirror Frames
- Winterization Package
- Interior Color Options
- Aluminum Wheels
- Stereo Package

ADA Compliant Restrooms

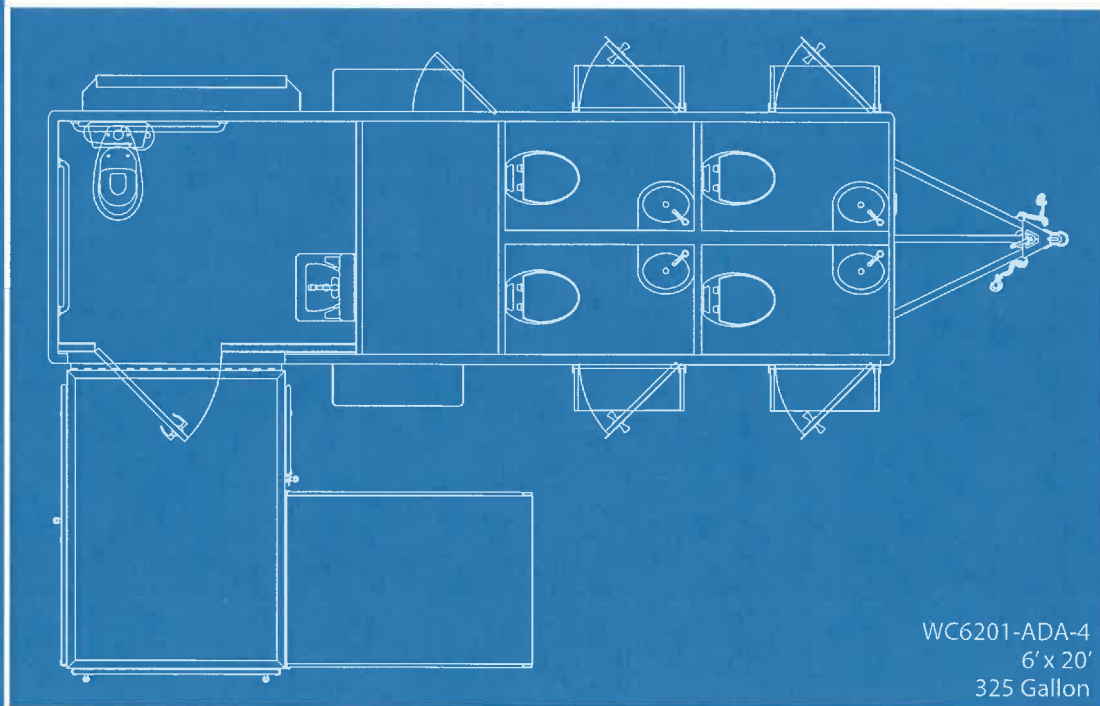
SINGLE ADA



ADA+2



ADA+4



City of Grant Draft 2021 Budget September 2, 2020

	2018		2019		2020		2021 Draft	
	Actual	Budget	Actual	Budget	June YTD	Budget	Budget	Percent
Income								
301-000 - TAXES								
301-100 - General Tax Levy	1,144,465	1,151,086	1,183,322	1,193,404	622,172	1,238,456	1,280,077	103%
303-100 - Franchise Tax - Cable	26,941	26,381	31,358	32,000	0	22,000	22,000	100%
303-150 - Cable Expense Reimbursement	1,260	2,000	2,319	2,000	0	2,000	2,300	115%
303-200 - Franchise Tax - Utilities	57,174	55,290	58,418	56,263	14,629	56,263	56,263	100%
334-400 - Non Levy Mobile Home	50	50	0	73	0	73	73	100%
Total 301-000 - TAXES	1,229,890	1,234,809	1,275,417	1,283,740	636,801	1,318,792	1,360,713	103%
304-001 - LICENSES AND PERMITS								
304-000 - Liquor Licenses	15,400	14,000	15,200	15,400	15,200	15,400	15,200	99%
305-000 - Other Licenses/Permits/Fees	447	2,000	417	2,000	430	2,000	2,000	100%
305-500 - Utility Permits	1,600	500	2,000	1,600	200	1,600	1,600	100%
306-000 - Permits-Building	187,854	120,000	158,632	140,000	90,030	140,000	140,000	100%
306-010 - Permits-Heating	7,099	5,000	8,991	6,000	3,483	6,000	6,000	100%
306-020 - Permits-Plumbing	3,245	2,000	2,754	2,500	1,377	2,500	2,500	100%
306-045 - Permits - Variance	1,000	800	400	800	0	800	800	100%
306-046 - Permits-CUP	400	1,200	800	1,200	1,200	1,200	1,200	100%
306-050 - Certificate of Compliance	300	250	200	250	100	250	250	100%
306-063 - Pre-Application Mtg Fee	1,800	800	600	800	600	800	800	100%
308-065 - Grading Permit	400	900	9,142	800	2,560	800	800	100%
307-000 - Subdivision-Adm Fee	3,500	1,200	1,600	1,600	0	1,600	1,600	100%
Total 304-001 - LICENSES AND PERMITS	223,044	148,650	200,736	172,950	115,180	172,950	172,750	100%
334-000 - INTERGOVERNMENTAL REVENUE								
334-150 - Small City Assist	39,716	39,716	0	0	0	0	0	
334-201 - Ag Preserve	3,909	4,000	4,097	4,000	60	4,000	4,000	100%
334-300 - Fiscal Disparity-City	39,295	35,272	38,022	40,410	28,275	44,711	41,585	93%
334-500 - PERA Rate Increase	155	155	155	155	0	155	155	100%
334-700 - Recycling Grant Washington City	7,960	7,950	7,968	7,960	7,952	7,960	7,960	100%
334-000 - INTERGOVERNMENTAL REVENUE	0		5		0	0	0	
Total 334-000 - INTERGOVERNMENTAL REVENUE	91,035	87,093	50,247	52,525	36,287	56,826	53,700	94%
389-000 - MISCELLANEOUS								

**City of Grant
Draft 2021 Budget
September 2, 2020**

	2018		2019		2020		2021 Draft	
	Actual	Budget	Actual	Budget	June YTD	Budget	Budget	Percent
334-600 · Assessment Searches	40	120	160	120	20	120	120	100%
361-000 · Fines and Fees-County	7,816	12,000	9,747	10,000	2,767	10,000	10,000	100%
361-100 · Penalties	235		-172		319	0	0	
388-000 · Lease Revenue-Tower	21,000	19,167	21,630	20,388	0	20,388	21,630	106%
389-300 · Refunds and Reimbursements	186	1,000	661	1,000	1,355	1,000	1,000	100%
389-400 · Misc Income-Roads	4,016	6,000	5,018	5,000	0	5,000	5,000	100%
390-000 · Interest Income	19,467	3,000	32,161	6,000	6,198	19,500	19,500	100%
Total 389-000 · MISCELLANEOUS	52,760	41,287	69,204	42,508	10,658	56,008	57,250	102%
390-001 · DEBT SERVICES								
301-700 · Special Assessments Levy	32,992	10,000	12,749	10,000	24,943	10,000	10,000	100%
Total 390-001 · DEBT SERVICES	32,992	10,000	12,749	10,000	24,943	10,000	10,000	100%
Total Income	1,629,721	1,521,839	1,608,353	1,561,723	823,870	1,614,576	1,654,413	102%

**City of Grant
Draft 2021 Budget
September 2, 2020**

Expense	2018		2019		2020		2021 Draft	
	Actual	Budget	Actual	Budget	June YTD	Budget	Budget	Percent
400-000 · GENERAL GOVERNMENT								
401-001 · Mayor and Council								
401-000 · Mayor Salary	2,900	2,900	2,900	2,900	0	2,900	2,900	100%
401-010 · Mayor-City PERA	0	377	0	377	0	377	377	100%
401-020 · Mayor-City FICAMedicare	222	222	222	222	0	222	222	100%
403-000 · Council Salaries	9,660	9,660	9,459	9,660	0	9,660	9,660	100%
403-001 · Council Meeting Per Diem	300	1,000	275	1,000	0	1,000	1,000	100%
403-010 · Council-City PERA	121	672	121	672	0	672	672	100%
403-020 · Council-City FICAMedicare	739	784	724	784	0	784	784	100%
403-030 · Council Mileage	0	250	89	250	0	250	250	100%
408-100 · Election Expense	9,672	10,326	830	900	2,659	13,337	13,337	100%
Total 401-001 · Mayor and Council	23,613	26,191	14,619	16,765	2,659	29,202	29,202	100%
402-001 · Finance								
402-000 · City Clerk Salary	60,283	60,283	62,091	62,091	31,977	63,954	65,873	103%
402-010 · Clerk-PERA	4,521	4,522	4,657	4,658	2,398	4,798	4,942	103%
402-020 · Clerk-FICAMedicare	4,612	4,611	4,750	4,749	2,446	4,891	5,038	103%
409-000 · Treasurer	6,556	6,556	6,753	6,753	0	6,956	7,165	103%
Total 402-001 · Finance	75,972	75,972	78,251	78,251	36,822	80,599	83,017	103%
405-001 · Consultants								
406-000 · Audit Fees	12,785	13,000	13,135	13,390	14,105	13,792	13,600	99%
406-000 · Engineering Fees-General	10,909	22,000	13,120	22,000	4,080	22,000	22,000	100%
406-100 · MS 4 Expenses	2,285	2,500	2,974	2,500	990	2,500	2,500	100%
407-100 · Legal Fees - General	26,159	25,000	13,832	25,000	6,650	26,000	26,000	100%
407-150 · Legal Fees - Complaints	10,566	35,000	1,570	35,000	3,769	20,000	11,000	55%
407-300 · Legal Fees - Prosecutions	20,430	18,500	21,800	20,400	9,500	21,600	22,248	103%
413-100 · Assessor	24,348	26,000	24,219	26,000	12,418	26,000	26,780	103%
Total 405-001 · Consultants	107,483	142,000	90,649	144,290	51,512	131,892	124,128	94%
406-001 · Other Services & Charges								
406-010 · Dry Hydrants	0	250	0	250	0	250	250	100%
408-000 · Insurance	9,911	9,000	9,535	9,000	8,665	9,300	9,579	103%

**City of Grant
Draft 2021 Budget
September 2, 2020**

	2018		2019		2020		2021 Draft	
	Actual	Budget	Actual	Budget	June YTD	Budget	Budget	Percent
410-120 · Dues	4,449	4,000	4,613	4,525	50	4,582	4,582	100%
410-125 · Workshops	607	1,000	125	1,000	0	1,000	1,000	100%
410-200 · Assessment Expense	375		452	400	266	400	400	100%
410-290 · Miscellaneous Expense	245	200	0	200	50	200	200	100%
410-300 · Newsletter Costs	2,708	2,500	2,715	2,800	1,325	2,800	2,800	100%
410-301 · Publishing Costs	816	2,000	463	2,000	505	2,000	2,000	100%
410-400 · Telephone	1,620	2,000	1,514	1,700	817	1,700	1,700	100%
410-411 · Postage	300	500	100	500	100	500	500	100%
410-412 · Post Office Box Rental	112	112	120	112	120	120	120	100%
410-420 · Web Site Costs	272	1,000	437	500	439	500	500	100%
410-500 · Office Supplies	503	1,309	697	1,000	534	1,000	1,000	100%
410-501 · Office Equipment	793	1,000	865	1,000	1,083	1,000	1,000	100%
410-510 · Bank Fees	55		31		12	0	0	
410-600 · Rental City Office	5,400	6,514	5,370	6,514	0	6,514	6,514	100%
411-100 · Equipment Repair	102	500	150	500	0	500	500	100%
481-000 · Penalty Expenses	50,000		0		0	0	0	
Total 406-001 · Other Services & Charges	78,266	31,885	27,187	32,001	13,966	32,366	32,645	101%
Total 400-000 · GENERAL GOVERNMENT	285,334	276,048	210,705	271,307	104,956	274,059	268,992	98%
413-000 · PUBLIC SAFETY								
413-200 · Zoning Administrator/Planner	15,064	30,000	31,657	30,000	11,255	20,000	23,000	115%
413-205 · Zoning Admin Pre-App Meeting	1,500	600	600	800	600	800	800	100%
417-000 · Police Services	127,078	124,632	130,490	128,577	68,422	136,200	140,286	103%
417-100 · Siren Warning System	1,856	1,000	773	1,000	0	1,000	1,000	100%
418-100 · Fire Services - Mahomedli	137,268	136,836	141,386	141,386	36,407	145,628	149,997	103%
418-200 · Fire Services - Stillwater	116,248	118,597	119,635	119,735	65,104	123,327	127,027	103%
419-100 · Building Inspector	72,439	100,000	39,444	125,000	22,795	125,000	125,000	100%
419-400 · Surcharge Building Permit	6,450	12,000	5,933	12,000	1,833	12,000	12,000	100%
420-000 · Animal Control	1,176	1,500	986	1,500	498	1,500	1,500	100%
Total 413-000 · PUBLIC SAFETY	478,878	525,365	470,914	559,998	206,914	565,455	580,610	103%
414-000 · PUBLIC WORKS								
414-001 · City Hall								

**City of Grant
Draft 2021 Budget
September 2, 2020**

	2018		2019		2020		2021 Draft	
	Actual	Budget	Actual	Budget	June YTD	Budget	Budget	Percent
414-100 · City Hall Supplies	902	800	93	800	154	2,000	2,000	100%
414-200 · City Hall Repairs	456	3,500	676	3,500	676	3,500	3,500	100%
414-300 · Utilities - 8380 Kimbro Avenue	1,510	2,500	2,125	2,000	841	2,000	2,000	100%
414-400 · City Hall Yardman	1,500	1,500	1,500	1,500	750	1,500	1,545	103%
490-000 · Real Estate Taxes-City	7,400	4,150	7,306	7,400	7,040	7,400	7,400	100%
Total 414-001 · City Hall	11,768	12,450	11,699	15,200	9,461	16,400	16,445	100%
414-002 · Other Services and Charges								
414-401 · Park Upkeep Expense	1,500	1,500	1,500	1,500	750	1,500	1,545	103%
430-225 · Porto Pot Expense	1,625	1,750	1,700	1,750	750	1,750	1,750	100%
430-226 · Well House-7175 - 101st St. N.	1,342	500	1,504	500	640	500	1,500	300%
431-380 · Street Lighting	567	1,400	480	1,400	226	1,400	600	43%
432-300 · Recycling	57,668	60,000	58,702	61,800	25,080	63,654	65,564	103%
480-000 · Cable Costs	1,292	2,000	2,348	2,000	1,090	2,000	2,300	115%
Total 414-002 · Other Services and Charges	63,994	67,150	66,234	68,950	28,535	70,804	73,259	103%
414-003 · Roads								
501-300 · Grader Contractor	43,840	50,000	50,740	50,000	26,720	50,000	51,500	103%
502-300 · Road Maintenance-Other	0	0	119	0	0	0	0	0
503-020 · Mower Maintenance	0	400	0	400	0	400	400	100%
505-000 · Engineering Fees	6,383	5,000	50,934	5,000	24,577	6,000	6,180	103%
510-300 · Publishing Costs-Roads	0	0	0	0	104	0	0	0
510-500 · Road Supplies	71	500	0	500	0	500	500	100%
510-600 · Garbage Removal-Roads	2,786	4,000	4,058	4,000	2,804	4,000	4,120	103%
510-700 · Gravel Costs-Roads	57,869	50,000	47,334	50,000	21,155	50,000	50,000	100%
510-701 · Gravel Reclaiming	2,260	2,400	2,350	2,400	2,350	2,400	2,400	100%
510-702 · Ditch Repair	18,646	18,000	18,295	18,000	21,533	18,000	18,000	100%
510-721 · Magnesium Chloride	69,107	68,000	68,431	68,000	45,835	68,000	70,040	103%
510-722 · Road Shouldering	10,070	10,000	8,258	10,000	1,743	10,000	10,000	100%
510-723 · Road Potholes& Asphalt Repa	57,630	67,000	86,248	67,000	40,864	47,000	47,000	100%
510-724 · Sign Replacement	1,080	5,000	2,078	5,000	1,483	5,000	5,000	100%
510-725 · Culverts	14,510	15,000	22,788	25,000	2,405	25,000	25,000	100%
510-728 · Seal Coating & Crack Filling	7,637	68,000	100,441	68,000	0	68,000	68,000	100%

**City of Grant
Draft 2021 Budget
September 2, 2020**

	2018		2019		2020		2021 Draft	
	Actual	Budget	Actual	Budget	June YTD	Budget	Budget	Percent
510-730 · Snow & Ice Removal-Roads	84,484	95,000	90,272	95,000	40,104	95,000	97,850	103%
510-740 · Brushing-Roads	27,000	27,000	27,000	27,000	13,500	27,000	27,810	103%
510-741 · Mowing-Roads	6,000	6,000	6,000	6,000	3,000	6,000	6,180	103%
510-745 · Road Expenses-Other	4,799	500	1,776	500	5,352	500	500	100%
Total 414-003 · Roads	414,172	491,800	587,121	501,800	253,529	482,800	490,480	102%
414-004 · Street Projects								
510-770 · Special Road Projects	53,933	129,026	72,306	208,000	52,983	165,061	184,628	112%
510-785 · Petitioned 85th Street	44,247		0		0	0	0	
510-786 · 2020 Road Surfacing Projects	0	40,000	0	40,000	387,481	0	0	
510-790 · County/ State Road Projects	0	40,000	9,120	40,000	0	20,000	20,000	100%
Total 414-004 · Street Projects	98,180	169,026	81,425	248,000	440,464	185,061	204,628	111%
Total 414-000 · PUBLIC WORKS	588,114	740,426	746,480	833,950	731,989	755,065	784,812	104%
510-888 · Capital Projects Fund Refund	17,972		1,341		0	0	0	
Total Expense	1,370,298	1,541,839	1,429,440	1,665,255	1,043,862	1,594,579	1,634,413	102%
Net Income	259,423	-20,000	178,913	-103,532	-219,992	19,997	20,000	
General Fund Balance 12 31 19			1,785,142					
Special Roads Projects from 2019					135,695			
Special Assessments Receivable Self Funded					48,413			
Taxes Receivable					17,164			
County Road Capital Projects					60,000			
Expenses Allocated to Road Projects					42,320			
2019 Project Justin Trail					77,458			
Joliet/Woodland Acres					?			
Inwood/105th					?			
75% of Non-carryforward Expenses					1,225,810			
Reserves Needed					1,606,859			
Reserves Available					?			

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-35**

RESOLUTION ADOPTING PRELIMINARY CITY BUDGET FOR 2021

WHEREAS, the City of Grant established a preliminary certification of the City of Grant's levy at its September 1, 2020 meeting; and

WHEREAS, the City of Grant is not required to and will not hold public hearings for the 2021 preliminary budget; and

WHEREAS, the City Council for the City of Grant wishes to establish its preliminary 2021 budget which must be certified to the Washington County Auditor/Treasurer by September 30, 2019;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, as follows:

BE IT RESOLVED, that the City Council of the City of Grant, Washington County, Minnesota hereby adopts a preliminary City budget for 2021 in the amount of \$1,634,413.

The motion for adopting the foregoing resolution was acted upon by motion and seconded, and upon a vote being taken thereon, the following voted via voice:

Mayor Jeff Huber -
Council Member Carr -
Council Member Schafer -
Council Member Giefer -
Council Member Rog -

Whereupon, said resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Clerk, passed by the City Council, City of Grant, Washington County, Minnesota, on this 1st day of September, 2020.

Jeff Huber, Mayor

Kim Points, Administrator/Clerk

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-36**

**RESOLUTION ESTABLISHING THE PRELIMINARY LEVY CERTIFICATION FOR
THE CITY'S GENERAL FUND AT \$1,321,662**

WHEREAS, the State of Minnesota requires the City to adopt a proposed, preliminary levy certification for its General Fund; and

WHEREAS, the City Council is required to adopt its 2021 Preliminary Levy Certification on or before September 30, 2020; 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, as follows:

Establish the 2020 General Fund Preliminary Levy's certification at \$1,321,662.

The motion for adopting the foregoing resolution was acted upon by motion and seconded, and upon a vote being taken thereon, the following voted via voice:

Mayor Jeff Huber -
Council Member Carr -
Council Member Schafer -
Council Member Giefer -
Council Member Rog -

Whereupon, said resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Clerk, passed by the City Council, City of Grant, Washington County, Minnesota, on this 1st day of September, 2020.

Jeff Huber, Mayor

Attest:

Kim Points, Administrator/Clerk

City Council Report for August 2020

To: Honorable Mayor & City Council Members

From: Jack Kramer Building & Code Enforcement Official

Zoning Enforcement:

"No new violations to report"

Building Permit Activity:

Forty-two (42) Building Permits have been issued with a valuation of \$ 1,051,424.30.

Respectfully submitted,



Jack Kramer

Building & Code Enforcement official

Year	Job Description	Contractor	Address	Start Date	Estimate	Actual	Balance	Contract Value	Revenue	Profit
2020-140	Re-Roof	Nussbaum	9850 Hirtan Ave. N.							
2020-141	Remodel	Spelts	8310 Lake Elmo Ave.	7/8/2020	\$ 5,000.00	\$ 111.25	\$ 83.43	\$ 72.31		
2020-142	Re-Roof	Edison	11331 Manning Trail	7/9/2020	\$ 9,100.00	\$ 181.25	\$ 135.93			
2020-143	HVAC	Dado	8919 Itaska Trail N.	7/12/2020	N/A	\$ 80.00	\$ 60.00			
2020-144	Solar System	Vandeerwerf	9200 Jeffrey Blvd. N.	7/13/2020	\$ 22,674.00	\$ 281.65	\$ 211.23	\$ 183.07		
2020-145	Windows	Sandberg	6371 Keats Ave. N.	7/13/2020	\$ 15,000.00	\$ 251.25	\$ 188.43			
2020-146	HVAC	Coppini	10136 -67th. St. N.	7/13/2020	N/A	\$ 80.00	\$ 60.00			
2020-147	Re-Roof	Charpentier	7325 Jamaca Ave. N.	7/14/2020	\$ 8,900.00	\$ 167.25	\$ 125.43			
2020-148	Bath Remodel	Ultschmid	10455 Hadley Ave. N.	7/14/2020	N/A	\$ 80.00	\$ 60.00			
2020-149	Windows	Schmid	9370-96th. St. N.	7/16/2020	\$ 11,846.00	\$ 209.25	\$ 156.93	\$ 0.00		
2020-150	Plumbing	Dado	8919 Itaska Trail N.	7/17/2020	N/A	\$ 80.00	\$ 60.00			
2020-151	Garage	Moser	8551 Lake Elmo Ave.	7/17/2020	\$ 58,444.34	\$ 706.75	\$ 530.06	\$ 459.38		
2020-152	Plumbing	Lorentz	10025 Indigo Trl. N.	7/17/2020	\$ -	\$ 80.00	\$ 60.00			
2020-153	Roof/Siding	Harper	11840 Honeye Ave. N.	7/17/2020	\$ 68,418.00	\$ 776.75	\$ 582.56			
Monthly total					\$ 214,382.34	\$ 3,336.65	\$ 2,502.43	\$ 714.76		
2020-154	HVAC	Bartness	8015-80th. St. N.	7/19/2020	N/A	\$ 80.00	\$ 60.00			
2020-155	Re-Roof	Schroeder	10995 Inwood Ave.	7/19/2020	\$ 45,907.00	\$ 592.80	\$ 444.60			
2020-156	Windows	Clarkson	10659-83rd. St	7/21/2020	\$ 20,482.00	\$ 335.25	\$ 251.43			
2020-157	HVAC	Houle	9660 Joliet Ave. N.	7/22/2020	N/A	\$ 80.00	\$ 60.00			
2020-158	Re-Roof	James	10745 Kimbro Ave. Ct.	7/23/2020	\$ 25,276.99	\$ 401.85	\$ 301.38			
2020-159	HVAC	Grant	8195-114th. St. N.	7/24/2020	N/A	\$ 80.00	\$ 60.00			
2020-160	Remodel	Buller	8635-80th. St. N.	7/24/2020	\$ 94,000.00	\$ 958.75	\$ 719.06	\$ 623.18		
2020-161	Re-Roof	Hogland	8050 Imperial Ct. N.	7/27/2020	\$ 16,170.00	\$ 279.25	\$ 209.43			
2020-162	Plumbing	Moser	8551 Lake Elmo Ave	7/27/2020	N/A	\$ 80.00	\$ 60.00			
2020-163	Re-Roof	Sandberg	6371 Keats Ave. N.	7/28/2020	\$ 8,900.00	\$ 167.25	\$ 125.43			
2020-164	Kitchen Remod	Berwald	10121-103rd. St. N.	7/28/2020	\$ 42,000.00	\$ 563.45	\$ 422.58	\$ 366.24		
2020-165	House & Gar.	Donohoo	10370 Kelman Ave.	7/28/2020	\$ 398,000.00	\$ 2,662.55	\$ 1,996.91	\$ 1,730.65		
2020-166	Re-Roof	Herzog	11825 Ironwood Ave.	7/29/2020	\$ 15,000.00	\$ 251.25	\$ 188.43			
2020-167	Re-Roof	Sierakowski	8537-80th. St. N.	7/29/2020	\$ 10,500.00	\$ 195.25	\$ 146.43			
2020-168	Kit Remodel	Metling	7277 Jamaca Ave.	7/29/2020	\$ 32,000.00	\$ 462.45	\$ 346.83			
2020-169	Plumbing	Chiarella	10663-83rd. St. N.	7/30/2020	N/A	\$ 80.00	\$ 60.00			
2020-170	Re-roof	Sapinski	7390 Jamaca Ln. N.	7/30/2020	\$ 6,000.00	\$ 125.31	\$ 93.98			
2020-171	Re-Siding	Hessler	8120 Jody Ave. N.	7/30/2020	\$ 5,870.00	\$ 125.25	\$ 93.93			
2020-172	HVAC	Buller	8635-80th. St. N.	7/31/2020	N/A	\$ 80.00	\$ 60.00			
2020-173	HVAC	Amplatz	11140 Lansang Ave.	7/31/2020	N/A	\$ 80.00	\$ 60.00			
2020-174	HVAC	Mans	8696 Jamaca Ave.	8/6/2020	N/A	\$ 80.00	\$ 60.00			
2020-175	2nd floor /Barn	Johnson	6301 lake Elmo Ave.	8/11/2020	\$ 2,500.00	\$ 83.25	\$ 62.43	\$ 54.11		
2020-176	Garage	Hanson	9651-83rd. St. N.	8/4/2020	\$ 79,020.00	\$ 853.75	\$ 640.31	\$ 554.93		
2020-177	Bathroom	Ultschmid	10455 Hadley Cir. N.	8/4/2020	\$ 15,000.00	\$ 251.25	\$ 188.43			
2020-178	Windows	Woodward	10336 Jody Ave. N.	8/5/2020	\$ 20,416.00	\$ 335.25	\$ 251.43			
2020-179	Plumbing	Berkness	8915-80th. St. N.	8/6/2020	N/A	\$ 80.00	\$ 60.00			
2020-180	HVAC	Johnson	11970 Isleton Ave.	8/6/2020	N/A	\$ 80.00	\$ 60.00			
2020-181	HVAC	Johnson	11970 Isleton Ave.	8/6/2020	N/A	\$ 80.00	\$ 60.00			
Monthly total					\$ 837,041.99	\$ 9,524.16	\$ 7,143.02	\$ 3,329.11		