

CITY OF GRANT
MINUTES

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DATE : : **March 3, 2026**
TIME STARTED : **6:30 p.m.**
TIME ENDED : **8:48 p.m.**
MEMBERS' PRESENT : **Councilmember Cornett,
Cremona, Anderson and Mayor Giefer. Council
Member Rog**
MEMBERS ABSENT : **None**

Staff members present: City Engineer, Brad Reifsteck, City Attorney Amanda Johnson and Interim Administrator Clerk, Kristina Handt.

CALL TO ORDER

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

PUBLIC INPUT

Jeff Schafer, 8688 Jamaca Ave N, as Fire Warden wanted to remind folks they need a burn permit now that the snow has melted and to check the DNR website for burn restrictions.

PLEDGE OF ALLEGIANCE

APPROVAL OF REGULAR AGENDA

Council Member Cremona moved to approve the agenda, as presented. Council Member Cornett seconded the motion. Motion carried 5-0.

CONSENT AGENDA

- A. February 2026 Bill List, \$132,017.46
- B. February 4, 2026 City Council Meeting Minutes

Council Member Cornett moved to approve the consent agenda, as presented. Council Member Cremona seconded the motion. Motion carried 5-0.

STAFF AGENDA ITEMS

City Engineer, Brad Reifsteck

Consideration of Resolution to Call for Public Hearing for Final Assessment for 2026 Street Improvements-Resolution No. 2026-09

City Engineer Brad Reifsteck provided background information on the 2026 Street Improvement Project and an update to council in the bids received on February 26, 2026.

1 The construction cost for the improvement is estimated at \$228,404.34, with an additional
 2 \$51,000.00 in associated project expenses. The total estimated project cost is \$279,404.34. The
 3 City of Grant will contribute \$37,573.00, resulting in an estimated assessment amount of
 4 \$241,831.34 to be levied against benefiting parcels. The estimated assessment for each buildable
 5 lot per roadway is shown in the table below:

Street Name	66th Street	Great Oaks Trail
Buildable Units	10	7
Assessment Rate / Buildable Unit	\$ 11,060	\$ 18,747

6
 7 The assessment interest rate and repayment terms are determined by the City Council. For previous
 8 roadway improvement projects, the Council has set the interest rate at 4.5%. Currently, the City earns
 9 approximately 3.7% on comparable funds held in a money market account. Consistent with past
 10 practice, staff recommends that the proposed assessments be structured as equal annual installments
 11 over a 15-year term at an interest rate of 4.5%, with the first payment due in January 2027. Property
 12 owners may pay the full assessment amount without interest if payment is received by October 31,
 13 2026.

14
 15 Therefore, Staff recommends that the Council schedule a public assessment hearing and declare
 16 project costs for the 2026 Street Improvement Project at the April 7, 2026, regular meeting.

17
 18 Council discussed interest rates and when the city last went out for bonds.

19
 20 **Motion by Council Member Cremona, seconded by Council Member Anderson to approve**
 21 **Resolution No. 2026-09 with an amendment to change the interest rate to 5.5% in the mailed**
 22 **notice. Motion approved 5-0.**

23
 24 **Consideration of Resolution Ordering Feasibility Study Feasibility Study for 2027 Street**
 25 **Improvement Project (McKusick Road and Lofton Ave)-Resolution No. 2026-10**

26
 27 City Engineer Brad Reifsteck presented information on the proposed 2027 Street Improvement
 28 Project.

29
 30 2. Background Information:

31 McKusick Road has historically been divided into two segments for planning and maintenance
 32 purposes: Highway 96 to 88th Street and 88th Street to Manning Avenue. The western segment—
 33 between 88th Street and Dell Road—is scheduled to receive a mill and overlay in 2027 as part of the
 34 development agreement tied to the former golf course redevelopment. Meanwhile, the eastern
 35 segment—88th Street North to Manning Avenue—is currently planned only for City-funded
 36 pavement patching supported by \$60,952 from the City’s 2026 roadway maintenance budget.
 37 During the neighborhood meeting held on December 1, 2025, residents along McKusick Road were
 38 informed about the option to pursue a petition-driven roadway improvement project under Minnesota
 39 Statutes Chapter 429. Staff shared information regarding assessment methodology, typical project
 40 timelines, and expected costs. Feedback from the meeting indicated that although residents

1 understood the petition option, many expressed concern about the difficulty of achieving the required
2 threshold for petition approval. Residents also questioned the fairness of differing funding
3 opportunities between road segments and wondered whether a Council-initiated project would
4 provide a more predictable process.

5 Staff also communicated that a Council-initiated project would allow better coordination with the
6 developer-funded improvement planned for the adjacent segment in 2027, provide a clearer project
7 schedule, and enhance the City's ability to pursue Local Road Improvement Program (LRIP) grant
8 funding. A petition-driven approach remains possible but is inherently uncertain and typically
9 requires more time to achieve resident support, initiate hearings, and complete statutory actions.

10 Lofton Avenue N was raised by Council during prior discussions as an additional roadway that
11 should be evaluated within the same feasibility study. Lofton Avenue N is in need of pavement
12 rehabilitation, and its close proximity to McKusick Road makes its inclusion in a combined study
13 both logical and cost-effective. Because the roadway exhibits similar maintenance needs, bundling
14 Lofton Avenue N with the McKusick Road analysis provides several advantages:

- 15 • It allows for evaluation of the corridor as a unified improvement area.
- 16 • It minimizes cost by taking advantage of economies of scale for data collection, fieldwork,
17 and report preparation.
- 18 • It provides residents along Lofton Avenue N with the same information about long-term
19 maintenance versus reconstruction that McKusick residents will receive.
- 20 • It positions Lofton Avenue N as a potential candidate for reconstruction if residents favor that
21 approach rather than periodic roadway maintenance.

22 The cost to add Lofton Avenue N into the feasibility study scope is minimal, and inclusion now
23 ensures that the City can evaluate both corridors consistently and comprehensively as part of the
24 broader 2027 planning effort.

25 Given these considerations, conducting a feasibility study will provide the technical, financial, and
26 policy foundation needed for the Council to determine whether a rehabilitation or reconstruction
27 project should proceed for McKusick Road and Lofton Avenue N during the 2027 construction
28 season.

29 3. Feasibility Study Scope

30 Staff recommends that the Feasibility Study include the following components:

31 A. Geotechnical Evaluation

- 32 • Subsurface borings
- 33 • Laboratory testing
- 34 • Analysis to determine appropriate corrective rehabilitation methods

35 (This is essential because underlying pavement structure drives the type and extent of repairs needed.)

36 B. Topographic Survey

- 37 • Establish horizontal and vertical project limits
- 38 • Identify drainage patterns and deficiencies
- 39 • Provide baseline geometries needed for estimating quantities and preparing alternatives

40 C. Feasibility Report Preparation

- 41 • Development of alternative rehabilitation methods
- 42 • Preliminary opinions of cost
- 43 • Assessment district mapping and identification of benefitting parcels
- 44 • Mock Assessment Roll
- 45 • Alignment with potential state and local funding sources

46 D. Estimated Cost

1 The estimated cost to complete the feasibility study is \$15,000, inclusive of geotechnical exploration,
2 survey work, and report preparation.

3 The Feasibility Study is necessary for the following reasons:

- 4 • It satisfies statutory requirements under Chapter 429 before any improvement may be ordered.
- 5 • It will evaluate whether mill and overlay or other rehabilitation alternatives are technically
6 and financially appropriate.
- 7 • It allows the City to compare strategies and assess where maintenance funds and potential
8 grant funds can best be applied.
- 9 • It provides a factual foundation for Council decision making and future resident engagement
10 during public hearings.
- 11 • It preserves the opportunity to coordinate the work with the adjacent developer-funded
12 improvements scheduled for 2027.

13
14 **Motion by Council Member Anderson, seconded by Council Member Cremona to approve**
15 **Resolution No. 2026-10 with an amendment to add Leeward Circle and 88th St N from**
16 **McKusick Road to 1,750 feet west to the 2027 Street Improvement Project as noted in 3 places**
17 **in the resolution. Motion approved 5-0.**
18

19 NEW BUSINESS

20 **Washington County Presentation on Highway 96 Corridor Study**

21 Madeline Dahlheimer, Senior Planner, Washington County gave a presentation on the draft study
22 recommendations for near-, mid- and long-term improvements to Highway 96 from White Bear Lake
23 to Stillwater. The draft recommendations include near, mid- and long-term improvements including
24 pavement preservation, guardrail, evaluation of lighting and passing zones, trail feasibility and a
25 westbound right turn lane at Lansing. A third open house will be held in the near future.
26

27 **Consideration of Selection of Peer Cities List**

28 Interim Administrator Handt had prepared a suggested list of peer cities for council consideration.
29 Mayor Giefer asked if Council agreed with the suggestions. Council Member Cremona suggested
30 including May Township and Stillwater Township. Mayor Giefer asked if a couple should be
31 removed from the list if a couple were added. Handt suggested removing Annandale and
32 Independence since they were in the west metro and levels of services were unknown.
33

34 **Motion by Council Member Anderson, seconded by Council Member Cornett to approve the**
35 **following list as peer group cities: Bayport, Centerville, Columbus, Deephaven, Hanover,**
36 **Montrose, Newport, Nowthen, Scandia, Stacy, May Township and Stillwater Township. Motion**
37 **approved 5-0.**
38

39 **Review LMC Info on Mayor and Council Roles and Responsibilities and Discuss Work Plan for** 40 **Updating City of Grant Rules of Procedure**

41 Interim Administrator Handt shared the resources available from the League of MN Cities about roles
42 and responsibilities for the mayor and council. Council noted they are good with these resources and
43 don't have a need for more information on this topic.
44

45 Mayor Giefer then asked Council to provide feedback on the suggested updated Handt offered to the
46 City of Grant Rules of Procedure Manual. Council agreed to update the time of meetings to 6:30pm,

1 add language about a 3-day notice of special meetings, leaving the section on adding items to the
2 agenda as is and updating language in Section 2 C. as suggest and D. to allow public comment on
3 items both on and not on the agenda. Council was supportive of Handt changing the order of business
4 to streamline the agenda. Further discussion was had about whether or not public comment should be
5 before or after the pledge of allegiance and on camera. A majority of council was in favor of public
6 comment being recorded on camera. These changes will be brought back for formal adoption by
7 council at a later meeting.

9 **Discussion of Issuing Request for Proposal for Recycling Services**

10 Mayor Giefer noted the city's contract with Waste Management is up the end of the year and asked
11 Council what they would like to do regarding the options. Council Member Anderson noted he sees
12 the bins out and in use frequently and suggested with the newsletter going out soon the city solicits
13 feedback from residents and also invite Waste Management to a meeting. The rest of the Council
14 agreed.

16 **UNFINISHED BUSINESS**

17 None

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

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

20 Handt noted there will not be office hours next week. She said folks were already contacting her
21 about Spring Clean Up Day. It has been scheduled for Saturday, May 2nd from 9am to noon and the
22 Mayor will be there to make hot dogs. Handt also asked Council if they would like the Planning
23 Commission discussion back on the agenda for April after noting in December they wanted to revisit
24 in the spring. She said there had only been one application since that last discussion. Council agreed
25 to wait until May or June.

26 **City Council Reports/Future Agenda Items (no action taken)**

27 Council Member Cremona shared that she had been working with resident Celia Wirth who offered
28 to assist with the City website so it was ADA compliant and would be doing this as a volunteer
29 position. She stated we're working together to get the logistics figured out so we can present a
30 resolution at our next meeting, but it would be nice since we all know we have a deadline to be ADA
31 compliant in 2027. This will give us enough runway. Cremona noted this would be a similar
32 resolution to what the city had done previously for a volunteer. Handt asked if the rest of the council
33 was supportive of it being on the April agenda. The rest of the council agreed to have it on the
34 agenda.

36 **COMMUNITY CALENDAR MARCH 4 THROUGH MARCH 31, 2026:**

37 **Mayor Giefer read the following calendar announcements:**

38 **Mahtomedi Public Schools Board Meeting, Monday March 23rd Mahtomedi District
39 Education Center, 7:00 p.m.**

40 **Stillwater Public Schools Board Meeting, Tuesday, March 24th Oak Park Learning Center,
41 5:30 p.m.**

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

44 **CLOSED SESSION**

1 **Motion by Council member Cremona, seconded by Council Member Cornett to go into closed**
2 **session pursuant to the authority in Minn. Stat. 13D.05,subd.3(a), to evaluate the performance**
3 **of the Interim City Administrator. Motion approved 5-0.**

4
5 **RETURN TO OPEN SESSION**

6 **Motion by Council Member Cornett, seconded by Council Member Rog to return to open**
7 **session. Motion approved 5-0.**

8
9 **Summary of Closed Session**

10 **Motion by Council Member Cremona, seconded by Mayor Giefer that Council held a closed**
11 **session regarding Kristina Handt’s performance review. Council expressed appreciation for her**
12 **ability to quickly get up to speed on the job and related duties. Motion approved 5-0.**

13
14 **ADJOURNMENT**

15 **Council Member Cremona moved to adjourn at 8:48 p.m. Mayor Giefer seconded the motion.**
16 **Motion carried 5-0.**

17 These minutes were considered and approved at the regular Council Meeting on April 7, 2026.
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23 _____
24 Kristina Handt, Interim Administrator/Clerk

25 _____
Jeff Giefer, Mayor