



**City Council Meeting
Tuesday, January 6, 2026
8380 Kimbro Ave
6:30p.m.**

1. CALL TO ORDER

2. 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.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF REGULAR AGENDA

5. APPROVAL OF CONSENT AGENDA

- A. December 2025 Bill List, \$111,695.32**
- B. December 2, 2025 City Council Meeting Minutes**
- C. Approval of Official Depositories-Resolution No. 2026-01, Resolution to Designate the Official Depositories of Funds for 2026**
- D. Approval of Official Newspaper-Resolution No. 2026-02, Resolution Designating the White Bear Press as the Official Newspaper**
- E. Approval of Electronic Funds Transfer Authority-Resolution No. 2026-03, Resolution to Designate Authority to Make Electronic Funds Transfers**
- F. Appointing Data Practices Officials and Adopting Policies-Resolution No. 2026-04, Resolution Appointing City’s Data Practices Officials and Adopting Policies**

6. STAFF AGENDA ITEMS

- A. City Engineer, Brad Reifsteck
 - i. Consider Approval of Cooperative Agreement between the City of Grant and Washington County for Engineering Costs for CSAH 12 Safe Routes to School Trail Segment**
 - ii. Consider Approval of Plans and Specifications and Authorize Bid for 2026 Street Projects, Resolution No. 2026-08****
- B. City Planner, Jennifer Swanson
 - i. PUBLIC HEARING-Consideration of Resolution 2026-05, Variance from required wetland setback for 9850 Manning Ave N****
- C. City Attorney, Amanda Johnson (no action items)**

7. NEW BUSINESS

- A. Consideration of Ordinance No. 2026-86, 2026 Fee Schedule and Resolution No. 2026-06, Summary Publication of Ordinance No. 2026-86**
- B. Consideration of 2026 City Council Meeting Schedule**
- C. Consideration of 2026 Deputy Mayor**
- D. Consideration of Appointment to Ramsey Washington Suburban Cable Commission**

8. UNFINISHED BUSINESS

9. **DISCUSSION ITEMS** (no action taken)
 - A. Staff Updates (updates from Staff, no action taken)
 - B. City Council Reports/Future Agenda Items (no action taken)

10. **COMMUNITY CALENDAR JANUARY 7 THROUGH JANUARY 31, 2026:**
 - Mahtomedi Public Schools Board Meeting, Monday January 5th and January 26th
Mahtomedi District Education Center, 7:00 p.m.
 - Stillwater Public Schools Board Meeting, Tuesday, January 6th and January 20th,
Oak Park Learning Center, 5:30 p.m.
 - Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00
a.m.
 - Martin Luther King, Jr. Day, Monday, January 19, 2026

11. **ADJOURNMENT**

Fund Name: 100 - General Fund

Date Range: 11/30/2025 To 12/31/2025

<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>
12/29/2025	Payroll Period Ending 12/31/2025	16911	December 2025 Clerk Payroll	N	Clerk Salary	100-41101-100-	\$ 4,546.01
	Total For Check	16911					\$ 4,546.01
12/29/2025	Payroll Period Ending 12/31/2025	16912	December 2025 Medical	N	Accounting Services	100-41202-130-	\$ 1,000.55
	Total For Check	16912					\$ 1,000.55
12/29/2025	Payroll Period Ending 12/31/2025	16913	December 2025 Admin Payroll	N	Clerk Salary	100-41101-100-	\$ 6,715.10
	Total For Check	16913					\$ 6,715.10
12/29/2025	Payroll Period Ending 12/31/2025	16914	December 2025 Admin Stipends	N	Accounting Services	100-41202-130-	\$ 1,196.50
	Total For Check	16914					\$ 1,196.50
12/29/2025	IRS	EFT239	Clerk and Admin Dec	N	Clerk FICA/Medicare	100-41103-100-	\$ 1,434.52
		EFT239			Clerk Medicare	100-41105-100-	\$ 271.90
		EFT239			Federal Withholding	100-41107-100-	\$ 1,942.61
		EFT239			Social Security Expens	100-41109-100-	\$ 1,162.62
	Total For Check	EFT239					\$ 4,811.65
12/30/2025	PERA	16915	PERA -Dec Clerk and Admin	N	Clerk PERA	100-41102-120-	\$ 1,211.03
		16915			Clerk PERA Withholding	100-41108-100-	\$ 1,049.56
	Total For Check	16915					\$ 2,260.59
12/30/2025	Croix Valley Inspector	16916	Building Inspector-permit 2023-444	N	Building Inspection	100-42004-300-	\$ 7,852.24
	Total For Check	16916					\$ 7,852.24
12/30/2025	CenturyLink	16917	City Phone	N	City Office Telephone	100-41309-321-	\$ 181.88
	Total For Check	16917					\$ 181.88
12/30/2025	Eckberg Lammers	16918	Legal Services	N	Legal Fees - General	100-41204-304-	\$ 10,355.00
		16918			Legal Fees - Complaints	100-41205-304-	\$ 325.00
		16918			Legal Fees - Prosecutions	100-41206-304-	\$ 2,652.25
	Total For Check	16918					\$ 13,332.25
12/30/2025	Hisdahl's Inc.	16919	Plaques-Kim and Sharon	N	Office Supplies	100-41313-200-	\$ 127.88
	Total For Check	16919					\$ 127.88
12/30/2025	Ken Ronnan	16920	Video Tech Services -December	N	Cable Costs	100-41212-100-	\$ 150.00
	Total For Check	16920					\$ 150.00

Fund Name: 100 - General Fund

Date Range: 11/30/2025 To 12/31/2025

<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>
12/30/2025	KEJ Enterprises	16921	Roads Supervisor-December	N	Roads Supervisor	100-43014-300-	\$ 14,587.38
		16921			Roads Fuel Surcharge	100-43015-300-	\$ 2,500.00
	Total For Check	16921					\$ 17,087.38
12/30/2025	LHB	16922	Engineering-Oct/Nov	N	Engineering Fees - General	100-41203-300-	\$ 9,943.10
		16922			Road Engineering Fees	100-43102-300-	\$ 2,364.00
		16922			Escrow	100-49320-300-1008	\$ 19,966.50
		16922				100-49320-300-1025	\$ 440.00
	Total For Check	16922					\$ 32,713.60
12/30/2025	LRS	16923	Town Hall Portable-Dec	N	Town Hall Porta Pot	100-43007-210-	\$ 159.00
	Total For Check	16923					\$ 159.00
12/30/2025	Office of the Secretary of State	16924	Notary-Handt	N	Office Supplies	100-41313-200-	\$ 120.00
	Total For Check	16924					\$ 120.00
12/30/2025	Pauszek Inc.	16925	December Assessor Billing	N	Assessing	100-41550-300-	\$ 2,400.00
	Total For Check	16925					\$ 2,400.00
12/30/2025	Washington County Public Works	16926	invoice#233668 sand and salt	N	Snow & Ice Removal	100-43113-224-	\$ 3,871.19
	Total For Check	16926					\$ 3,871.19
12/30/2025	Waste Management	16927	Recycling -Dec	N	Recycling	100-43011-384-	\$ 6,394.82
	Total For Check	16927					\$ 6,394.82
12/30/2025	Woodchuck	16928	Tree removal Inv#6471	N	Road Brushing	100-43114-220-	\$ 1,175.00
	Total For Check	16928					\$ 1,175.00
12/30/2025	Miller Excavating	16930	Gravel	N	Gravel Road Costs	100-43106-300-	\$ 1,552.19
	Total For Check	16930					\$ 1,552.19
12/30/2025	Kristina Handt	16931	Mileage Resimbursement for Bank Deposits-Dec 25	N	Miscellaneous Expenses	100-41306-330-	\$ 22.40
	Total For Check	16931					\$ 22.40
12/30/2025	Press Publications	66.00	Ordinance Pub 2025-85-Inv.#847751	N	Publishing Costs	100-41308-351-	\$ 66.00
	Total For Check	66.00					\$ 66.00
12/30/2025	Adobe	ADEFT26	December Subscription-Auto Pay	N	Office Supplies	100-41313-200-	\$ 73.66
	Total For Check	ADEFT26					\$ 73.66

Fund Name: 100 - General Fund

Date Range: 11/30/2025 To 12/31/2025

<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>
12/30/2025	Comcast	CCEFT 40	Town Hall Wifi-Auto	N	Town Hall Supplies	100-43001-210-	\$ 190.24
		Total For Check	CCEFT 40				\$ 190.24
12/30/2025	Walmart	FRCC 11-26-2	Office Supplies	N	Office Supplies	100-41313-200-	\$ 77.40
		Total For Check	FRCC 11-26-2				\$ 77.40
12/30/2025	AVG	FRCC 12-22-2	AVG Internet Security Subscription-Auto	N	Office Supplies	100-41313-200-	\$ 108.37
		Total For Check	FRCC 12-22-2				\$ 108.37
12/30/2025	Zoom Communications, Inc.	FRCC 12-27-2	2026 Zoom Subscription-Auto	N	Office Supplies	100-41313-200-	\$ 849.90
		Total For Check	FRCC 12-27-2				\$ 849.90
12/30/2025	HostMonster	FRCC 12-30-2	Annual Website Renewal-Auto	N	Web Site Costs	100-41312-210-	\$ 19.99
			FRCC 12-30-2			100-41312-210-	\$ 215.88
		Total For Check	FRCC 12-30-2				\$ 235.87
12/30/2025	TMobile	TMEEFT 51	City Cell Phone-Auto Pay	N	Road Expenses - Other	100-43116-210-	\$ 20.00
		Total For Check	TMEEFT 51				\$ 20.00
12/30/2025	Xcel Energy	XCEL EFT52	Utilities - Town Hall - Pole Barn - Auto	N	Town Hall Electricity	100-43004-381-	\$ 164.54
						100-43004-381-	\$ 478.29
					Well House Electricity	100-43010-381-	\$ 23.63
					Street Lights	100-43117-381-	\$ 100.24
		Total For Check	XCEL EFT52				\$ 766.70
12/31/2025	Minnesota Department of Revenue	EFT 12 25	4th Quarter Payroll Tax -Auto	N	State withholding	100-41106-100-	\$ 1,636.95
		Total For Check	EFT 12 25				\$ 1,636.95
Total For Selected Checks							\$ 111,695.32

CITY OF GRANT
MINUTES

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DATE : : December 2, 2025
TIME STARTED : 6:30 p.m.
TIME ENDED : 7:45 p.m.
MEMBERS' PRESENT : Councilmember Rog, Cornett,
Cremona, Anderson and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: City Attorney, Amanda Johnson; City Engineer, Brad Reifsteck; City Planner, Jennifer Haskamp; City Treasurer, Sharon Schwarze; Interim Administrator Clerk, Kristina Handt and Administrator/Clerk, Kim Points.

CALL TO ORDER

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

PUBLIC INPUT

State Representative Wayne Johnson introduced himself and let people know he was available to answer any questions or provide assistance.

Jim Martin, owner of Gasthaus discussed the need for maintenance on McKusick Road and it being a thorough fare for many drivers rather than a neighborhood road. He urged the council to not have it funded solely by assessments to properties abutting the road given its use by many.

PLEDGE OF ALLEGIANCE

Mayor Giefer presented Administrator/Clerk Points with a plaque for her years of service to the city.

Mayor Giefer presented Treasurer Schwarze with a plaque for her years of service to the city.

SETTING THE AGENDA

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

CONSENT AGENDA

- A. November 2025 Bill List, \$110,556.22**
- B. November 3, 2025 City Council Meeting Minutes**
- C. City of Stillwater, 2nd Half Fire Contract, \$96,128.50**
- D. City of Mahtomedi, 3rd and 4th Quarter Fire Contract, \$89,425.00**
- E. Washington County Sheriff Dept., 2nd Half Services, \$95,535.89**

1 **F. Kline Bros. Excavating, Road Work, \$42,175.00**

2 **G. November 21, 2025 Special Council Meeting Minutes**

3
4 **Council Member Cornett moved to approve the consent agenda, as presented. Council Member**
5 **Anderson seconded the motion. Motion carried unanimously.**

6
7 **STAFF AGENDA ITEMS**

8
9 **City Engineer, Brad Reifsteck**

10
11 **Consideration of CSAH 17 & TH 36 Work Hours** – City Engineer Reifsteck provided an update
12 since the November meeting on the County’s request for extended working hours on the CSAH 17 &
13 TH 36 project.

14
15 The County is now requesting the following working hours for this project:

- 16
17 • Monday-Friday from 6am-8pm
18 • Saturdays from 7am-6pm
19 • One Sunday a month from 8am-6pm

20
21 Noise Mitigation: Activities such as pile driving, pavement demolition, saw cutting, crushing, and
22 jack-hammering will remain restricted to daytime hours (7 am-8pm).

23
24 **Motion by Council Member Anderson, seconded by Council Member Cremona to approve the**
25 **proposed working hours. Motion approved 5-0.**

26
27 **Consideration of City’s MS4 Permit Status** – City Engineer Reifsteck provided an update from
28 MPCA regarding the city’s MS4 status. The Minnesota Pollution Control Agency (MPCA) recently
29 contacted the City regarding its current designation as a regulated Municipal Separate Storm Sewer
30 System (MS4) community under Minn. R. 7090.

31
32 The City of Grant has been required to hold and operate with an MS4 Permit solely due to inclusion
33 of a small portion of the City in an urbanized area with a population of 50,000 or more, as determined
34 by the U.S. Census Bureau. Other criteria that can render a city a MS4 operator such as city size do
35 not apply. However, based on updated 2020 Decennial Census data, the MPCA has determined that
36 no portion of the City of Grant is located within an urban area with a population of 50,000 or more
37 and does not otherwise meet the MS4 designation criteria under federal or state rule.

38
39 The MPCA has provided the City the opportunity to petition the Commissioner to reevaluate its
40 designation and potentially be released from the MS4 regulatory program. The MPCA indicated that,
41 based on its analysis, such a petition would most likely be granted.

42
43 If the City is released from MS4 regulation, it would no longer be required to maintain or submit
44 stormwater pollution prevention programs (SWPPPs), annual reporting, or the other requirements
45 associated with the MS4 permit.

1 Staff recommends that the City submit a formal petition to the MPCA Commissioner requesting
 2 reevaluation of the City’s MS4 designation status. This petition would allow the MPCA to formally
 3 review and, if appropriate, release the City from its MS4 permit obligations.

4 Releasing the City from operating the MS4 permit would:

- 5 • Reduce administrative and compliance costs;
- 6 • Eliminate the need for annual SWPPP reporting;
- 7 • Allow City resources to focus on local stormwater management priorities without
 8 duplicative state reporting requirements.

9
 10 It’s important to note that the City no longer managing the MS4 permit does **not** mean reduced
 11 oversight of surface water quality. The Minnesota Pollution Control Agency (MPCA) now assumes
 12 the operator’s responsibilities, including project-level review and compliance. In addition, the City of
 13 Grant falls within four Watershed Districts, each of which has adopted a Stormwater Management
 14 Plan with goals and policies focused on improving water quality. These districts also enforce their
 15 own rules for construction projects—standards that often exceed MS4 permit requirements.

16
 17 **Motion by Council Member Rog, seconded by Council Member Cornett to direct staff to**
 18 **submit a petition to MPCA requesting reevaluation of the City’s MS4 designation status.**
 19 **Motion approved 5-0.**

20
 21 **City Planner, Jennifer Haskamp**

22
 23 **PUBLIC HEARING, Consideration of Resolution No. 2025-27, Minor Subdivision Application,**
 24 **PID 25.030.21.13.0003** – City Planner Haskamp presented a request from Anthony and Jina Wolf
 25 Otto for a Minor Subdivision (Lot Split) for PID 2503021130003. The 20-acre property will be
 26 divided into two (2) 10-acre lots that are intended to be developed with rural residential uses.

27
 28 The Applicant submitted a survey exhibit showing the proposed subdivision and a concept plan for
 29 Parcel 1 and Parcel 2 superimposed on the survey to shown conceptual housing pads, driveways and
 30 septic drainfield areas. A summary of the proposed configuration and applicable dimensional
 31 standards is provided in Table 1 below:

32 **Table 1. Lot dimensions**

Dimensional Standards (Section 32-246)		Parcel 1	Parcel 2
Minimum Lot Area per dwelling unit (acres)	5	10.0	10.0
Minimum Lot Depth (feet)	300	990.1	993.4
Minimum Lot Width (feet)	300	440.9	439.4
Frontage on an Improved Public Road	300	440.9	439.4
Setbacks (feet)			
Front Yard	65	380.6	TBD (As shown, outside all setback areas)
Side Yard	65	192.5 (west) 139.8 (east)	
Rear Yard	50	~560	
Accessory Building Standards (Section 32-313)		No structures proposed, TBD	No structures proposed, TBD

1
2 The Minor Subdivision will divide the existing property into two (2) parcels of similar size and shape,
3 both of which meet or exceed the minimum lot dimension standards as shown in Table 1.

4
5 The Applicant submitted a concept plan that shows the proposed improvements superimposed on the
6 Certificate of Survey to demonstrate that the lots contain adequate buildable area to develop a rural
7 residential use on each lot.

8
9 The Applicant is proposing two (2) separate access driveways from CSAH 12 to serve the new lots.
10 As previously noted, the Applicants contacted Washington County to discuss the potential lot split
11 prior to making their application for the minor subdivision. Staff understands that Washington
12 County indicated to the Applicants their preference for a shared driveway to access the lots. In the
13 past the City has typically preferred for each lot to be served by individual driveways, but if the
14 County requires a shared access driveway the Applicants will need to comply with Section 32-346 of
15 the City's code regarding shared access.

16
17 Since the subdivision access is from CSAH 12, an access permit must be obtained from Washington
18 County. Staff submitted the application to Washington County for review and comment, and if
19 available prior to the meeting, will be forwarded to the Council. If Washington County requires a
20 shared access, compliance with City Code Section 32-346 may require the creation of an easement
21 for the shared access area to ensure that access to each lot is secured into perpetuity. If a shared
22 access agreement is required, the easement must be reviewed and approved by the City Attorney to
23 ensure compliance with the ordinance. ***Staff recommends including a condition that the Applicant***
24 ***must obtain an access permit from Washington County prior to the issuance of a building permit***
25 ***and that the Applicants must continue to work with the City and Washington County regarding the***
26 ***access. If a shared access easement agreement is required, the easement agreement must be***
27 ***reviewed and approved by the City Attorney prior to recording the minor subdivision with***
28 ***Washington County.***

29
30 Soil tests were submitted with the application materials. Results from the tests conclude that the soils
31 on-site can support residential development on Parcel 1 and Parcel 2. The concept plan shows the
32 location where soil tests were completed for each lot, with more specific plans for Parcel 1 based on
33 the Applicants home design. Staff notes that per the concept plan, the area denoted as "test by others"
34 encroaches onto Parcel 2. Staff recommends that the septic system be designed to be contained fully
35 on Parcel 1 since there appears to be adequate land area to accommodate the system on the lot. ***Staff***
36 ***recommends including a condition that a septic permit must be obtained from Washington County***
37 ***prior to the issuance of a building permit for either lot and that the septic system should be fully***
38 ***contained on the lot it is intended to serve. The location should be staked in the field to confirm the***
39 ***location prior to the commencement of site work.***

40
41 **Motion by Council Member Cremona, seconded by Council Member Cornett to open the public**
42 **hearing at 7:03pm. Motion approved 5-0.**

43
44 **Motion by Council Member Cremona, seconded by Council Member Cornett to close the public**
45 **hearing at 7:04pm. Motion approved 5-0.**

1 Council member Anderson inquired if the resolution should say west of Manning, rather than East.
2 City Planner Haskamp confirmed that should be west.

3
4 **Motion by Council Member Cremona, seconded by Council Member Anderson to approve**
5 **Resolution No. 2025-27 as amended to change east to west. Motion approved 5-0.**

6
7 **City Attorney, Amanda Johnson**

8
9 **Consideration of Resolution No. 2025-28, Family Leave Act** – City Attorney Johnson stated the
10 resolution is to adopt policy language related to the new Minnesota Paid Leave law and changes to
11 the Meal and Rest Breaks that go into effect January 1, 2026.

12
13 **Motion by Council Member Cremona, seconded by Council Member Cornett to approve**
14 **Resolution No. 2025-28. Motion approved.**

15
16 **Consideration of Ordinance No. 2025-85, Combining the Roles of City Clerk and City**
17 **Treasurer into one Role** – City Attorney Johnson explained the city would need to adopt an
18 ordinance in order to combine the positions of City Clerk and City Treasurer. With the departure of
19 the City Clerk and City Treasurer the end of December, the positions would be combined in January
20 2026. Attorney Johnson noted an audit is required when combining the roles which is something the
21 City already does.

22
23 **Motion by Council Member Cornett, seconded by Council Member Cremona to approve**
24 **Ordinance 2025-85. Motion approved 5-0.**

25
26 **Consideration of Resolution No. 2025-30, Disbandment of Personnel Committee** – City Attorney
27 Johnson explained that while a motion was made at the special meeting on November 21, 2025 to
28 disband the Personnel Committee, since the committee was created by resolution it should be
29 disbanded via resolution.

30
31 **Motion by Council Member Cremona, seconded by Council Member Cornett to approve**
32 **Resolution No. 2025-30. Motion approved 5-0.**

33
34 **NEW BUSINESS**

35 **Consideration of Resolution No. 2025-19, Final 2026 Budget** – City Treasurer Schwarze presented
36 the 2026 budget and noted the resolution needed to be amended so the 2026 general fund budget is
37 \$2,228,547.

38
39 **Motion by Council Member Cornett, seconded by Council Member Cremona to approve**
40 **Resolution 2025-19 as amended. Motion approved 5-0.**

41
42 **Consideration of Resolution No. 2025-20, Final 2026 Levy**

43
44 **Motion by Council Member Cremona, seconded by Council Member Cornett to approve**
45 **Resolution No. 2025-20. Motion approved 5-0.**

1 **Consideration of Resolution No. 2025-21, 2026 Liquor License, Mogrow Inc.**

2 **Consideration of Resolution No. 2025-22, 2026 Liquor License, Cozzie's Tavern Inc.**

3 **Consideration of Resolution No. 2025-23, 2026 Liquor License, Dellwood Barn Weddings, LLC**

4 **Consideration of Resolution No. 2025-24, 2026 Liquor License, Schones's Inc.**

5 **Consideration of Resolution No. 2025-25, 2026 Liquor License, Loggers Trail Golf Club**

6 **Consideration of Resolution No. 2025-26, 2026 Liquor License, Applewood Hills LLC**

7
8 **Motion by Mayor Giefer, seconded by Council Member Cremona to approve the Liquor**
9 **Licenses listed above. Motion approved 5-0.**

10
11 **Consideration of Re-establishing City of Grant Planning Commission** – Council previously
12 discussed bringing back the planning commission at a meeting early this year. At that meeting
13 metrics were discussed such as needing the planning commission to meet 75% of the time or 8
14 meetings a year. Mayor Giefer asked City Planner Haskamp how many times the planning
15 commission would have met in the past year based upon applications received. She noted there
16 would have been 4 or 5 times the commission would have met depending on timing of submittals.
17 Haskamp noted planning commissions are most effective when they regularly meet so members
18 aren't having to relearn so much in between long stretches of meeting. She noted it can be a
19 challenge when they don't meet regularly as folks are asked to hold meeting dates then get notified
20 the meeting is canceled for the month due to no applications. Mayor Giefer asked Haskamp if a
21 planning commission was needed during the next comprehensive plan update and when it is due.
22 Haskamp noted the system statements came out for all cities from the Met Council in September and
23 the update to the comp plan should be completed by December 2028 so it has time to go through
24 review and be in place by 2030. She noted there weren't significant changes to the system plans this
25 time and the city could likely complete the process in 6-9 months so they wouldn't need to start
26 working on it until late 2027. Haskamp also shared the city doesn't have to create a planning
27 commission for the comp plan update but could decide to use an advisory committee.

28
29 Council discussed the pros and cons of re-establishing the planning commission but noted there may
30 not be enough work to bring it back now. Council will revisit this issue in the spring.

31
32 **Consideration of Resolution No. 2025-29, Submittal of Local Road Improvement Grant** – City
33 Engineer Reifsteck described the resolution in support of submitting an application for a Local Road
34 Improvement Grant to MNDOT for work on McKusick Road in 2026-2028 in conjunction with the
35 proposed Washington County improvements on Manning Ave. Reifsteck noted Washington County
36 also provided a resolution of support and agreed to act as the City's sponsor should they be awarded
37 the grant. Awards are expected to be announced in March/April. Kurt Rohrig, Grant volunteer who
38 has been working with city consultants to prepare the application, also spoke to the application and
39 noted the funds would need to be spent by 2028. He plans to have the application submitted by
40 December 9, 2025.

41
42 **Motion by Council Member Cremona, seconded by Council Member Rog to approve**
43 **Resolution No. 2025-29. Motion approved 5-0.**

44
45 **UNFINISHED BUSINESS**

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

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

2 City Attorney Johnson updated Council on Administrator/Clerk Point’s separation agreement and
3 noted the plan was for her last day of regular office duties to be December 4, 2025 then she would be
4 available as needed by Interim Administrator/Clerk Handt through December 31, 2025. Council was
5 in agreement with this transition plan.

6 Interim Administrator/Clerk Handt introduced herself and thanks Points for all of her help in the
7 transition over the past week.

8 City Engineer Reifsteck gave a brief update on the meeting with Browns Creek Watershed District
9 and noted they are still working on updating their 10 year plan.

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

11 None.

12 **COMMUNITY CALENDAR DECEMBER 3 THROUGH DECEMBER 31, 2025:**

13
14 **Mahtomedi Public Schools Board Meeting, Thursday, December 11th , Mahtomedi District
15 Education Center, 7:00 p.m.**

16
17 **Stillwater Public Schools Board Meeting, Thursday, December 11th, Stillwater City Hall, 7:00
18 p.m.**

19
20 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**

21
22 **Christmas Day, Thursday, December 25, 2025**

23
24 **ADJOURNMENT**

25 **Council Member Cremona moved to adjourn at 7:45pm p.m. Council Member Anderson
26 seconded the motion. Motion carried unanimously.**

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29 These minutes were considered and approved at the regular Council Meeting on January 6, 2026.

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35 _____
36 Kristina Handt, Interim Administrator/Clerk

37

Jeff Giefer, Mayor



STAFF REPORT

DATE: January 6, 2026

Consent

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Approval of Official Depositories

BACKGROUND:

Pursuant to State Statute 427.01 et seq, the City Council is respectfully being asked to designate official depositories for 2026. Based upon past practice as well as current and likely future needs, it is recommended that the following be designated as the official depositories for the City of Grant for 2026:

- First Resource Bank
- Wells Fargo Bank
- Pershing Advisor Solutions, LLC

ISSUE BEFORE COUNCIL:

Should the City Council adopted the resolution as attached?

PROPOSAL:

As noted above, the city currently has funds in three different institutions. We are working to transfer all of the direct deposits from Wells Fargo to First Resources. Pershing Advisor Solutions, LLC is the financial institution holding the investments we have Ehlers helping us manage,

FISCAL IMPACT:

Designation of official depositories helps to ensure compliance with MN State Statute and that the resources entrusted to the City are maintained in official financial institutions.

OPTIONS:

- 1) Approve the attached resolution designating the official depositories as listed.
- 2) Amend and then approve the attached resolution designating the official depositories.

RECOMMENDATION:

If removed from the consent agenda:

“Motion to approve Resolution No. 2026-01; A Resolution to Designate the Official Depositories of Funds for 2026.”

ATTACHMENT:

- 1) Resolution No. 2026-01; Designate the Official Depositories of Funds for 2026.

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-01**

**A RESOLUTION TO DESIGNATE THE OFFICIAL DEPOSITORIES OF FUNDS FOR
2026**

WHEREAS, Minnesota Statutes, Chapter 427, requires the adoption of certain policies and procedures pertaining to the deposit of public funds; and

WHEREAS, the statute also requires the designation of an official depository of funds by a local government each year within 30 days of the beginning of the fiscal year.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Grant, that the following financial institutions are hereby designated as the Official Depositories of Funds for 2026:

- First Resource Bank
- Wells Fargo Bank
- Pershing Advisor Solutions, LLC

Adopted by the Grant City Council this 6th day of January 2026.

Jeff Giefer, Mayor

ATTEST

Kristina Handt, City Administrator/Clerk



STAFF REPORT

DATE: January 6, 2026

Consent

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Approval of Official Newspaper

BACKGROUND:

Pursuant to Minn. State Statute § 412.831, the City Council is to select an official newspaper of record for legal publications.

ISSUE BEFORE COUNCIL:

Which newspaper should the city designate for official record of legal publications?

PROPOSAL:

The White Bear Press was the official newspaper of the city in 2025 and staff would recommend they be designated again.

OPTIONS:

- 1) Designate the White Bear Press as the city's official newspaper
- 2) Designate the Pioneer Press as the city's official newspaper

RECOMMENDATION:

If removed from the consent agenda:

“Motion to approve Resolution No. 2026-02; A Designating the White Bear Press as the City's Official Newspaper.”

ATTACHMENT:

- 1) Resolution No. 2026-02, A Resolution Designating the White Bear Press as the City's Official Newspaper.

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-02**

**A RESOLUTION DESIGNATING THE WHITE BEAR PRESS AS THE CITY'S
OFFICIAL NEWSPAPER**

WHEREAS, Minnesota Statutes Section 412.831 states that a city council shall annually at its first meeting of the year, designate a local newspaper of general circulation in the city as its official newspaper for the publication of ordinances and other matters that are required by law and deemed advisable by the council to be published; and

WHEREAS, the White Bear Press is a newspaper of general circulation in the City and the City wishes to designate it as its official newspaper.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the following:

That the City's official newspaper is the White Bear Press.

Adopted by the Grant City Council this 6th day of January 2026.

Jeff Giefer, Mayor

ATTEST

Kristina Handt, City Administrator/Clerk



STAFF REPORT

DATE: January 6, 2026

Consent

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Annual Delegation of Authority to Make Electronic Fund Transfers

BACKGROUND:

Minnesota State Statute 471.38 provides legal requirements for the payment of claims or demands against a local government for any property or services. The City uses electronic fund transfers to make payments on claims such as certain payroll taxes and utilities. Other cities also use electronic fund transfers to make payments on claims for all payroll related expenses, vendors and debt payments. The city may expand its use of electronic fund transfer to these other common uses.

To be eligible to make payments by electronic fund transfer, 471.38 Subdivision 3a requires that the City Council delegate authority to make electronic fund transfers to a business administrator or chief financial officer, or the officer's designee on an annual basis.

ISSUE BEFORE COUNCIL:

Should the City Council adopt the attached resolution designating the City Administrator with authority to make electronic fund transfers?

PROPOSAL:

Based upon the past practice of the City Administrator making these payments, it's recommended that the City Administrator be designated with the authority to make electronic fund transfers.

OPTIONS:

- 1) Approve the attached resolution delegating the authority to make electronic funds transfers as listed.
- 2) Amend and then approve the attached resolution delegating the authority to make electronic funds transfers as listed.

RECOMMENDATION:

If removed from the consent agenda:

“Motion to approve Resolution No. 2026-03; Designate the Authority to Make Electronic Fund Transfers.”

ATTACHMENT:

- 1) Resolution No. 2026-03, A Resolution to Designate the Authority to Make Electronic Fund Transfers.

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-03**

**A RESOLUTION TO DESIGNATE THE AUTHORITY TO MAKE
ELECTRONIC FUNDS TRANSFERS**

WHEREAS, Minnesota State Statute 471.38 provides legal requirements for the payment of claims or demands against a local government for any property or services; and

WHEREAS, electronic fund transfers are an allowable method of payment; and

WHEREAS, a local government may make electronic fund transfers for claims for payroll, anticipation certificates, contributions to pension or retirement funds, vendor payments, and for payment of bond principal, interest, and fiscal agent fees; and

WHEREAS, eligibility to make electronic fund transfers requires an annual delegation of authority by the City Council; and

WHEREAS, the City Administrator is charged with making payments on claims for goods and services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grant hereby designates the City Administrator with the authority to make electronic fund transfers for payment of claims, including, but not limited to, payroll, anticipation certificates, contributions to pension or retirement funds, vendor payments, and for payment of bond principal, interest, and fiscal agent fees for 2026.

Adopted by the Grant City Council this 6th day of January 2026.

Jeff Giefer, Mayor

ATTEST

Kristina Handt, City Administrator/Clerk



STAFF REPORT

DATE: January 6, 2026

Consent

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Appointment of Data Practices Officials and Approve City's Data Practices Policies

BACKGROUND:

Minnesota Statutes, Chapter 13, requires that each government entity establish a number of policies that govern the treatment of government data. One policy must explain the rights of the public and one policy must explain the rights of data subjects. The policies should be reviewed annually to maintain accuracy. The policies identify the types of data the City maintains, how it is classified, and provides for written procedures to ensure data requests are received and complied with in an appropriate, permitted, and prompt manner.

The City is required to have two officers to administer responsibilities set forth in the act. The required officers are the Responsible Authority and the Compliance Officer, who by state statute can be, and often are, the same person within a government entity. The Responsible Authority is responsible for collection, use and dissemination of any set of data. The Compliance Officer handles questions or issues with regard to data access. Both of these officials are required to be named specifically, not just as a responsibility assigned to a position.

ISSUE BEFORE COUNCIL:

Should the Council adopt the proposed policies?

Who should the Council appoint as the City's Responsible Authority and Data Practices Compliance Officer?

PROPOSAL:

The two policies attached are based off of the model policies provided by the Minnesota Department of Administration. Incorporated are the fees for copies consistent with the fee schedule and the fee for employee time which is the equivalent hourly rate for salary and benefits.

While I could not locate a prior policy or designation of the Responsible Authority or Compliance Officer, it is reasonable to assume it was the City Administrator/Clerk. Since that position has turned over and the official must be designated by name, not just position title, the resolution includes updated information for the designation of Responsible Authority and Data Practices Compliance Official.

OPTIONS:

- 1) Approve Resolution No. 2026-04, Appointing City's Data Practices Official and Approving City's Data Practices Policies

- 2) Amend and then Approve Resolution No. 2026-04, Appointing City's Data Practices Official and Approving City's Data Practices Policies
- 3) Do not Appoint City Data Practices Officials and/or adopt Data Practices Policies

RECOMMENDATION:

If removed from the consent agenda:

“Motion to approve Resolution No. 2026-04, Appointing City's Data Practices Official and Approving City's Data Practices Policies.”

ATTACHMENT:

- 1) Resolution No. 2026-04, Appointing City's Data Practices Official and Approving City's Data Practices Policies
- 2) City of Grant Data Practices Policy for the Public
- 3) City of Grant Data Practices Policy for Data Subjects

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-04**

**A RESOLUTION APPOINTING CITY'S DATA PRACTICES OFFICIALS AND
APPROVING CITY'S DATA PRACTICES POLICIES**

WHEREAS, Minnesota Statutes, section 13.02, subdivision 16, as amended, requires that the City of Grant appoint one person as the Responsible Authority to administer the requirements for collection, storage, use, and dissemination of data on individuals within the City; and

WHEREAS, Minnesota Statutes, section 13.05, subdivision 13, as amended, also requires the appointment of a data practices compliance official; and

WHEREAS, the Grant City Council shares concern expressed by the Legislature on the responsible use of all City data and wishes to satisfy this concern by immediately appointing an administratively qualified Responsible Authority and data practice compliance official as required under the statute.

WHEREAS, Minnesota Statutes, Chapter 13, requires the adoption of certain policies and procedures pertaining to government data practices; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT MINNESOTA AS FOLLOWS:

The City appoints Kristina Handt, Interim City Administrator as the Responsible Authority and data practices compliance official for the purposes of meeting all requirements of Minnesota Statutes, chapter 13 as amended, and with rules as lawfully promulgated by the commissioner of Administration.

FURTHER, BE IT RESOLVED, the City Council of the City of Grant approves the attached City of Grant Data Practices Policy for the Public and Data Practices Policy for Data Subjects.

Adopted by the Grant City Council this 6th day of January 2026.

Jeff Giefer, Mayor

ATTEST

Kristina Handt, Interim Administrator/Clerk



City of Grant

Data Practices Policy For the Public

Minnesota Statutes, sections 13.025 and 13.03 require this policy.

Your Right to See Public Data

The Government Data Practices Act (Minnesota Statutes, Chapter 13) presumes that all government data are public unless a state or federal law says the data are not public. Government data means all recorded information a government entity has, including paper, email, flash drives, CDs, DVDs, photographs, etc.

The law also says that the City of Grant must keep all government data in a way that makes it easy for you to access public data. You have the right to look at (inspect), free of charge, all public data that we keep. You also have the right to get copies of public data. The Data Practices Act allows us to charge for copies. You have the right to look at data, free of charge, before deciding to request copies.

How to Request Public Data

You can ask to look at (inspect) data at our offices, or ask for copies of public data that we keep. To look at data or request copies of data that the City of Grant keeps, make a written request by mail or email. Make your written request for data to the Responsible Authority. You may make your written request for data, using the data request form on page five. If you have any questions about making a data request, contact the Data Practices Compliance Official.

If you do not use the data request form, your request should:

- Say that you are making a request for public data under the Government Data Practices Act (Minnesota Statutes, Chapter 13).
- Include whether you would like to inspect the data, have copies of the data, or both.
- Provide a clear description of the data you would like to inspect or have copied.

You are not required to identify yourself or explain the reason for your data request. However, you may need to provide us with some personal information for practical reasons (for example: if you want us to mail copies to you, you need to provide us with an address or P.O Box). If we do not understand your request and have no way to contact you, we cannot respond to your request.

How We Will Respond to Your Data Request

Upon receiving your request, we will review it.

- We may ask you to clarify what data you are requesting.
- If we do not have the data, we will notify you in writing as soon as reasonably possible.
- If we have the data, but we are not allowed to give it to you, we will tell you as soon as reasonably possible and identify the law that prevents us from providing the data.
- If we have the data, and the data are public, we will respond to your request appropriately and promptly, within a reasonable amount of time by doing one of the following:
 - Arrange a date, time, and place for you to inspect the data at our offices; or
 - We will provide notice to you about our requirement to prepay for copies and the amount you owe for copy costs.
 - You may choose to pick up your copies, or we will mail or email them to you. We will provide electronic copies (such as email or CD-ROM) upon request, if we keep the data in that format and we can reasonably make a copy.
 - Response time may be impacted by the size and/or complexity of your request, and also by the number of requests you make in a given period of time.

- If you do not arrange to inspect the data or pay for the copies within 5 business days after we tell you the data are ready, we will suspend any further response until you inspect the data or collect and pay for data that have been produced.
- If you do not respond to a request for clarification within 5 business days, we will conclude that you no longer want the data and will consider your request closed.

If you do not understand some of the data (technical terminology, abbreviations, or acronyms), please tell the person who provided the data to you. We will give you an explanation if you ask.

The Data Practices Act does not require us to create or collect new data in response to a data request, or to provide data in a specific form or arrangement if we do not keep the data in that form or arrangement. For example, if the data you request are on paper only, we are not required to create electronic documents to respond to your request. If we agree to create data in response to your request, we will work with you on the details of your request, including cost and response time.

We are also not required to respond to questions that are not about your data requests, or that are not requests for government data.

Requests for Summary Data

Summary data are statistical records or reports created by removing identifying information about individuals from entirely private or confidential data. We will prepare summary data if you make your request in writing and pre-pay for the cost of creating the data. You may use the data request form on page 5 to request summary data. We will respond to your request within ten business days with the data or details of when the data will be ready and how much we will charge you.

Data Practices Contacts

Responsible Authority

Kristina Handt, Interim City Administrator
111 Wildwood Road, Willernie, MN 55090

Phone: 651.426.3383
clerk@cityofgrant.us

Data Practices Compliance Official

Kristina Handt, Interim City Administrator
111 Wildwood Road, Willernie, MN 55090

Phone: 651.426.3383
clerk@cityofgrant.us

Copy Costs – When You Request Public Data

Minnesota Statutes, section 13.03, subdivision 3(c) allows us to charge for copies. You must pay for copies before we will give them to you. If possible, and upon request, we will provide you with an estimation of the total cost of supplying copies.

For 100 or fewer paper copies – 25 cents per page

100 or fewer pages of black and white, letter or legal size paper copies cost 25¢ for a one-sided copy, or 50¢ for a two-sided copy.

Most other types of copies – actual cost

The charge for most other types of copies, when a charge is not set by statute or rule, is the actual cost of searching for and retrieving the data, and making the copies or electronically sending the data.

In determining the actual cost of making copies, we include employee time, the cost of the materials onto which we are copying the data (paper, CD, DVD, etc.), and mailing costs (if any). Employee time to make copies is \$65 per hour. If your request is for copies of data that we cannot copy ourselves, such as photographs, we will charge you the actual cost we must pay an outside vendor for the copies.

Data Request Form – Requesting Public Data

Request date:

The data I am requesting:

Describe the data you are requesting as specifically as possible.

I am requesting access to data in the following way:

- Inspection
- Copies
- Both inspection and copies

Note: Inspection is free but the City of Grant charges for copies as noted on page 4.

Contact information (optional)*

Name:

phone number:

email address:

address:

We will respond to your request as soon as reasonably possible.

* You do not have to provide any contact information. However, if you want us to mail/email you copies of data, we will need some type of contact information. We also need contact information if we do not understand your request. We will not work on your request until we can clarify it with you.

Notice of Adoption of Model Policies

[Minnesota Statutes, section 13.025, subdivisions 2 and 3](#), require government entities to prepare written policies that relate to public access to government data, and rights of subjects of data and [Minnesota Statutes, section 13.03, subdivision 2](#), requires entities to establish procedures so that data requests are complied with appropriately and promptly.

[Minnesota Statutes, section 13.073, subd. 6](#), requires the Commissioner of Administration to prepare [model policies and procedures](#) to help government entities comply with those requirements. Entities that choose to adopt the Commissioner's model policies must notify the Commissioner. Please use the following statement to notify the Commissioner if you choose to adopt the model policies and procedures.*

Notice to Commissioner of Administration: Adoption of Model Policies

The City of Grant has adopted the Commissioner's Model Policy for the Public and Model Policy for Data Subjects. This notice to the Commissioner satisfies the City of Grant's obligation under Minnesota Statutes, section 13.073, subdivision 6.



City of Grant Data Practices Policy: Requests for Data About You and Your Rights as a Data Subject

Minnesota Statutes, sections 13.025 and 13.03 require this policy.

What is a “Data Subject”?

When government has information recorded in any form (paper, hard drive, voicemail, video, email, etc.), that information is called “government data” under the Government Data Practices Act (Minnesota Statutes, Chapter 13). When we can identify you in government data, you are the “data subject” of that data. The Data Practices Act gives you, as a data subject, certain rights. This policy explains your rights as a data subject, and tells you how to request data about you, your minor child, or someone for whom you are the legal guardian.

When the City of Grant Has Data About You

The City of Grant has data on many people, such as employees, job applicants, vendors, contractors, businesses, etc. We can collect and keep data about you only when we have a legal purpose to have the data. The City of Grant must also keep all government data in a way that makes it easy for you to access data about you.

Government data about an individual have one of three “classifications.” These classifications determine who is legally allowed to see the data. Data about you are classified by state law as public, private, or confidential. Here are some examples:

Public Data

The Data Practices Act presumes that all government data are public unless a state or federal law says that the data are not public. We must give public data to anyone who asks. It does not matter who is asking for the data or why the person wants the data. The following are examples of public data about you that we might have: Your name on a city issued license.

Private data

We cannot give private data to the general public. We can share your private data with you, with someone who has your permission, with our government entity staff whose job requires or permits them to see the data, and with others as permitted by law or court order. The following are examples of private data about you that we might have: Your Social Security Number.

Confidential Data

Confidential data have the most protection. Neither the public nor you can access confidential data even when the confidential data are about you. We can share confidential data about you with our government entity staff who have a work assignment to see the data, and to others as permitted by law or court order. The following is an example of confidential data about you: Your identity if you register a complaint with a government entity concerning violations of state laws or local ordinances concerning the use of real property.

Your Rights Under the Government Data Practices Act

As a data subject, you have the following rights.

Access to Your Data

You have the right to look at (inspect), free of charge, public and private data that we keep about you. You also have the right to get copies of public and private data about you. The Data Practices Act allows us to charge for copies. You have the right to look at data, free of charge, before deciding to request copies.

Also, if you ask, we will tell you whether we keep data about you and whether the data are public, private, or confidential.

Access to Data on Minor Children

As a parent, you have the right to look at and get copies of public and private data about your minor children (under the age of 18). As a legally appointed guardian, you have the right to look at and get copies of public and private data about an individual for whom you are appointed guardian.

Minors have the right to ask us not to give data about them to their parent or guardian. If you are a minor, we will tell you that you have this right. We will ask you to put your request in writing and to include the reasons that we should deny your parents access to the data. We will make the final decision about your request based on your best interests.

When We Collect Data From You

When we ask you to provide data about yourself that are not public, we must give you a notice called a Tennessee warning. The notice controls what we do with the data that we collect from you. Usually, we can use and release the data only in the ways described in the notice.

We will ask for your written permission if we need to use or release private data about you in a different way, or if you ask us to release the data to another person. This permission is called informed consent. If you want us to release data to another person, you must provide written consent.

Protecting Your Data

The Data Practices Act requires us to protect your data. We have established appropriate safeguards to ensure that your data are safe.

In the unfortunate event that we determine a security breach has occurred and an unauthorized person has gained access to your data, we will notify you as required by law.

When Your Data are Inaccurate or Incomplete

You have the right to challenge the accuracy and/or completeness of public and private data about you. You also have the right to appeal our decision. If you are a minor, your parent or guardian has the right to challenge data about you.

How to Make a Request For Your Data

You can ask to look at (inspect) data at our offices, or ask for copies of data that we have about you, your minor child, or an individual for whom you have been appointed legal guardian. To look at data or request copies of data that the City of Grant keeps, make a written request by mail or email. Make your written request for data to the Responsible Authority. You may make your written request for data, using the data request form on page seven. If you have any questions about making a data request, contact the Data Practices Compliance Official.

We recommend using the sample **Data Request Form – Data Subjects** on page 7. If you do not choose to use the data request form, your request should:

- Say that you are making a request as a data subject, for data about you (or your child, or person for whom you are the legal guardian), under the Government Data Practices Act (Minnesota Statutes, Chapter 13).
- Include whether you would like to inspect the data, have copies of the data, or both.
- Provide a clear description of the data you would like to inspect or have copied.
- Provide proof that you are the data subject or data subject's parent/legal guardian.

We require proof of your identity before we can respond to your request for data. If you are requesting data about your minor child, you must show proof that you are the minor's parent. If you are a legal guardian, you must show legal documentation of your guardianship. Please see the Standards for Verifying Identity on page 8. If you do not provide proof that you are the data subject, we cannot respond to your request.

How We Respond to a Data Request

Upon receiving your request, we will review it.

- We may ask you to clarify what data you are requesting.
- We will ask you to confirm your identity as the data subject.
- If we do not have the data, we will notify you in writing within 10 business days.
- If we have the data, but the data are confidential or not public data about someone else, we will notify you within 10 business days and identify the law that prevents us from providing the data.
- If we have the data, and the data are public or private data about you, we will respond to your request by doing one of the following:
 - Arrange a date, time, and place to inspect data in our office, ensuring you have an opportunity to inspect data within 10 business days of your request at no charge; or
 - Tell you how much the copies cost, and then provide you with copies of the data within 10 business days and upon payment of charges for the copies. You may choose to pick up your copies, or have us mail or email them to you. We will provide electronic copies (such as email or CD-ROM) upon request, if we keep the data in electronic format and we can reasonably make a copy.
- Following our response, if you do not arrange to inspect the data or pay for copies within 5 business days after we tell you the data are ready, we will suspend any further response until you inspect the data or collect and pay for the data that have been produced.
- If you do not respond to a request for clarification within 5 business days, we will conclude that you no longer want the data and will consider your request closed.
- After we have provided you with your requested data, we do not have to show you the same data again for 6 months unless there is a dispute about the data or we collect or create new data about you.

If you do not understand some of the data (technical terminology, abbreviations, or acronyms), please tell the person who provided the data to you. We will give you an explanation if you ask.

The Data Practices Act does not require us to create or collect new data in response to a data request, or to provide data in a specific form or arrangement if we do not keep the data in that form or arrangement. For example, if the data you request are on paper only, we are not required to create electronic documents to respond to your request. If we agree to create data in response to your request, we will work with you on the details of your request, including cost and response time.

In addition, we are not required to respond to questions that are not about your data requests, or that are not requests for government data.

Data Practices Contacts

Responsible Authority

Kristina Handt, Interim City Administrator
111 Wildwood Road, Willernie, MN 55090

Phone: 651.426.3383
clerk@cityofgrant.us

Data Practices Compliance Official

Kristina Handt, Interim City Administrator
111 Wildwood Road, Willernie, MN 55090

Phone: 651.426.3383
clerk@cityofgrant.us

Copy Costs – Data Subjects

Minnesota Statutes, section 13.04, subdivision 3 allows us to charge for copies. You must pay for copies before we will give them to you. If possible, and upon request, we will provide you with an estimation of the total cost of supplying copies.

For 100 or fewer paper copies – 25 cents per page

100 or fewer pages of black and white, letter or legal size paper copies cost 25¢ for a one-sided copy, or 50¢ for a two-sided copy.

Most other types of copies – actual cost

The charge for most other types of copies, when a charge is not set by statute or rule, is the actual cost of searching for and retrieving the data, and making the copies or electronically sending the data.

In determining the actual cost of making copies, we include employee time, the cost of the materials onto which we are copying the data (paper, CD, DVD, etc.), and mailing costs (if any). Employee time to make copies is \$65 per hour. If your request is for copies of data that we cannot copy ourselves, such as photographs, we will charge you the actual cost we must pay an outside vendor for the copies.

Data Request Form – Data Subject

Request date:

Contact information:

Data Subject Name:

Parent/Guardian Name (if applicable):

phone number/email address:

**To request data as a data subject, you must show proof of identity. Please see the Standards for Verifying Identity on page 8 for acceptable forms of identification.*

The data I am requesting:

Describe the data you are requesting as specifically as possible.

I am requesting access to data in the following way:

- Inspection
- Copies
- Both inspection and copies

Note: Inspection is free but the City of Grant charges for copies as noted on page 6.

We will respond to your request within 10 business days

To Be Completed By Staff Member Responding to Data Request:

Identity Confirmed:

Date:

Staff Name:

Standards For Verifying Identity

The following constitute proof of identity:

- An adult individual must provide a valid photo ID, such as
 - a driver's license
 - a state-issued ID
 - a tribal ID
 - a military ID
 - a passport
 - the foreign equivalent of any of the above
- A minor individual must provide a valid photo ID, such as
 - a driver's license
 - a state-issued ID (including a school/student ID)
 - a tribal ID
 - a military ID
 - a passport
 - the foreign equivalent of any of the above
- The parent or guardian of a minor must provide a valid photo ID and either
 - a certified copy of the minor's birth certificate or
 - a certified copy of documents that establish the parent or guardian's relationship to the child, such as
 - a court order relating to divorce, separation, custody, foster care
 - a foster care contract
 - an affidavit of parentage
- The legal guardian for an individual must provide a valid photo ID and a certified copy of appropriate documentation of formal or informal appointment as guardian, such as
 - court order(s)
 - valid power of attorney

Note: Individuals who do not inspect data or pick up copies of data in person may be required to provide either notarized or certified copies of the documents that are required or an affidavit of ID.

Notice of Adoption of Model Policies

[Minnesota Statutes, section 13.025, subdivisions 2 and 3](#), require government entities to prepare written policies that relate to public access to government data, and rights of subjects of data and [Minnesota Statutes, section 13.03, subdivision 2](#), requires entities to establish procedures so that data requests are complied with appropriately and promptly.

[Minnesota Statutes, section 13.073, subd. 6](#), requires the Commissioner of Administration to prepare [model policies and procedures](#) to help government entities comply with those requirements. Entities that choose to adopt the Commissioner’s model policies must notify the Commissioner. Please use the following statement to notify the Commissioner if you choose to adopt the model policies and procedures.*

Notice to Commissioner of Administration: Adoption of Model Policies

The City of Grant has adopted the Commissioner’s Model Policy for the Public and Model Policy for Data Subjects. This notice to the Commissioner satisfies the City of Grant’s obligation under Minnesota Statutes, section 13.073, subdivision 6.

**COOPERATIVE AGREEMENT BETWEEN THE CITY OF
GRANT AND WASHINGTON COUNTY FOR ENGINEERING COSTS FOR THE
COUNTY STATE AID HIGHWAY (CSAH) 12 SAFE ROUTES TO SCHOOL
TRAIL SEGMENT**

WASHINGTON COUNTY	
CONTRACT NO.	17926
DEPT.	PUBLIC WORKS
DIVISION	TRANSPORTATION
TERM	SIGNATURE – END OF PROJECT

THIS AGREEMENT, by and between the City of Grant, a municipal corporation, herein after referred to as the "City", and Washington County, a political subdivision of the State of Minnesota, hereinafter referred to as the "County."

WITNESSETH:

WHEREAS, the County is working through planning and design to construct a segment of trail along County State Aid Highway (CSAH) 12 from the Mahtomedi School Entrance to Inwood Avenue in the City of Grant; and

WHEREAS, the City and County will engage in engineering, utility investigations and environmental planning; and

WHEREAS, the City and County desires to use local funds for these services; and

WHEREAS, the Washington County Cost Participation Policy #8001 identifies trail costs as a 50/50 match between County and City to construct a new trail; and

WHEREAS, a cooperative effort between the City and County is the appropriate method to facilitate the construction of these transportation improvements; and

WHEREAS, this Agreement is made pursuant to statutory authority contained in Minnesota Statute 162.17 sub.1 and Minnesota Statute 471.59.

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

A. PURPOSE

The purpose of this Agreement is set forth in the above whereas clauses which are all incorporated by reference as if fully set forth herein and shall consist of this Agreement and Exhibit A (Location Map).

B. ENGINEERING SCOPE

This phase of work includes preliminary and final engineering for a new trail segment. This include utility investigation, project administration & management, geotechnical exploration, and environmental reviews and mitigation. This Agreement will be subject to Washington County Cost Participation Policy #8001.

C. AWARD OF CONTRACT

Washington County will award consultant contracts for this project and will be the lead agency in coordination with outside consultants.

D. COST PARTICIPATION ITEMS AND ESTIMATED COSTS

The City hereby agrees to fund their share of design engineering costs, which include professional design engineering services, project coordination, preparation of plans and specifications, environmental reviews and mitigation, geotechnical studies, and other administrative functions necessary for the Project.

Trail Engineering costs include those for engineering of the trail segment, including preliminary and final design, stormwater management and utility coordination required. Wetland Delineation & Mitigation costs include those to delineate project wetlands as well as coordinate and management of the wetland mitigation process. Geotechnical Engineering costs are for geotechnical evaluation and recommendations for the trail alignment. Wetland Mitigation Credits are costs associated with purchasing wetland banking credits through the Minnesota Board of Water & Soil Resources programs.

TABLE 1 - ESTIMATED COSTS			
City of Grant Cost Summary			
	Total Cost	County Cost	City Cost
Trail Engineering	\$ 41,200.00	\$ 20,600.00	\$ 20,600.00
Wetland Delineation & Mitigation	\$ 11,050.00	\$ 5,525.00	\$ 5,525.00
Geotechnical Engineering	\$ 9,000.00	\$ 4,500.00	\$ 4,500.00
Wetland Mitigation Credits	\$ 23,400.00	\$ 11,700.00	\$ 11,700.00
Total Cost	\$ 84,650.00	\$ 42,325.00	\$ 42,325.00

1. The costs and shares attributable to the City and payable to the County as shown in Table 1 are merely estimated and a final reconciliation of costs as set forth in Section G below shall be done at the end of the Project. Actual City costs and shares are based on the following:
 - a. Trail Engineering shall be based on the agreed scope and fee in the contract.
 - i. City and County must concur with any required budget amendments.
 - b. Wetland Delineation & Mitigation shall be based on the agreed scope and fee provided by Washington County’s on-call water resources consultant.
 - c. Geotechnical Engineering is based on estimated costs to acquire borings and formulate recommendations in the project area.
 - d. Wetland Mitigation Credits are based on the proposed layouts anticipated impacts. Final cost will be based on actual mitigation credit costs.

E. PAYMENT

1. The costs set forth in Table 1 for design engineering shall be paid by the City on a reimbursable basis.
2. The City shall pay 100 percent of an invoiced amount from the County within thirty (30) days of receipt.

F. CONTRACT CHANGES

Any modifications or additions to the final scope and fee for items reflected in Table 1, shall be made part of the contracts through a written amendment to the consultant contracts and the cost for such changes shall be appropriated as set forth in Section D. of this Agreement.

G. CIVIL RIGHTS AND NON-DISCRIMINATION

The provisions of Minn. Stat. 181.59 and of any applicable ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set further herein and shall be part of any Agreement entered into by the parties with any contractor subcontractor, or material suppliers.

H. WORKERS COMPENSATION

It is hereby understood and agreed that any and all employees of the City and all other persons employed by the City in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the County and that any and all claims that may or might arise under the Worker’s Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said City employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or

responsibility of the County.

It is hereby understood and agreed that any and all employees of the County and all other persons employed by the County in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the City and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said County employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the City.

I. INDEMNIFICATION

1. The City agrees that it will defend, indemnify and hold harmless the County against any and all liability, loss, damages, costs and expenses which the County may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of this Agreement.
2. The County agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the County, its agents, officers or employees during the performance of this Agreement.
3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
4. Each party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

J. DATA PRACTICES

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

K. TERM

This Agreement shall remain in full force and effect until terminated by mutual Agreement of the parties.

L. COUNTERPARTS

This Agreement may be executed in counterparts.

M. SEVERABILITY

If any provision or provisions of this Agreement are held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

IN TESTIMONY WHEREOF the parties have duly executed this Agreement by their duly authorized officers.

WASHINGTON COUNTY

CITY OF GRANT

Chair Date
Board of Commissioners

Mayor Date

Kevin Corbid Date
County Administrator

City Clerk Date

Approved as to form:

Approved by
Jessica Bertel 12/26/2025

Assistant County Attorney Date

Approved as to form:

City Attorney Date



ISD 832 Segment

2024 Resurfaced Trail
North Side

GRANT

75TH ST N

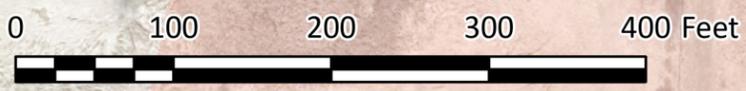


INWOOD WAY N

CSAH 12 Segment

2025 Trail Construction
(Federally Funded)

*New Residential
Development
157 Acres*



CITY OF GRANT

WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2026-08

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND
AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE 2026 STREET
IMPROVEMENT PROJECT**

WHEREAS, on October 7, 2025, the City Council authorized LHB to prepare plans and specifications for the 2026 Street Improvement Project; and

WHEREAS, the feasibility report was presented and accepted by the City Council on October 7, 2025, outlining the scope of improvements, estimated project costs, proposed funding sources, and preliminary special assessments; and

WHEREAS, a public hearing was held on November 3, 2025, during the regular City Council meeting, and at the conclusion of the meeting, the City Council ordered the improvements for 66th Street N and Great Oak Trail N, collectively known as the 2026 Street Improvement Project; and

WHEREAS, the total estimated cost of the project is \$370,187, which includes a ten percent (10%) construction contingency, as well as engineering, legal, and financing expenses; and

WHEREAS, of this amount, \$37,573 will be allocated from City maintenance funds, with the remaining balance proposed to be funded through special assessments in accordance with Minnesota Statutes, Chapter 429, and the City's Special Assessment Policy;

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

1. The plans and specifications for the 2026 Street Improvement Project are hereby accepted.
2. Staff is authorized to advertise for bids for the 2026 Street Improvement Project.

Adopted this 6th day of January 2026 by the City Council of Grant, Minnesota.

Jeff Giefer, Mayor

ATTEST:

Kristina Handt, City Administrator/Clerk



STAFF REPORT

TO	City Council Kristina Handt, City Clerk Amanda Johnson, City Attorney Brad Reifsteck, City Engineer	ADDRESS	9850 Manning Ave N Grant, MN
		RE	Variance from required wetland setback
FROM	Jennifer Haskamp, AICP, SHC Jenna Shoosmith, SHC		

INTRODUCTION

Jenny and Troy Bergmann (“Applicants” and “Owners”) are requesting a variance from the minimum wetland setback at 9850 Manning Ave N to construct an approximately 600 SF home addition, a 390 SF outdoor great room, and a 112 SF covered portico to the existing residential structure. The subject property is located north of Highway 96 (Dellwood Rd.) and west of Manning Avenue N, with the primary frontage along Manning Avenue. The subject property is guided RR/AG and is zoned Agricultural Small Scale (A-2).

Public Hearing

A duly noticed public hearing has been published, and letters were sent to adjacent property owners within a ¼-mile (1,320 ft) of the property. The public hearing has been scheduled for the regular City Council meeting on January 6, 2026.

The following staff report summarizes the requested variance, existing conditions, and variance analysis.

PROJECT SUMMARY

Applicants/Owners: Jenny and Troy Bergmann	Lot Size: 10.2 Acres Location: 9850 Manning Ave N, Grant, MN 55115 PID: 1303021110014 Guided Land Use: Rural Residential/Ag (RR/AG) Zoning: Agricultural Small Scale (A-2)
Request: The Applicant is requesting a variance from the minimum wetland setback to construct a home addition on the northwest façade of the existing residential structure.	



EXISTING SITE CONDITIONS + BACKGROUND

The subject property is approximately 10.2-acres and is bordered by Manning Ave N., and Stillwater Township is on the east (Figure 1). The lot is surrounded by rural residential/agricultural and single-family residential uses and is zoned Agricultural Small Scale (A-2). It is currently developed with an existing principal residential structure, a detached garage, and two (2) accessory sheds. The single-family house is partially within the wetland setback area; however, it was constructed in the late 1970s prior to the adoption of wetland setback standards and is therefore considered to be legally non-conforming.



Figure 1. Aerial of subject property

A wetland delineation for the property was completed in October 2025 (Attachment A). The report identifies five (5) wetland basins on the subject property (Figure 2). Wetland 1 was rated as a medium quality (Manage 2) wetland. Wetlands 2, 3, 4, and 5 were rated as low quality (Manage 3) wetlands. Manage 2 wetlands typically have some vegetative diversity/integrity and have marshy or saturated soils, which is consistent with the aerial. Manage 3 wetlands typically rate low for vegetative diversity/integrity. As depicted in Figure 2, the existing principal structure is accessed by a single driveway connecting to Manning Avenue on the east border of the property. The driveway curves along the north border of Wetland #1 connecting to the principal structure that is sited in a clearing and is surrounded by wetlands 1, 2, 3, and 4.

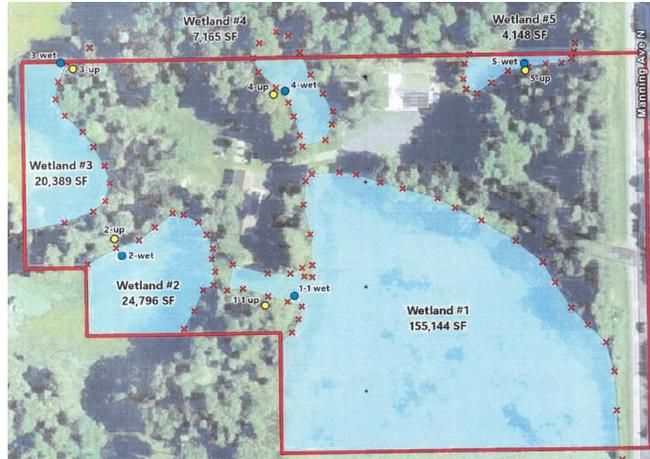


Figure 2. Wetland Delineation Map, Jacobson Environmental, PLLC., October 2025

ZONING/SITE REVIEW

Wetland setbacks are established in Chapter 12 of the City’s Code, which breaks down the applicable standards for wetland by type, unclassified, and classified water bodies. The submitted wetland delineation rates the wetlands on the subject property as Manage 2 and Manage 3. The City’s Code addresses only types of wetlands, rather than the more detailed MNRAM management classifications system. As such, Types 3, 4 and 5 wetlands are specifically addressed, while management classifications are not included within Section 12-261 subsection (d)(1)c. The Applicant has completed a preliminary MNRAM and wetland delineations which are attached to this staff report for your reference. Since the management classifications are not included in the City’s ordinance, the City typically defaults to the regulations established by the applicable watershed district. The subject property is located in the Browns Creek Watershed District (BCWD), which establishes a 50-foot setback for Manage 2 wetlands and a 25-foot setback for Manage 3 wetlands. Chapter 12 of the City’s Code further requires a 10-foot building setback from the outer edge of the buffer to protect wetland quality post-construction.

As previously noted, the existing home is constructed partially within the wetland buffers and is considered a legal non-conforming use. The Proposed Project includes the construction of a portico on the east elevation which complied with all required setbacks, a Home Addition on the north façade, and a new “outdoor great room” that is attached to and lies on the north edge of the home addition. The proposed improvements on the north façade will encroach into the required setback from Wetland #2 as depicted in Figure 3. The tabular summary of the proposed improvements is provided in the following table: (See Figure 3 for approximate location of required buffers superimposed on submitted survey and proposed building additions):

Wetland Identification	Classification	Proposed Addition	BCWD Minimum Buffer Width	Building Setback from Outer Edge of Buffer	Proposed Building Setback	Variance
Wetland #1	Manage 2	Portico	50'	10'	~60'	Complies
Wetland #2	Manage 3	House Addition	25'	10'	~33'	~2'
Wetland #2	Manage 3	Outdoor Great Room	25'	10'	~20'	~15'

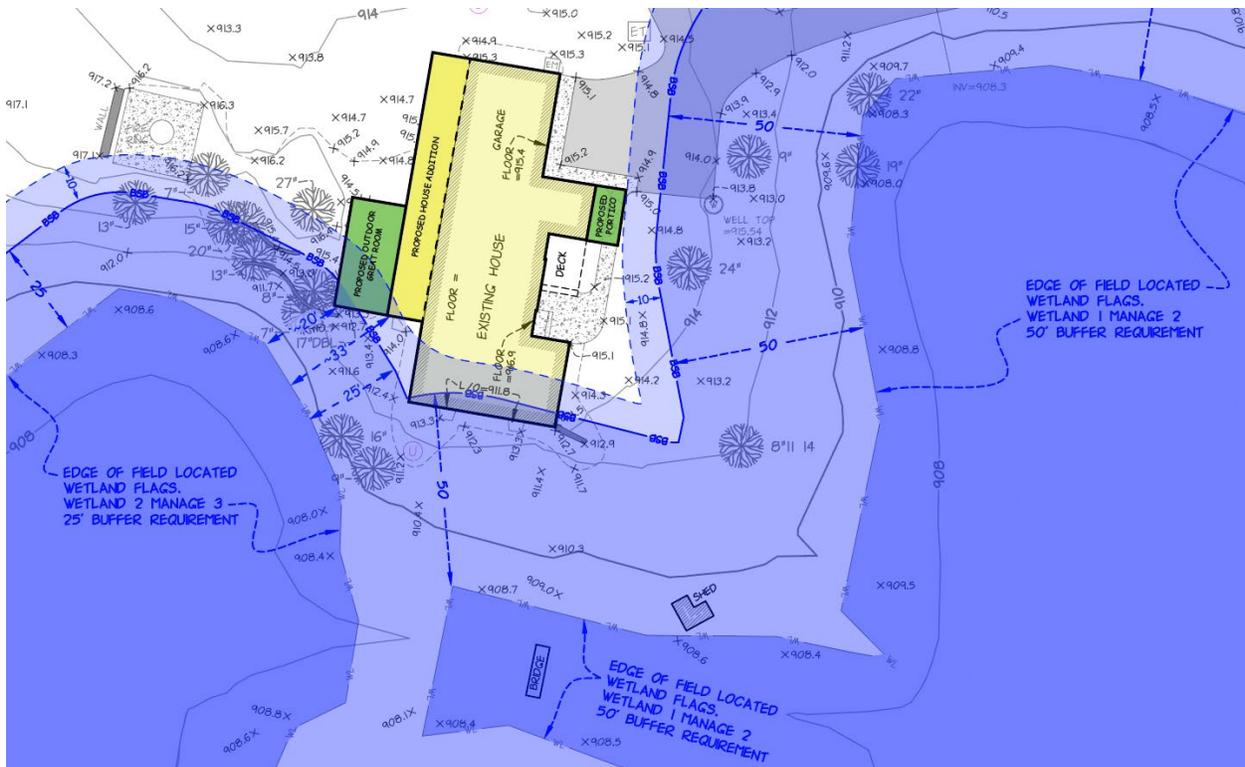


Figure 3. Approximate building setbacks superimposed on submitted survey.

REVIEW CRITERIA

City Code Sections 32-59 and 32-60 establish the criteria to review and approve variance requests. When evaluating a variance request, the applicant must demonstrate that “1) the proposed use of the property... in question cannot be established under the conditions allowed by this chapter and no other reasonable alternate use exists; 2) the plight of the landowner must be due to physical conditions unique to the land ... and are not applicable to other lands ... in the same zoning district; and 3) the unique conditions of the site cannot be caused or accepted by the landowner...” The Applicant’s narrative is provided in Attachment B and describes their reasons for the variance request. The following analysis is provided in response to each criterion:

1) Proposed Use of the Property cannot be established under the conditions allowed by this chapter and no other reasonable use exists...

The lot is zoned and guided for rural residential uses. It is therefore reasonable to consider improvements to the existing single-family residential home.

Per the Applicant’s narrative, there are no other reasonable locations for the proposed addition. Placing the addition on the north side of the residential structure would require significant modifications to the existing garage. Furthermore, the septic system that supports the current residential use is located north of the home, so the proposed addition would be constrained to avoid the drainfield area. There are also wetlands to the south, west, and east of the home, making those areas also unsuitable for the proposed addition without similar setback variances. Staff believes that the proposed addition is



properly located based upon naturally existing limiting factors and that the request is reasonable given the existing conditions of the lot and property.

2) Plight of the Landowner must be due to unique physical conditions of the land, and are not applicable to other lands...

Per the submitted wetland delineation, there are approximately 4.9-acres of wetland area on the subject property, or about 48% of the total lot area. The existing residential structure is surrounded to the east, south, and west by wetlands and to the north by the septic drainfield area. Therefore, any additions or expansions to the home will be constrained and require either significant structural alterations or similar variances. A significant portion of the home is within the wetland buffer area; however, it was constructed in the 1970s, prior to the adoption of current wetland setback standards. The placement of the principal structure would likely not be permitted today; however, the landowner did not construct the property, and the home likely complied with applicable laws and standards when it was constructed.

While the proposed addition will expand a legal non-conformity on the site; Staff believes that the addition is in one of the only reasonable locations given the physical constraints of the site including the wetlands, existing home location, attached accessory garage location and utilities. Given the limiting factors, the requested variance has been minimized to the extent possible.

3) Unique conditions cannot be caused by the Owner

The physical constraints of the property were not created by the Applicant, and Staff believes that the variance request is not motivated by economic considerations alone. The available space to site the proposed addition is constrained, mostly because of the unique physical characteristics present on the site. These conditions were not created by the landowner and meet the criteria to establish a practical difficulty in complying with the setback requirements.

ENGINEERING STANDARDS

The City Engineer is reviewing the submitted materials. Staff will provide a verbal update at the City Council meeting if any additional concerns are identified.

OTHER AGENCY REVIEW

It is Staff's understanding that the Applicant has been in contact with the Browns Creek Watershed District (BCWD). It is the Applicant's responsibility to determine if any additional permitting is necessary from the watershed district prior to the City issuing any building permits for the project. The proposed project may also be subject to permits and review by Washington County and Washington County Environmental Services.



ACTION REQUESTED

Staff has prepared a draft resolution of approval with conditions which is attached for your review and consideration.

Attachments

Attachment A: Wetland Delineation, dated October 2025

Attachment B: Variance Application, Architectural Plans, & Applicant Narrative

Attachment C: Site Survey, dated October 2025

Attachment D: Draft Resolution

Jacobson Environmental, PLLC

Environmental Consultants

Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.

2109 Joplin Street, Mora, MN 55051

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www.jacobsonenvironmental.com

October 27, 2025

Jenny Bachman
9850 Manning Ave N
Grant, MN 55082

RE: 2025-152b 9850 Manning Ave N Grant Delineation MNRAM

Dear Jenny:

The property located in Section 13, T30N, R21W in Washington County, Minnesota as shown in the prior submitted wetland drawing has five wetland basins. We have performed a MNRAM 3.4 analysis on Wetlands 1,2,3,4 and 5 according to BWSR procedures at the request of Washington SWCD.

These basins were delineated by the methodology outlined in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual along with the 2012 Northeast/North Central Regional Supplement procedures.

A review of the National Wetland Inventory Map, aerial photographs, and the NRCS Web Soil Survey data provided additional data for the MNRAM beyond the field inspection.

The MNRAM attached rates the Wetlands 2,3, 4 and 5 as low quality wetlands based on the data attached. They are classed as Manage 3 wetlands.

Wetland 1 was rated as a medium quality wetland based on the data attached. This basin is classed as a Manage 2 wetland.

Thank you for the opportunity to serve you. Please contact me at 612-802-6619 if I can answer any questions on this MNRAM.

Sincerely,

Wayne E. Jacobson

Wayne E. Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.
Senior Scientist

WETLAND DELINEATION REPORT

10/16/2025

2025-152
9850 Manning Avenue North
Grant, MN

Jacobson Environmental, PLLC
jacobsonenv@msn.com

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1.0 SUMMARY

Jacobson Environmental, PLLC (JE) visited the project site at PID 1303021110014 on 10/14/2025. The site was approximately 10.2 acres in size, and was located at Section 13, T30N, R21W, Grant, Minnesota. See Figure 1 for a Site Location Map.

The purpose of the investigation was to identify areas within the project boundary meeting the technical criteria for wetlands, delineate the jurisdictional extent of the wetland basins, and classify the wetland habitat according to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral and Northeast Region.

Wetlands are areas that are saturated or inundated with surface and or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in hydric soil conditions. Examples of wetlands include seasonally flooded basins, floodplain forests, wet meadows, shallow and deep marshes, shrub swamps, wooded swamps, fens, and bogs.

Wetland boundaries were determined through a routine analysis of the vegetation, soils and hydrology which must all show wetland characteristics for an area to be delineated as a wetland.

Five basins were delineated within the project area, which is summarized below and shown on Figure 5.

Basin ID	HGM Class	Cowardin	Eggers & Reed	Dominant Vegetation	Size (acres)
1	Depressional	PUBH	Deep marsh	Coontail	3.562
2	Depressional	PEMC	Shallow marsh	Narrowleaf cattail	0.569
3	Depressional	PEMB	Wet meadow	Reed canary grass	0.468
4	Depressional	PEMB	Wet meadow	Reed canary grass	0.164

5	Depressional	PEMC	Shallow marsh	Narrowleaf cattail	0.095
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All figures and appendices referenced by this report are presented at the end of the text.

This wetland delineation was performed by Jacobson Environmental, PLLC under the direction of Wayne Jacobson, Minnesota Professional Soil Scientist #30611, Society of Wetland Scientists – Professional Wetland Scientist #1000, University of Minnesota / BWSR Wetland Delineator, Certified #1019, American Fisheries Society – Associate Fisheries Scientist #A-171.

2.0 METHODS

2.1 EXISTING INFORMATION REVIEW

Prior to field delineation, Jacobson Environmental reviewed the following information:

2.1.1 Antecedent Precipitation

The previous three month’s precipitation data obtained from the Minnesota State Climatology Office suggest that the sampling period occurred under drier than normal conditions. Antecedent precipitation data can be found in Appendix A. The growing season in this area is approximately from mid-April to mid-October, when the air temperature averages above 28 degrees F. This delineation was completed during the growing season.

2.1.2 National Wetlands Inventory

The National Wetlands Inventory (NWI) identified two PEM1C, PUBH wetland complexes within the property boundary (Figure 2).

2.1.3 Web Soil Survey

The National Resource Conservation Service Web Soil Survey (Figure 7) identified the following soils:

Soil	Hydric Rating
Santiago silt loam	0
Freeon silt loam	3
Kingsley sandy loam	0
Seelyeville muck	100
Water	0

2.1.4 Public Waters Inventory

The Minnesota Department of Natural Resources Public Waters Inventory shows that no public waters exist on the property (Figure 4).

2.1.5 Topographic Map

A topographic map with aerial photo overlay was obtained from Washington County (Figure 6). This map was reviewed for suspected wetland areas based on topography and vegetative cover.

2.2 FIELD DELINEATION

The wetlands on the subject property were delineated using the routine determination methodology set forth in the 1987 U.S. Army Corps of Engineers *Wetlands Delineation Manual* and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral and Northeast Region as follows:

- 1) The vegetative community was sampled in all present strata to determine whether 50% of the dominant plant species were hydrophytic using the 50/20 method.
- 2) Soil pits were dug using a Dutch auger to depths of 18"-40", noting soil profiles and any hydric soil characteristics.
- 3) Signs of wetland hydrology were noted and were compared to field criteria such as depth to shallow water table and depth of soil saturation found in the soil pits.

Transects were established in representative areas of each wetland. Each transect consisted of one sample point within the wetland and one sample point in upland. Other areas which have one or more of the wetland vegetation, soils, or hydrologic characteristics present, or where questionable conditions exist may also have been sampled. Data sheets for each sample point are available in Appendix B.

2109 Joplin Street, Mora, MN 55051**(612) 802-6619 Cell****Email: jacobsonenv@msn.com**

Wetland classifications discussed in the text are set forth in *Wetlands and Deepwater Habitats of the United States* (FWS/OBS Publication 79/31, Cowardin et al. 1979) and *Wetlands of the United States* (USFWS Circular 39, Shaw and Fredine, 1971.) Additionally, plant community types as named by Eggers and Reed (1998) are given.

Wetland edges were marked with orange numbered pin flags. 4-foot wood lath marked with orange "wetland boundary" flagging tape or flagging tied on vegetation may be used if site conditions warrant. Sample points are marked with orange numbered pin flags.

Any wetlands or sample points were mapped using GPS.

2.2.1 Vegetation

The plant species within the parcel were cataloged and assigned a wetland indicator status according to: *The National Wetland Plant List: 2021 Wetland Ratings*, <http://wetland-plants.usace.army.mil/>

In the text of this report and on the enclosed data forms, the plant indicator status follows the plant's scientific name unless a status has not been assigned. The hydrophytic plant criterion is met when more than 50 percent of the dominant species by the 50/20 rule for each stratum (herb, shrub/sapling, tree, and woody vine) were assigned an obligate (OBL)¹, facultative wet (FACW), and/or facultative (FAC) wetland status.

With the 50/20 rule, dominants are generally measured by absolute % cover in each stratum which individually or collectively account for more than 50% of total vegetative cover in the stratum, plus any other species which itself accounts for at least 20% of the total vegetative cover.

2.2.2 Hydric Soils

A hydric soil is a soil formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. If a soil exhibits the indicators of a hydric soil or is identified as a hydric soil the hydric soil criterion is met.

The break between hydric and non-hydric soils was determined by excavating soil pits along transects crossing the wetland/upland eco-tone and evaluating the soil colors, textures, and presence or absence of redoximorphic indicators (i.e., mottles, gley or oxidized rhizospheres). Hydric Soil Indicators for the Northcentral and Northeast Region were noted as presented in the National Technical Committee for Hydric Soils *Field Indicators of Hydric Soils in the United States version 8.2* (USDA NRCS 2018) if present at each sample point. Upper soil profiles were also compared to the mapped or inclusionary soil series found in the sample area for soil identification purposes.

¹ OBL=Obligate Wetland, occurs an estimated 99% in wetlands. FACW=Facultative Wetland, has an estimated 67%-99% probability of occurrence in wetlands. FAC=Facultative, is equally likely to occur in wetlands and non-wetlands, 34%-66% probability. FACU=Facultative Upland, occurs in wetlands only occasionally, 1%-23% probability. UPL=Upland, almost never occurs in wetlands, <1% probability. NI= No Indicator, insufficient information available to determine an indicator status. Positive or negative sign previously indicated a frequency toward higher (+) or lower (-) frequency of occurrence within a category.

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2.2.3 Cautions Used in Applying the Field Indicators of Hydric Soils

There are hydric soils with morphologies that are difficult to interpret. These include soils with black, gray, or red parent material; soils with high pH; soils high or low in content of organic matter; recently developed hydric soils, and soils high in iron inputs. In some cases, we do not currently have indicators to assist in the identification of hydric soils in these situations. If the soil meets the definition of a hydric soil, the lack of an indicator does not preclude the soil from being hydric. The indicators were developed mostly to identify the boundary of hydric soil areas and generally work best on the margins. Not all the obviously wetter hydric soils will be identified by the indicators. Redoximorphic features are most likely to occur in soils that cycle between anaerobic (reduced) and aerobic (oxidized) conditions.

Morphological features of hydric soils indicate that saturation and anaerobic conditions have existed under either contemporary or former hydrologic regimes. Where soil morphology seems inconsistent with the landscape, vegetation, or observable hydrology, it may be necessary to obtain the assistance of an experienced soil or wetland scientist to determine whether the soil is hydric.

To clarify, when investigating hydric soils in this area, one must consider the following:

- Many of these soils have black or gray parent materials.
- Many of the soils have a high organic matter content.
- The hydric soil margin is typically higher than the wetland boundary margin on the site.
- Not all the obviously wetter soils will be identified by the indicators.
- Many of the hydric soils are Mollisols which are classic problem hydric soils in many cases.

3.0 RESULTS

3.1 WETLAND BASIN DESCRIPTIONS

Basin 1

Basin 1 was an approximately 3.562 acre, Depressional, PUBH, deep marsh wetland. The basin was dominated by coontail.

Hydrology indicators included inundation and saturation.

Wetland soils met indicators F1, loamy mucky mineral.

Adjacent upland was typically dominated by red oak and common buckthorn. Primary hydrology indicators were not observed at the upland sample point, and no hydric soil indicators were found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a distinct change in topography. The basin was shown as a PUBH wetland on the NWI map (Figure 2) and was located within an area mapped as water (RATING=0) by the Web Soil Survey (Figure 7).

Sample data sheets 1-UP and 1-WET in Appendix B correspond to this basin.

Basin 2

Basin 2 was an approximately 0.569 acre, Depressional, PEMC, shallow marsh wetland. The basin was dominated by narrowleaf cattail.

Hydrology indicators included inundation and saturation.

Wetland soils met indicators F1, loamy mucky mineral.

Adjacent upland was typically dominated by red oak and common buckthorn. Primary hydrology indicators were not observed at the upland sample point, and no hydric soil indicators were found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a distinct change in topography. The basin was shown as a PEM1C wetland on the NWI map (Figure 2) and was located within an area mapped as Freeon silt loam (RATING=3) by the Web Soil Survey (Figure 7).

Sample data sheets 2-UP and 2-WET in Appendix B correspond to this basin.

2109 Joplin Street, Mora, MN 55051

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Basin 3

Basin 3 was an approximately 0.468 acre, Depressional, PEMB, wet meadow wetland. The basin was dominated by reed canary grass.

Hydrology indicators included saturation.

Wetland soils met indicators F1, loamy mucky mineral.

Adjacent upland was typically dominated by red oak and quaking aspen. Primary hydrology indicators were not observed at the upland sample point, and no hydric soil indicators were found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a gradual change in topography. The basin was not shown as a wetland on the NWI map (Figure 2) and was located within an area mapped as Seelyeville muck (RATING=100) by the Web Soil Survey (Figure 7).

Sample data sheets 3-UP and 3-WET in Appendix B correspond to this basin.

Basin 4

Basin 4 was an approximately 0.164 acre, Depressional, PEMB, wet meadow wetland. The basin was dominated by reed canary grass.

Hydrology indicators included saturation.

Wetland soils met indicators F1, loamy mucky mineral.

Adjacent upland was typically dominated by red oak and quaking aspen. Primary hydrology indicators were not observed at the upland sample point, and no hydric soil indicators were found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a gradual change in topography. The basin was not shown as a wetland on the NWI map (Figure 2) and was located within an area mapped as Freeon silt loam (RATING=3) by the Web Soil Survey (Figure 7).

Sample data sheets 4-UP and 4-WET in Appendix B correspond to this basin.

Basin 5

Basin 5 was an approximately 0.095 acre, Depressional, PEMC, shallow marsh wetland. The basin was dominated by narrowleaf cattail.

Hydrology indicators included inundation and saturation.

Wetland soils met indicators F1, loamy mucky mineral.

Adjacent upland was typically dominated by red oak and common buckthorn. Primary hydrology indicators were not observed at the upland sample point, and no hydric soil indicators were found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a gradual change in topography. The basin was not shown as a wetland on the NWI map (Figure 2) and was located within an area mapped as Freeon silt loam (RATING=3) by the Web Soil Survey (Figure 7).

Sample data sheets 5-UP and 5-WET in Appendix B correspond to this basin.

4.0 CONFIRMATION OF JURISDICTIONAL STATUS

Jacobson Environmental is submitting this report to the client and regulatory agencies to request a wetland boundary and type determination. We have enclosed an official WCA Approval of Wetland Type and Boundary form in Appendix D along with a USCOE wetland delineation concurrence request.

5.0 CERTIFICATION

I certify that this wetland delineation meets the standards and criteria described in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral and Northeast Region. This was a Routine On-Site Determination and the results reflect the conditions present at the time of the delineation.

I certify that this report has been prepared in accordance with regulatory standards. Thank you for the opportunity to provide wetland services on this important project.

If any wetland impacts are planned for this project, permits would be necessary from the LGU and other agencies.

Jacobson Environmental, PLLC

www.jacobsonenvironmental.com

Environmental Consultants

Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.

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(612) 802-6619 Cell

Email: jacobsonenv@msn.com



10/16/2025

Wayne E. Jacobson

Date

Professional Soil Scientist #30611

Professional Wetland Scientist #1000

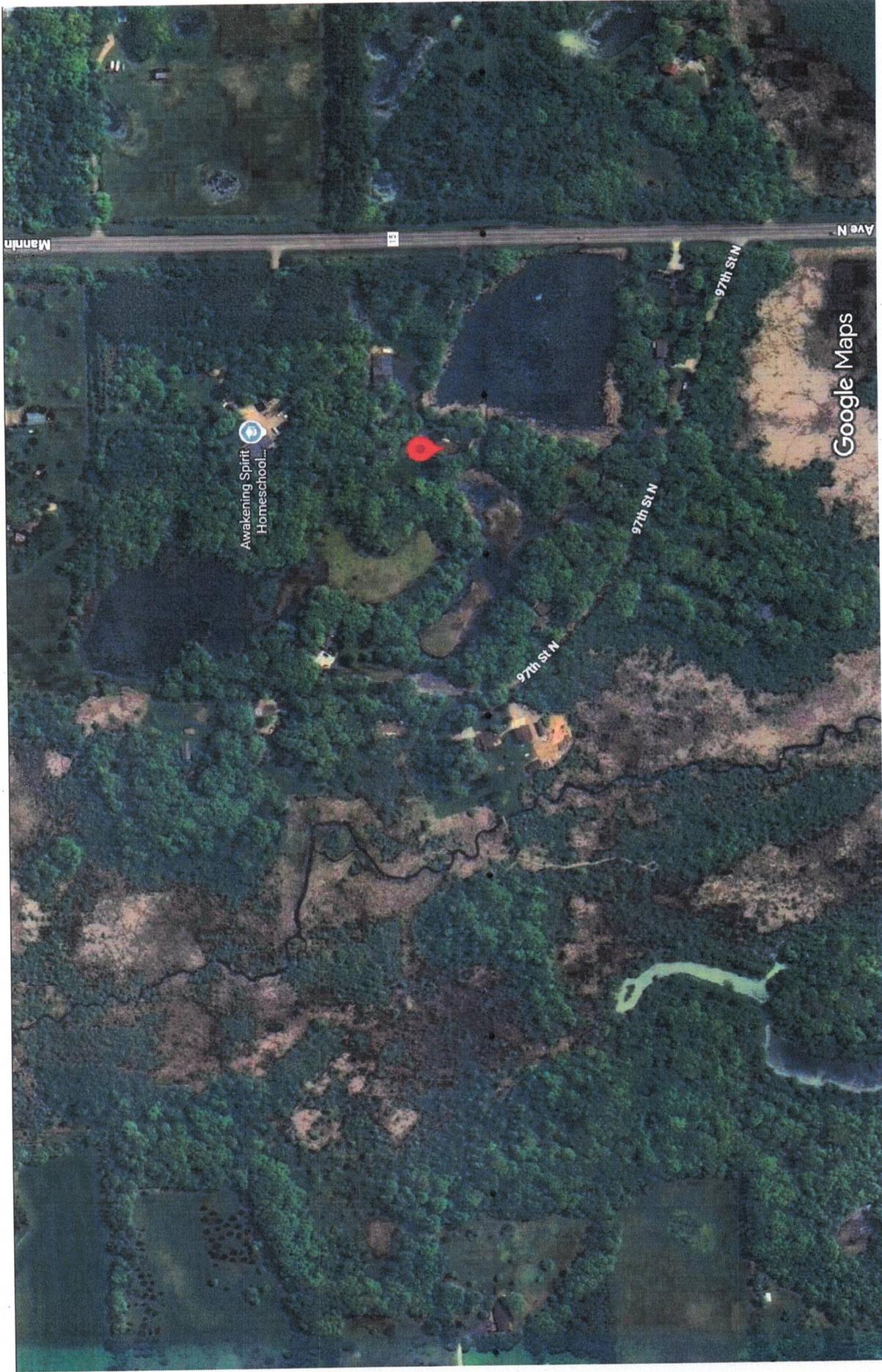
Wetland Delineator, Certified #1019

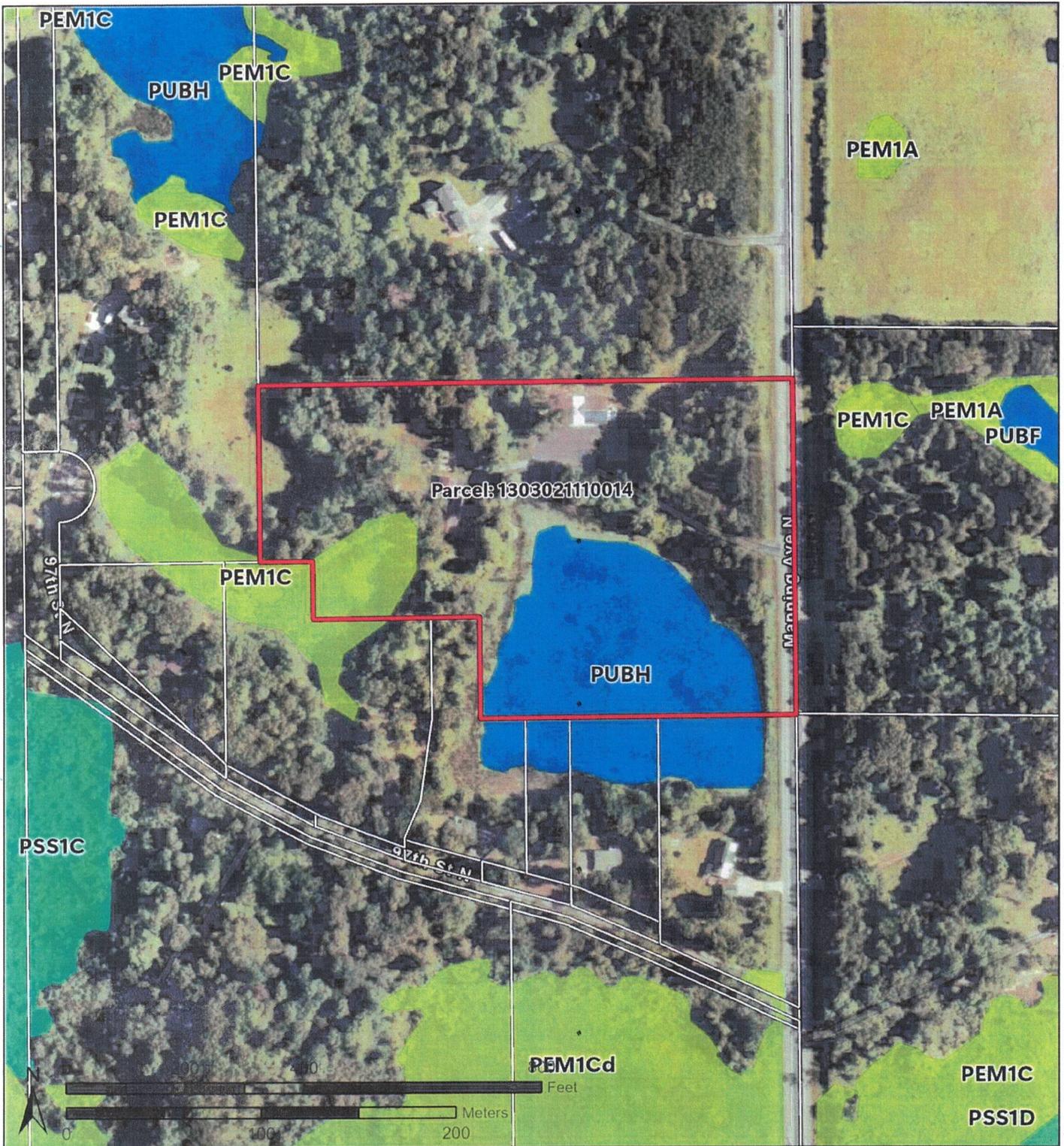
Associate Fisheries Scientist #A-171

Jacobson Environmental, PLLC.

FIGURES

Figure 1 Site Location Map

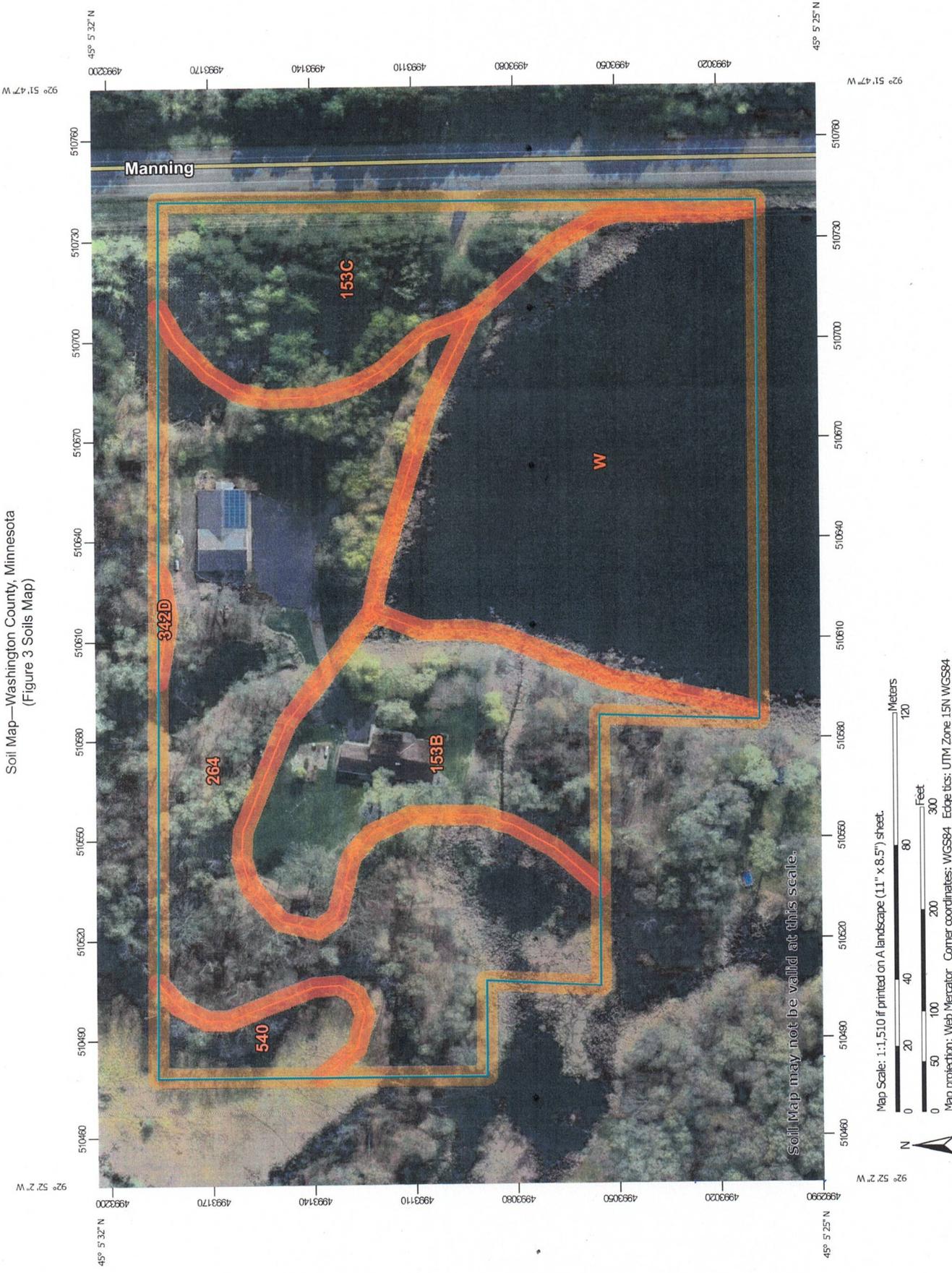




Legend Subject Property Hennepin County Parcels National Wetland Inventory Freshwater Emergent Wetland Freshwater Forested/Shrub Wetland Freshwater Pond Washington County Parcels	Scale: 1:2,750	Anoka Washington Ramsey	Project Name: 2025 152 9850 Manning Ave N MDX Name: 9850 Manning Ave N, Grant	Date: 10/15/2025 Project Number: 2025-152
	Figure 2: National Wetland Inventory (NWI)			

Source: Esri, USDA FSA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Soil Map—Washington County, Minnesota
(Figure 3 Soils Map)



Soil Map may not be valid at this scale.

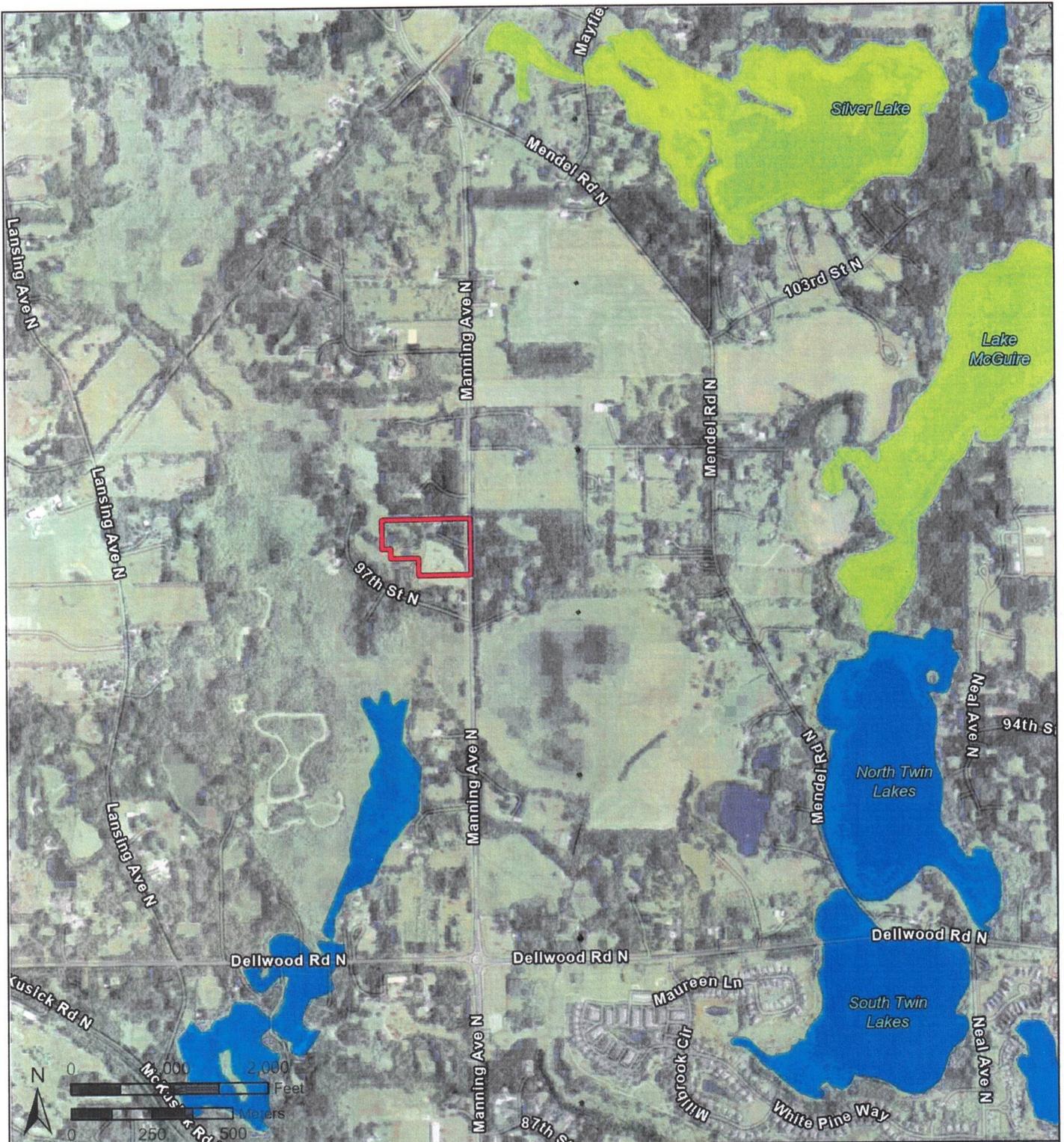
Map Scale: 1:1,510 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
153B	Santiago silt loam, 2 to 6 percent slopes	1.6	16.0%
153C	Santiago silt loam, 6 to 15 percent slopes	1.4	13.4%
264	Freeon silt loam, 2 to 6 percent slopes	3.6	35.8%
342D	Kingsley sandy loam, 12 to 18 percent slopes	0.0	0.1%
540	Seelyeville muck	0.3	3.2%
W	Water	3.2	31.4%
Totals for Area of Interest		10.1	100.0%



Legend

-  Subject Property
- Public Water Inventory**
-  Public Water Basin
-  Public Water Wetland

Scale: 1:16,500

Anoka
Washington
★
Ramsey

Project Name: 2025 152 9850 Manning Ave N

Date: 10/15/2025

MDX Name: 9850 Manning Ave N, Grant

Project Number: 2025-152

Figure 4:

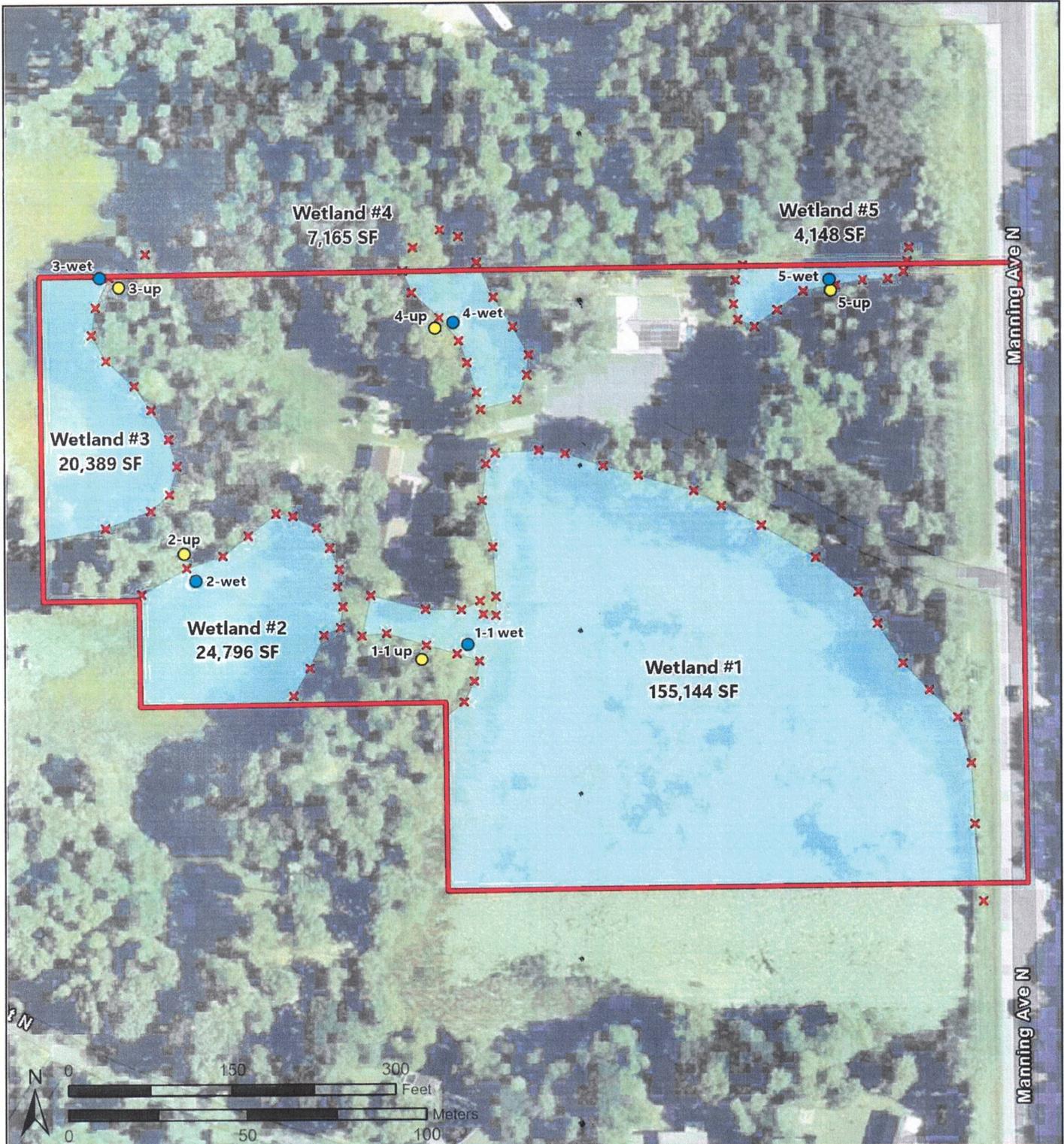
Public Waters Inventory (PWI)

Jacobson Environmental, PLLC.

Phone: (612)-802-6619

E-mail: jacobsonenv@msn.com

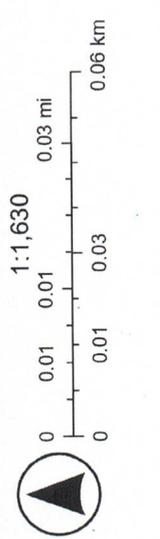
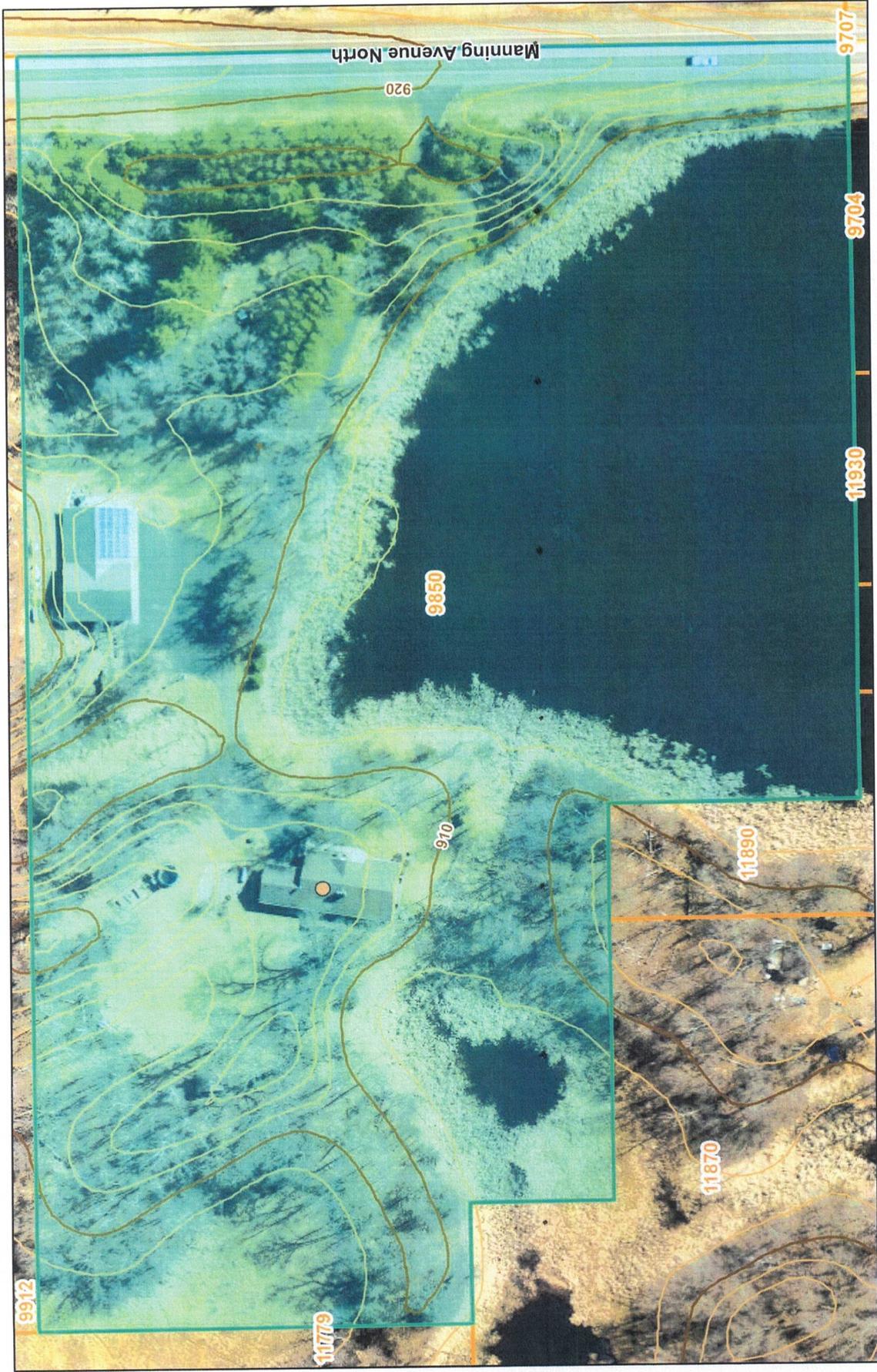




Legend x Wetland Delineation Points ● Upland Sample Points ● Wetland Sample Points Wetland Boundary (On Site)	Scale: 1:1,500 Anoka Washington Ramsey	Project Name: 2025 152 9850 Manning Ave N MDX Name: 9850 Manning Ave N, Grant	Date: 10/15/2025 Project Number: 2025-152
		Figure 5: Jurisdictional Delineation Map	
		Jacobson Environmental, PLLC. Phone: (612)-802-6619 E-mail: jacobsonenv@msn.com	

Source: Esri, USDA FSA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Figure 6 Site Map



9/23/2025, 5:33:36 PM
MNWASH24_Property_4585668E199848N.sid
Red: Band_1
Green: Band_2
Blue: Band_3

Hydric Rating by Map Unit—Washington County, Minnesota
 (Figure 7 Hydric Soil Rating Map)



Soil Map may not be valid at this scale.

Map Scale: 1:1,510 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Minnesota
Survey Area Data: Version 21, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
153B	Santiago silt loam, 2 to 6 percent slopes	0	1.6	16.0%
153C	Santiago silt loam, 6 to 15 percent slopes	0	1.4	13.4%
264	Freeon silt loam, 2 to 6 percent slopes	3	3.6	35.8%
342D	Kingsley sandy loam, 12 to 18 percent slopes	0	0.0	0.1%
540	Seelyeville muck	100	0.3	3.2%
W	Water	0	3.2	31.4%
Totals for Area of Interest			10.1	100.0%

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

APPENDIX A

Precipitation Data

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

home | current conditions | journal | past data | summaries | agriculture | other sites | about us 

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Washington** township number: **30N**
 township name: **Grant** range number: **21W**
 nearest community: **Duluth Junction** section number: **13**

Aerial photograph or site visit date:

Tuesday, October 14, 2025

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: September 2025	second prior month: August 2025	third prior month: July 2025
estimated precipitation total for this location:	+ 1.27	+ 1.97	5.29R
there is a 30% chance this location will have less than:	2.27	3.81	2.97
there is a 30% chance this location will have more than:	4.57	5.73	4.85
type of month: dry normal wet			wet
monthly score	dry 3 * 1 = 3	dry 2 * 1 = 2	1 * 3 = 3
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	8 = dry		

+ NWS Stillwater

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- Evaluating Antecedent Precipitation Conditions (BWSR)*

APPENDIX B

Sample Data Sheets

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 1-UP
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Santiago NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The samling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>21</u> (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1-UP

	Absolute % Cover	Dominant Species?	Indicator Status																	
Tree Stratum (Plot size: <u>30</u>)																				
1. <u><i>Acer rubrum</i></u>	70	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.0%</u> (A/B) Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Total % Cover of:</th> <th style="width:50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>135</u></td> <td>x 3 = <u>405</u></td> </tr> <tr> <td>FACU species <u>25</u></td> <td>x 4 = <u>100</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>165</u> (A)</td> <td><u>515</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.12</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>135</u>	x 3 = <u>405</u>	FACU species <u>25</u>	x 4 = <u>100</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>165</u> (A)	<u>515</u> (B)	Prevalence Index = B/A = <u>3.12</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>5</u>	x 2 = <u>10</u>																			
FAC species <u>135</u>	x 3 = <u>405</u>																			
FACU species <u>25</u>	x 4 = <u>100</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>165</u> (A)	<u>515</u> (B)																			
Prevalence Index = B/A = <u>3.12</u>																				
2. <u><i>Betula papyrifera</i></u>	10	No	* FACU																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>80</u> =Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u><i>Rhamnus cathartica</i></u>	55	Yes	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1' - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>55</u> =Total Cover																			
Herb Stratum (Plot size: <u>5</u>)																				
1. <u><i>Rhamnus cathartica</i></u>	10	Yes	* FAC	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. <u><i>Pteridium aquilinum</i></u>	10	Yes	FACU																	
3. <u><i>Coptis trifolia</i></u>	5	No	FACW																	
4. <u><i>Vaccinium angustifolium</i></u>	5	No	FACU																	
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
	<u>30</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>30</u>)																				
1. _____																				
2. _____																				
3. _____																				
4. _____																				
	_____ =Total Cover																			

Remarks: (Include photo numbers here or on a separate sheet.)
 There was 60% dead leaves at this point.

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 1-WET
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: water NWI classification: PUBH
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling-point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The samling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
--	--

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> * Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1-WET

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
=Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. <u>Rhamnus cathartica</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
=Total Cover				
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Phalaris arundinacea</u>	<u>75</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Typha angustifolia</u>	<u>15</u>	<u>No</u>	<u>OBL</u>	
3. <u>Lemna minor</u>	<u>5</u>	<u>No</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
=Total Cover				
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
=Total Cover				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	<u>20</u>	x 1 =	<u>20</u>	
FACW species	<u>75</u>	x 2 =	<u>150</u>	
FAC species	<u>10</u>	x 3 =	<u>30</u>	
FACU species	<u>0</u>	x 4 =	<u>0</u>	
UPL species	<u>0</u>	x 5 =	<u>0</u>	
Column Totals:	<u>105</u>	(A)	<u>200</u>	(B)
Prevalence Index = B/A = <u>1.90</u>				

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
 See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 2-UP
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The sampling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: soil saturation >24 inches	

VEGETATION – Use scientific names of plants.

Sampling Point: 2-UP

	Absolute % Cover	Dominant Species?	Indicator Status																	
Tree Stratum (Plot size: <u>30</u>)																				
1. <u>Quercus rubra</u>	60	Yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60.0%</u> (A/B) Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Total % Cover of:</th> <th style="width:50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>115</u></td> <td>x 3 = <u>345</u></td> </tr> <tr> <td>FACU species <u>85</u></td> <td>x 4 = <u>340</u></td> </tr> <tr> <td>UPL species <u>35</u></td> <td>x 5 = <u>175</u></td> </tr> <tr> <td>Column Totals: <u>235</u> (A)</td> <td><u>860</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.66</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>115</u>	x 3 = <u>345</u>	FACU species <u>85</u>	x 4 = <u>340</u>	UPL species <u>35</u>	x 5 = <u>175</u>	Column Totals: <u>235</u> (A)	<u>860</u> (B)	Prevalence Index = B/A = <u>3.66</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>115</u>	x 3 = <u>345</u>																			
FACU species <u>85</u>	x 4 = <u>340</u>																			
UPL species <u>35</u>	x 5 = <u>175</u>																			
Column Totals: <u>235</u> (A)	<u>860</u> (B)																			
Prevalence Index = B/A = <u>3.66</u>																				
2. <u>Acer rubrum</u>	20	Yes	FAC																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	80	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Rhamnus cathartica</u>	60	Yes	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	60	=Total Cover																		
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Carex pensylvanica</u>	35	Yes	UPL																	
2. <u>Rhamnus cathartica</u>	30	Yes	FAC																	
3. <u>Vaccinium angustifolium</u>	15	No	FACU																	
4. <u>Carex blanda</u>	5	No	FAC																	
5. <u>Quercus macrocarpa</u>	5	No	FACU																	
6. <u>Pteridium aquilinum</u>	5	No	FACU																	
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
	95	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30</u>)																				
1. _____				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. _____																				
3. _____																				
4. _____																				
				=Total Cover																

Remarks: (Include photo numbers here or on a separate sheet.)

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
 See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 2-WET
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: PEMC
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The samling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

Sampling Point: 2-WET

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	=Total Cover		

Sapling/Shrub Stratum (Plot size: <u>15</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Rhamnus cathartica</i>	10	Yes	FAC
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	10 =Total Cover		

Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Phalaris arundinacea</i>	70	Yes	FACW
2. <i>Typha angustifolia</i>	25	Yes	OBL
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	95 =Total Cover		

Woody Vine Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>25</u>	x 1 = <u>25</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>105</u> (A)	<u>195</u> (B)
Prevalence Index = B/A = <u>1.86</u>	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 3-UP
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The sampling period was drier than normal.	

HYDROLOGY

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Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>21*</u> (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
---	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Sampling Point 3-UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 3/2	100					Loamy/Clayey	loam
5-16	10YR 4/4	100					Loamy/Clayey	loamy sand
16-21	10YR 4/4	90	7.5YR 4/6	10	C	M	Loamy/Clayey	Distinct redox concentrations
21-24	10YR 4/4	80	7.5YR 4/6	20	C	M	Loamy/Clayey	Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)	
<input type="checkbox"/> Mesic Spodic (A17)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)	
<input type="checkbox"/> (MLRA 144A, 145, 149B)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Marl (F10) (LRR K, L)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)		
<input type="checkbox"/> Stripped Matrix (S6)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Type: _____ Depth (inches): _____	

Remarks:

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 3-WET
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Seelyeville NWI classification: PEMB

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The samling period was drier than normal.	

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Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>8</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 3-WET

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30</u>)				
1. <u><i>Acer rubrum</i></u>	10	Yes	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	10	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. <u><i>Rhamnus cathartica</i></u>	20	Yes	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	20	=Total Cover		
Herb Stratum (Plot size: <u>5</u>)				
1. <u><i>Phalaris arundinacea</i></u>	45	Yes	* FACW	
2. <u><i>Pteridium aquilinum</i></u>	10	No	FACU	
3. <u><i>Carex pensylvanica</i></u>	10	No	UPL	
4. <u><i>Lemna minor</i></u>	5	No	OBL	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
	70	=Total Cover		
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _____				
2. _____				
3. _____				
4. _____				
				=Total Cover

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>5</u>	x 1 = <u>5</u>
FACW species <u>45</u>	x 2 = <u>90</u>
FAC species <u>30</u>	x 3 = <u>90</u>
FACU species <u>10</u>	x 4 = <u>40</u>
UPL species <u>10</u>	x 5 = <u>50</u>
Column Totals: <u>100</u> (A)	<u>275</u> (B)
Prevalence Index = B/A = <u>2.75</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)
 There was 20% dead leaves at this point.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
 See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 4-UP
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The sampling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>21</u> (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

Sampling Point: 4-UP

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Acer rubrum</i></u>	40	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)																
2. <u><i>Quercus rubra</i></u>	25	Yes	FACU																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	65	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Rhamnus cathartica</i></u>	20	Yes	FAC	Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Total % Cover of:</th> <th style="width:50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>70</u></td> <td>x 3 = <u>210</u></td> </tr> <tr> <td>FACU species <u>35</u></td> <td>x 4 = <u>140</u></td> </tr> <tr> <td>UPL species <u>50</u></td> <td>x 5 = <u>250</u></td> </tr> <tr> <td>Column Totals: <u>155</u> (A)</td> <td><u>600</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.87</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>70</u>	x 3 = <u>210</u>	FACU species <u>35</u>	x 4 = <u>140</u>	UPL species <u>50</u>	x 5 = <u>250</u>	Column Totals: <u>155</u> (A)	<u>600</u> (B)	Prevalence Index = B/A = <u>3.87</u>	
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2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	20	=Total Cover																		
Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Carex pensylvanica</i></u>	50	Yes	UPL	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u><i>Rhamnus cathartica</i></u>	10	No	FAC																	
3. <u><i>Lotus corniculatus</i></u>	5	No	FACU																	
4. <u><i>Pteridium aquilinum</i></u>	5	No	* FACU																	
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
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Woody Vine Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. _____																				
3. _____																				
4. _____																				
				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																

Remarks: (Include photo numbers here or on a separate sheet.)
 There was 20% dead leaves at this point.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
 See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 4-WET
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: PEMB

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The samling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9)</td> </tr> <tr> <td><input checked="" type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Aquatic Fauna (B13)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Marl Deposits (B15)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Thin Muck Surface (C7)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators</u> (minimum of two required) <table style="width:100%; border: none;"> <tr><td><input type="checkbox"/> Surface Soil Cracks (B6)</td></tr> <tr><td><input type="checkbox"/> Drainage Patterns (B10)</td></tr> <tr><td><input type="checkbox"/> Moss Trim Lines (B16)</td></tr> <tr><td><input type="checkbox"/> Dry-Season Water Table (C2)</td></tr> <tr><td><input type="checkbox"/> Crayfish Burrows (C8)</td></tr> <tr><td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td></tr> <tr><td><input type="checkbox"/> Stunted or Stressed Plants (D1)</td></tr> <tr><td><input type="checkbox"/> Geomorphic Position (D2)</td></tr> <tr><td><input type="checkbox"/> Shallow Aquitard (D3)</td></tr> <tr><td><input type="checkbox"/> Microtopographic Relief (D4)</td></tr> <tr><td><input checked="" type="checkbox"/> FAC-Neutral Test (D5)</td></tr> </table>	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Moss Trim Lines (B16)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Crayfish Burrows (C8)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> Microtopographic Relief (D4)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>8</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____																															
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:																																
Remarks:																																

VEGETATION – Use scientific names of plants.

Sampling Point: 4-WET

	Absolute % Cover	Dominant Species?	Indicator Status																																														
Tree Stratum (Plot size: <u>30</u>)																																																	
1. <u>Acer rubrum</u>	5	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:10%;"></th> <th style="width:10%;"></th> <th style="width:10%;"></th> <th style="width:10%;"></th> </tr> <tr> <td></td> <td style="text-align:center;">Total % Cover of:</td> <td></td> <td style="text-align:center;">Multiply by:</td> <td></td> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td style="text-align:center;"><u>10</u></td> <td style="text-align:center;">x 1 =</td> <td style="text-align:center;"><u>10</u></td> <td></td> </tr> <tr> <td>FACW species</td> <td style="text-align:center;"><u>80</u></td> <td style="text-align:center;">x 2 =</td> <td style="text-align:center;"><u>160</u></td> <td></td> </tr> <tr> <td>FAC species</td> <td style="text-align:center;"><u>10</u></td> <td style="text-align:center;">x 3 =</td> <td style="text-align:center;"><u>30</u></td> <td></td> </tr> <tr> <td>FACU species</td> <td style="text-align:center;"><u>0</u></td> <td style="text-align:center;">x 4 =</td> <td style="text-align:center;"><u>0</u></td> <td></td> </tr> <tr> <td>UPL species</td> <td style="text-align:center;"><u>0</u></td> <td style="text-align:center;">x 5 =</td> <td style="text-align:center;"><u>0</u></td> <td></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align:center;"><u>100</u></td> <td style="text-align:center;">(A)</td> <td style="text-align:center;"><u>200</u></td> <td style="text-align:center;">(B)</td> </tr> <tr> <td colspan="2"></td> <td colspan="3" style="text-align:center;">Prevalence Index = B/A = <u>2.00</u></td> </tr> </tbody> </table>							Total % Cover of:		Multiply by:		OBL species	<u>10</u>	x 1 =	<u>10</u>		FACW species	<u>80</u>	x 2 =	<u>160</u>		FAC species	<u>10</u>	x 3 =	<u>30</u>		FACU species	<u>0</u>	x 4 =	<u>0</u>		UPL species	<u>0</u>	x 5 =	<u>0</u>		Column Totals:	<u>100</u>	(A)	<u>200</u>	(B)			Prevalence Index = B/A = <u>2.00</u>		
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Herb Stratum (Plot size: <u>5</u>)																																																	
1. <u>Phalaris arundinacea</u>	70	Yes	* FACW																																														
2. <u>Impatiens capensis</u>	10	No	FACW																																														
3. <u>Carex stricta</u>	10	No	OBL																																														
4. <u>Rubus idaeus</u>	5	No	FAC																																														
5. _____																																																	
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Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
 See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 5-UP
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The sampling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>21</u> * (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 5-UP

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus tremuloides</u>	<u>40</u>	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B) Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Total % Cover of:</th> <th style="width:50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>20</u></td> <td>x 2 = <u>40</u></td> </tr> <tr> <td>FAC species <u>140</u></td> <td>x 3 = <u>420</u></td> </tr> <tr> <td>FACU species <u>45</u></td> <td>x 4 = <u>180</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>205</u> (A)</td> <td><u>640</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.12</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>20</u>	x 2 = <u>40</u>	FAC species <u>140</u>	x 3 = <u>420</u>	FACU species <u>45</u>	x 4 = <u>180</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>205</u> (A)	<u>640</u> (B)	Prevalence Index = B/A = <u>3.12</u>	
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2. <u>Acer negundo</u>	<u>10</u>	Yes	* FAC																	
3. _____																				
4. _____																				
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6. _____																				
7. _____																				
<u>50</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Rhamnus cathartica</u>	<u>75</u>	Yes	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
<u>75</u> =Total Cover																				
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Solidago altissima</u>	<u>30</u>	Yes	* FACU	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. <u>Pilea pumila</u>	<u>20</u>	Yes	FACW																	
3. <u>Rhamnus cathartica</u>	<u>15</u>	No	FAC																	
4. <u>Pteridium aquilinum</u>	<u>10</u>	No	FACU																	
5. <u>Glechoma hederacea</u>	<u>5</u>	No	FACU																	
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
<u>80</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>30</u>)																				
1. _____				_____ =Total Cover																
2. _____																				
3. _____																				
4. _____																				

Remarks: (Include photo numbers here or on a separate sheet.)
 There was 10% dead leaves at this point.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
 See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9850 Manning Ave N City/County: Grant Sampling Date: 10/14/2025
 Applicant/Owner: Jenny Bachman State: MN Sampling Point: 5-WET
 Investigator(s): WEJ Section, Township, Range: Section 13, T30N, R21W
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Freeon NWI classification: PEMC
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The samling period was drier than normal.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> * Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

Sampling Point: 5-WET

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	=Total Cover		

Sapling/Shrub Stratum (Plot size: <u>15</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	=Total Cover		

Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Phalaris arundinacea</i>	50	Yes	* FACW
2. <i>Typha angustifolia</i>	20	Yes	OBL
3. <i>Lemna minor</i>	15	No	OBL
4. <i>Impatiens capensis</i>	10	No	FACW
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	95 =Total Cover		

Woody Vine Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	=Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>35</u>	x 1 = <u>35</u>
FACW species <u>60</u>	x 2 = <u>120</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>95</u> (A)	<u>155</u> (B)
Prevalence Index = B/A = <u>1.63</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

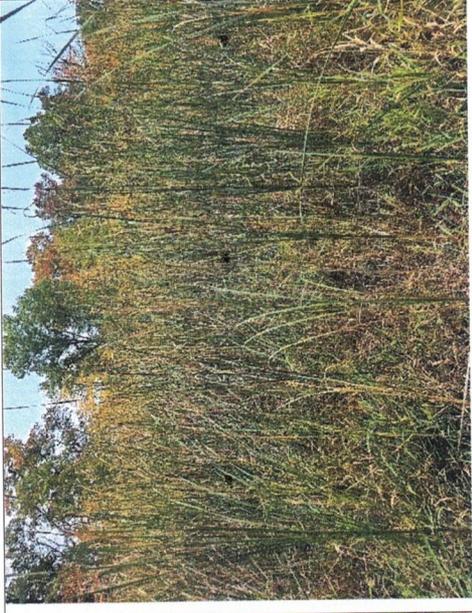
Hydrophytic Vegetation Present? Yes X No

APPENDIX C

Site Photos



WETLAND 1



WETLAND 2



1-WET



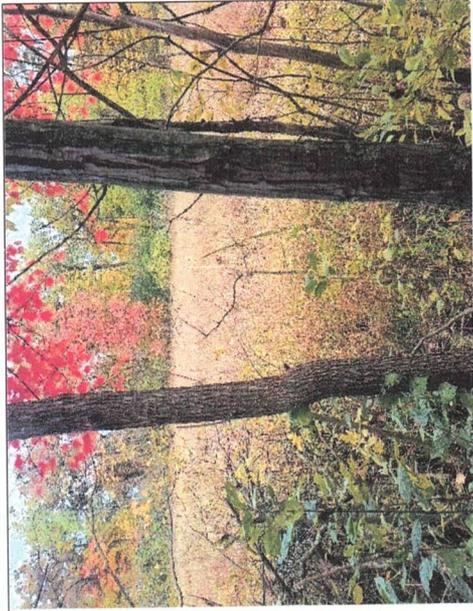
2-WET



1-UP



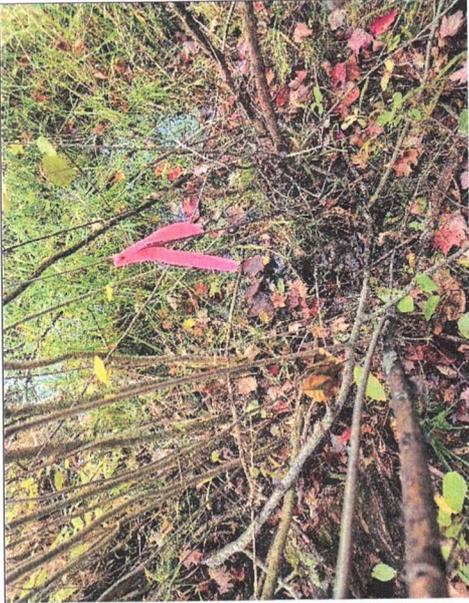
2-UP



WETLAND 3



WETLAND 4



3-WET



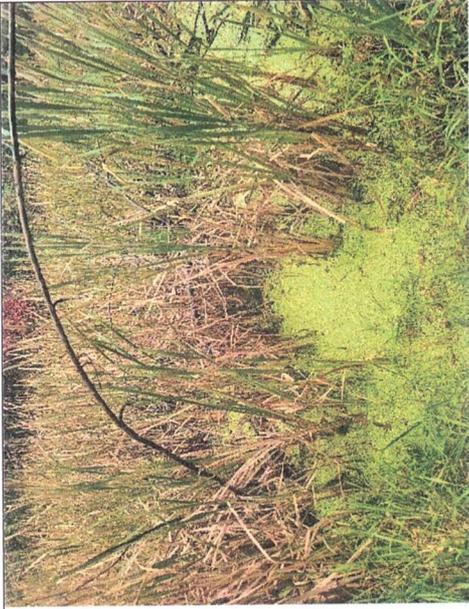
4-WET



3-UP



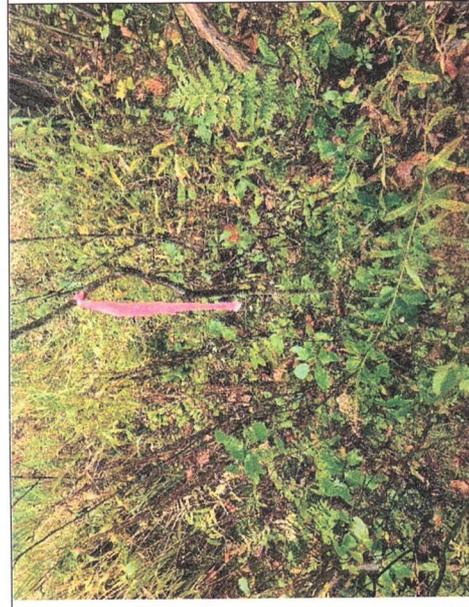
4-UP



WETLAND 5



5-WET



5-UP

APPENDIX D

Wetland Delineation Approval Forms

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Jenny Bachman
Mailing Address: 9850 Manning Ave N, Grant, MN
Phone: 651-436-6519
E-mail Address: jenny@brockmantrailers.com

Authorized Contact (do not complete if same as above):

Mailing Address:
Phone:
E-mail Address:

Agent Name: Wayne Jacobson, PSS, WDC Jacobson Environmental, PLLC
Mailing Address: 2109 Joplin Street, Mora, MN 55051
Phone: 612-802-6619
E-mail Address: jacobsonenv@msn.com

PART TWO: Site Location Information

County: Washington **City/Township:** Grant
Parcel ID and/or Address: 1303021110014
Legal Description (Section, Township, Range): Section 13, T30N, R21W
Lat/Long (decimal degrees):
Attach a map showing the location of the site in relation to local streets, roads, highways.
Approximate size of site (acres) or if a linear project, length (feet): 10.2 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Wetland delineation approval

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

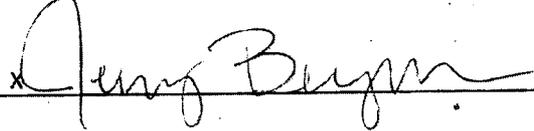
⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: X  Date: 10/16/2025

I hereby authorize Wayne Jacobson to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

Wetland Type Confirmation

Delineation Concurrence. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

Preliminary Jurisdictional Determination. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

Approved Jurisdictional Determination. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>



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

Phone: 651.426.3383
 Fax: 651.429.1998
 Email: clerk@cityofgrant.com

VARIANCE

Application Date:	
Fee: \$500	Escrow: \$3,000

According to the City of Grant's Zoning Ordinance, a variance "is a modification or variation of the strict provisions of this Ordinance as applied to a specific piece of property in order to provide relief for a property owner because of undue hardship or practical difficulty imposed upon the property by this Ordinance. A variance shall normally be limited to height, bulk, density, and yard requirements." Variances may be granted in cases of exceptional circumstances, when the strict enforcement of the Ordinance would cause a practical difficulty or inability to reasonably use a property.

PARCEL IDENTIFICATION NO (PIN):		LOT SIZE:
PROJECT ADDRESS: 9850 Manning Ave N Stillwater, MN 55082	OWNER: Name: Troy and Jenny Bergmann Address: 9850 Manning Ave N Stillwater MN 55082 City, State, Zip: 6514929078Jenny 6513249799Troy Phone: jenny@brockmantrailers.c om Email:	APPLICANT (if different from Owner): Name: Address: City, State, Zip: Phone: Email:
BRIEF DESCRIPTION OF REQUEST: 9' addition on the West side of the house with a 14' covered porch		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code sections for a detailed description of required submittal documents, and subsequent process. - Chapter 32, Sec. 32-60. Variances, other Sections per request.		

Required Signatures

*** Note: All parties with a fee interest in the real estate must sign this application before the City will review for completion! ***

Applicant

Fee Title Property Owner (If different from Applicant)

Name: Troy and Jenny Bergmann
(Please print)
 Address: 9850 Manning Ave N
 City, State, Zip: Stillwater MN 55082
 Phone: 6514929078 ^{Jenny} 6513249799 ^{Troy}
 Cell Phone: _____
 Email: jenny@brockmantrailers.com
 Signature: Jenny Bergmann
 Date: 10-29-25

Name: _____
(Please print)
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Cell Phone: _____
 Email: _____
 Signature: _____
 Date: _____

Checklist:

Please review the attached checklist. Minnesota State Statute 15.99 provides the City of Grant 15 business days to determine the application's completeness. Completeness depends on whether or not the applicable checklist items are fulfilled and submitted with your application.

Review Deadline and Timeline:

All applications must be received by the deadlines as posted on the City's website. Failure to submit by the date shown may result in a delay in the scheduling of the application for public hearing. Meeting the deadline does not guarantee that an application will be heard at the next meeting. To improve likelihood of appearing on an agenda, it is recommended that applications be submitted earlier than deadline.

According to Minnesota State Statute 15.99 a Variance has a Statutory review period of 60 days, with the City's ability (which includes city staff and consultants) to extend the review for an additional 60 days if necessary due to insufficient information, directive to provide additional information, the tabling or postponement of an application, lack of quorum, or schedules.

Application for Planning Consideration Fee Statement:

(Please read carefully and understand your responsibilities associated with this land use application)

The City of Grant has set forth a fee schedule by City Ordinance as posted on the City's website. The City of Grant utilizes consulting firms to assist in the review of projects. The consultant and city rates are available upon request. By signing this form, the Applicant accepts sole responsibility for any and all fees associated with the land use application from the plan review stage; the construction monitoring stage; and all the way to the release of any financial guarantees for an approved project. In the event the Applicant fails to make payment of all fees associated with the project, the City of Grant will assess any unpaid or delinquent fees related to this application or project against the subject property. If a project is denied by the City Council or withdrawn by the Applicant, the fees associated for the project until such denial or withdrawal, remain the Applicant's responsibility.

I/WE UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant

Fee Title Property Owner

(If different from Applicant)

Jenny Bergmann
Signature

Signature

Jenny Bergmann
Printed Name

Printed Name

10/29/25
Date

Date

Variance Permit Checklist

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.

COPIES: One (1) full electronic submission; Two (2) 11x17 half scale scalable plan sets.

Site Plan: Technical drawing demonstrating existing conditions and proposed changes.

All plans must be to-scale, scalable, and include a north arrow.

- Property dimensions
 - Area in acres and square feet
 - Setbacks (Front, Side, Rear)
 - Location of 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 to accommodate use
 - 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 (if applicable)
-

Architectural/Building Plan (if applicable): All plans must be to-scale, scalable, and include a north arrow.

- Location of proposed buildings and their size including dimensions and total square footage
 - Proposed floor plans
 - Proposed elevations
 - Description of building use
-

Landscape Plan (if applicable): All plans must be to-scale, scalable, and include a north arrow.

- Landscape plan identifying species and size of trees and shrubs
 - Screening plan
-

Statement acknowledging that you have contacted the other governmental agencies such as watershed districts, Washington County departments, State agencies, or other that may have authority over your property for approvals and necessary permits.

Written Narrative: Describe your request and the practical difficulties that are present on the site and why a Variance is sought. See attached guidance on Practical Difficulty.

Paid Application Fee: \$500

Paid Escrow*: \$3,000 *Any remaining funds, after expenses, are returned to the Applicant. Expenses incurred over \$3,000 will be billed to the Applicant.

Materials that may be required upon request:

Survey of the Property: An official survey, by a licensed surveyor, may be requested with the application. The survey shall be scalable and either Full Scale, or Half Scale (11"x17") as requested by the Zoning Administrator.

Full scale plans at a scale not smaller than 1"=100'

Sanitary and stormwater plans. Sanitary and/or stormwater plans may be requested depending on the proposal of the Variance.

Wetland Delineation. If the proposed Variance is near a potential wetland boundary or setback, delineation may be required to fully evaluate and approve, or deny, the Variance.

What is a Practical Difficulty?

“Practical Difficulty” as used in connection with the granting of a Variance means:

- The proposed use of the property and associated structures in question cannot be established under the conditions allowed by the Zoning Ordinance or its amendments and no other reasonable alternate use exists.
- The plight of the landowner must be due to physical conditions unique to the land, structures, or buildings in the same zoning district.
- These unique conditions of the site cannot be caused or accepted by the landowner after the effective date of the Zoning Ordinance or its amendments.
- Economic considerations alone shall not constitute a hardship.

City of Grant Zoning Ordinance (Chapter 32, Sec. 32-60)

The Variance, if granted, shall not alter the essential character of the locality.

Those applying for a Variance must describe the specific circumstances which would constitute a practical difficulty. The application must include a written narrative that describes the Variance request and addresses the three factors - reasonable use, unique circumstances, and essential character of the locality - of practical difficulty.

Circumstances which normally constitute a practical difficulty relate to lot size, setbacks, steep slopes and wetlands but cannot be created by the landowner. It is incumbent upon the applicant to explain the case for a practical difficulty, which will form the basis for granting or denying the Variance request.

Review and Recommendation by the Planning Commission. The Planning Commission shall consider oral or written statements from the Applicant, the public, city staff and its consultants and/or its own members. It may question the Applicant and may recommend approval, disapproval, or table by motion the application. The Commission may impose necessary conditions and safeguards in conjunction with their recommendation.

Review and Decision by the City Council. The City Council shall review the application after the Planning Commission has made its recommendation. The City Council is the only body with the authority to make a final determination and either approve or deny the application.

Variance Request for Wetland setback

Date: 10-31-25

Troy and Jenny Bergmann

9850 Manning Ave N

Stillwater MN 55082

Dear City of Grant,

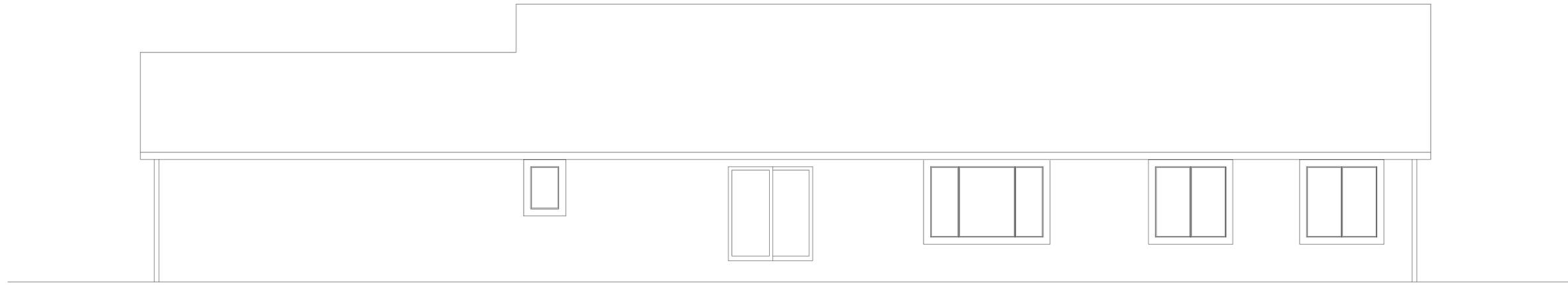
We are writing to formally request a variance for an addition to our current home at 9850 Manning Ave N Stillwater MN 55082. We are looking to add 9' to the west side of our home, along with a covered porch area. Also, a small covered entryway porch to the East side of the home for an entryway accent. Our home was built in 1979 and the rules and regulation for wetland setback were not available, or non existent. Since our home was built in 1979, the majority of our home exists within the current wetland setback area as is.

On the west side of our home is a family room and laundry area which we are looking to extend and update our kitchen. The 9' addition to home would not be possible to add elsewhere to home without completely removing our current garage and remodeling the whole north side of the home. The North side of our home contains our septic tanks as well as our drain system, this is the only plausible location for the septic tank as the other areas in our lot do not perc. The east side of our home is also within range of another wetland, which would require a 75' setback not allowing us to add on to the home that direction. Financially and logistically adding on to the back of the home would be our best option.

The variance would not negatively impact the surrounding area. Our homes in that area are heavily wooded between and would not cause burden to the land or our neighbors. We appreciate your consideration on this matter.

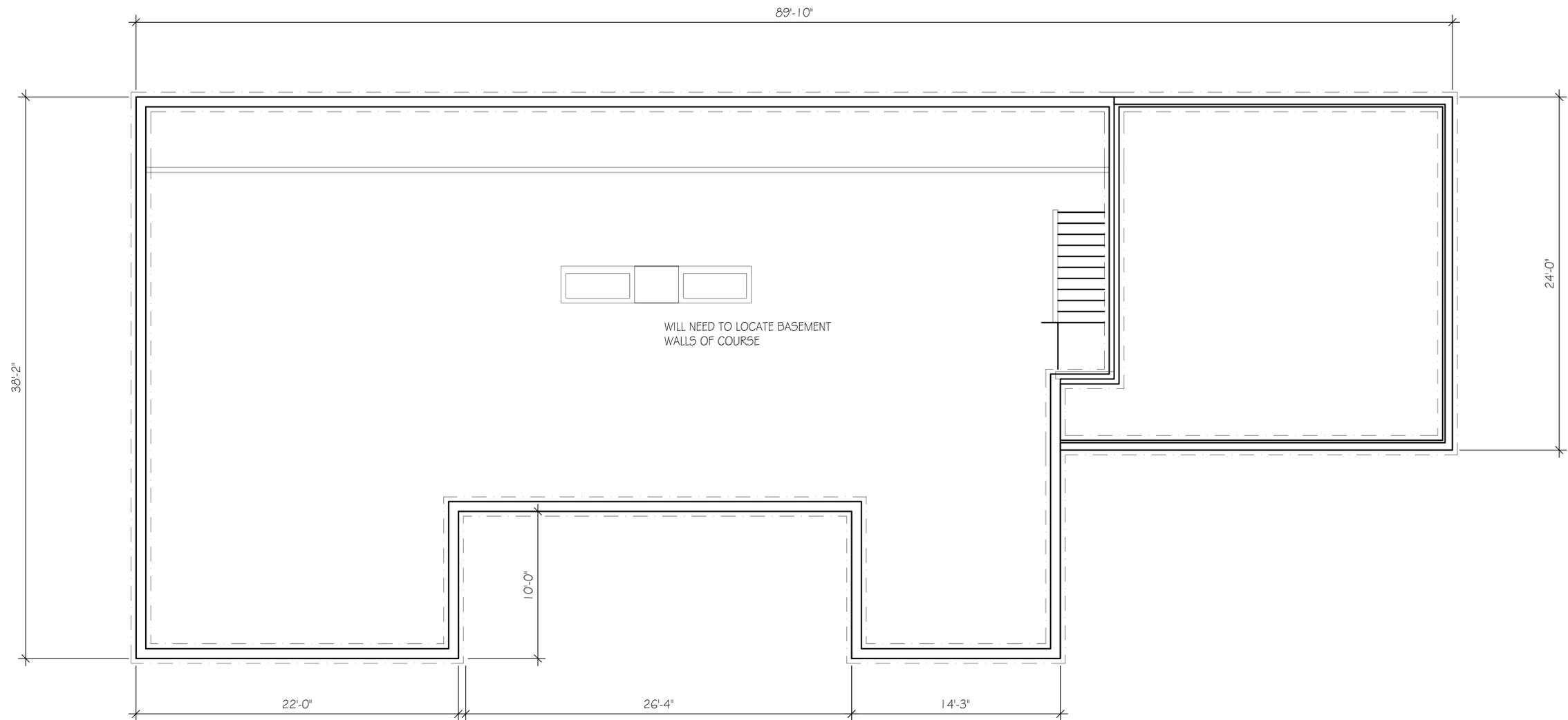
Much Thanks,

Troy and Jenny Bergmann



CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D. JOHNSON
DATE: 6-25-25		
BERGMAN REMODEL		
PLAN #250613		



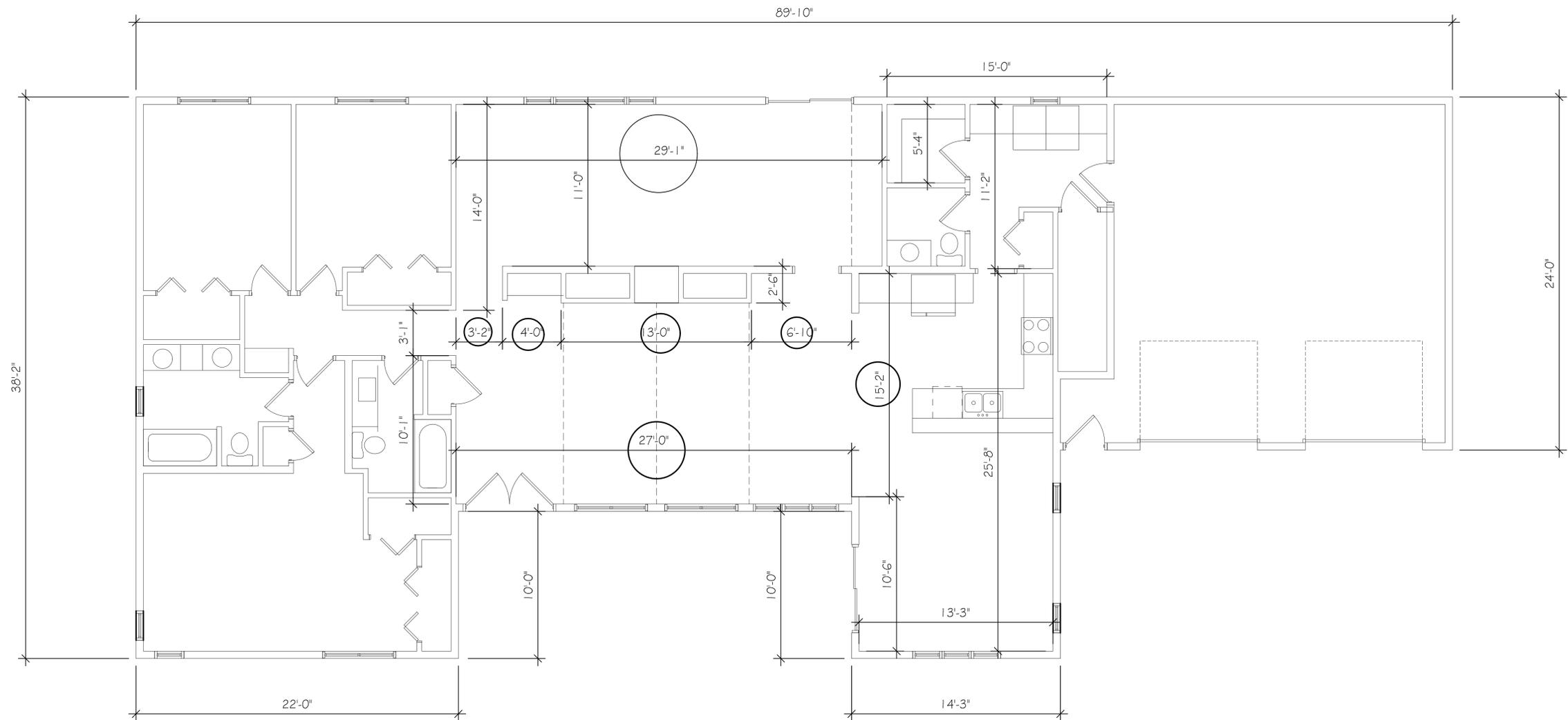
EXISTING MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

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DATE: 6-25-25		
BERGMAN REMODEL		
PLAN #250613		



EXISTING MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

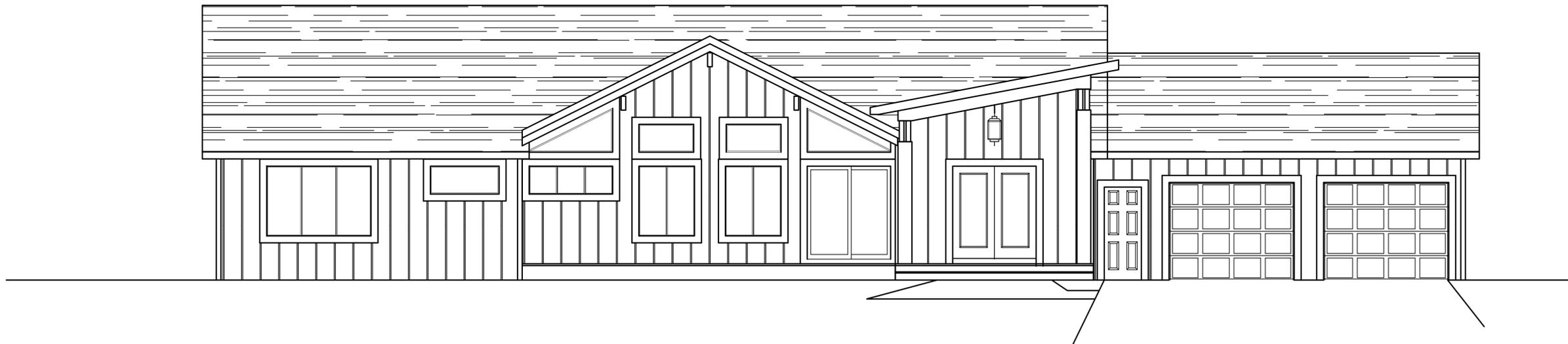


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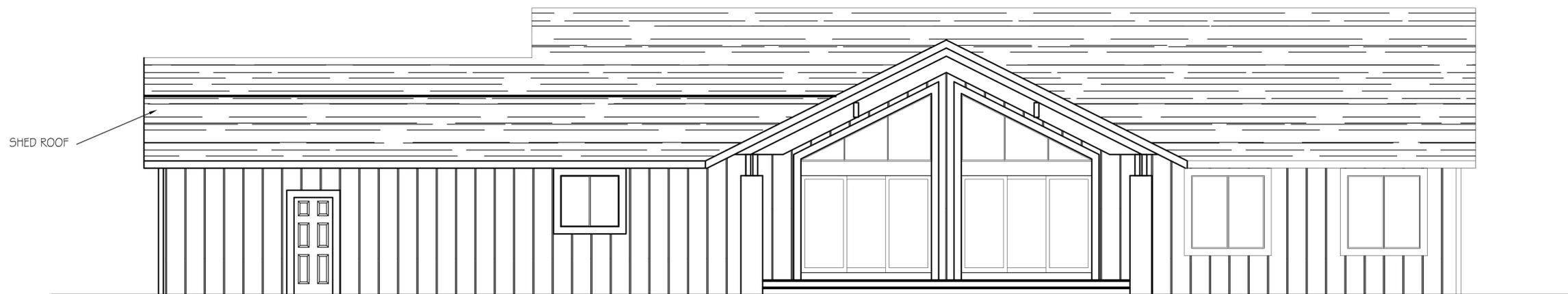
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D. JOHNSON
DATE: 6-25-25		

BERGMAN REMODEL

PLAN #250613



PROPOSED FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

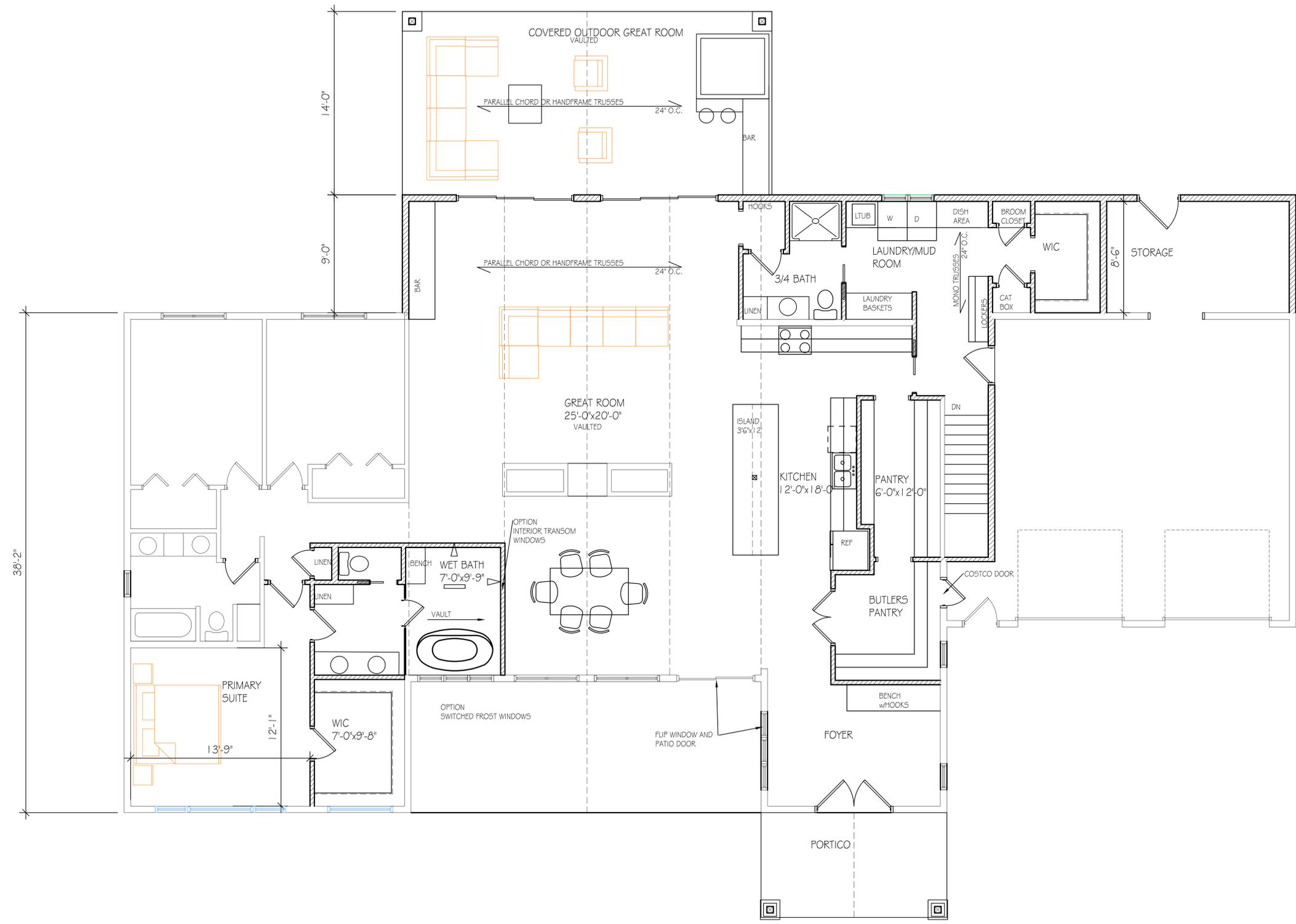


PROPOSED REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D. JOHNSON
DATE: 6-25-25		
BERGMAN REMODEL		
PLAN #250613		

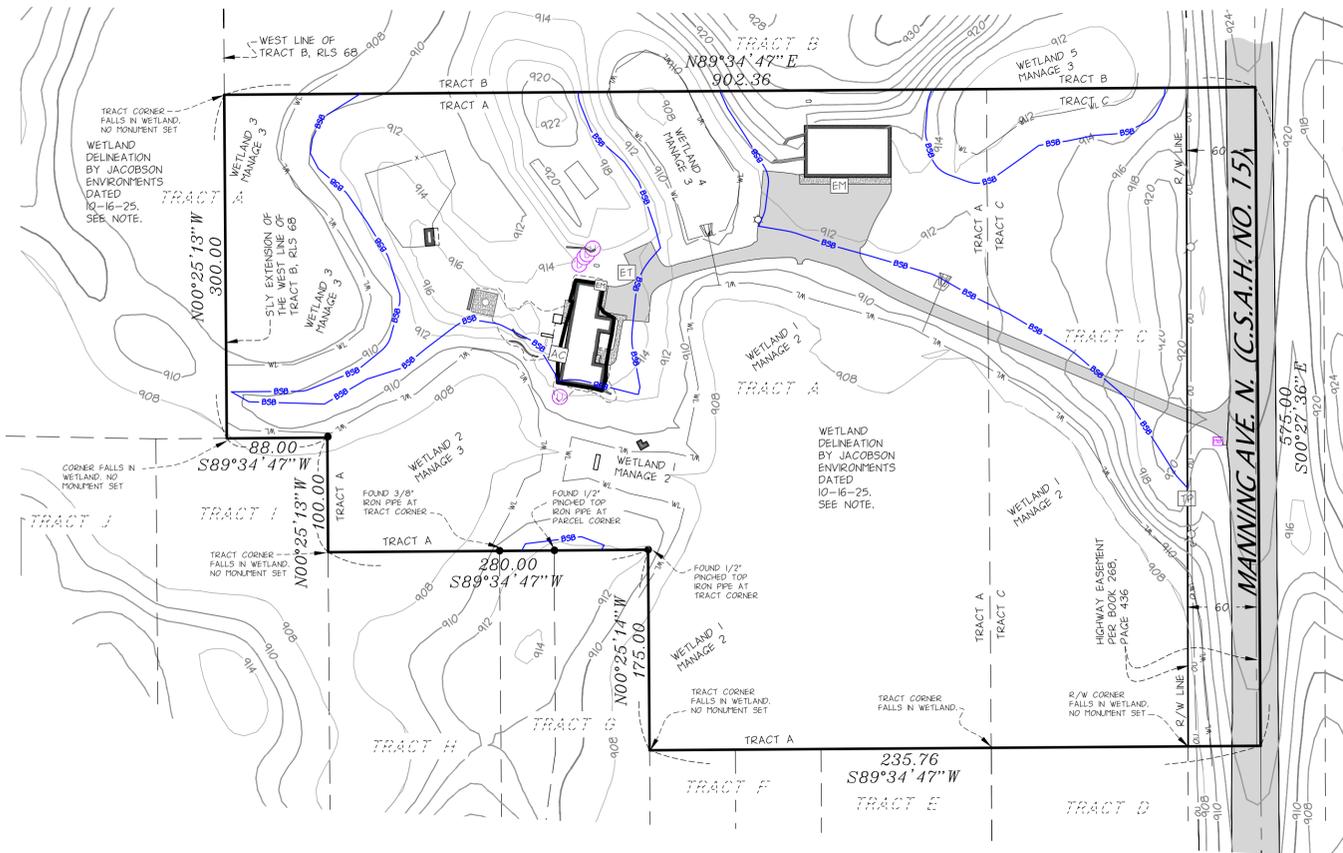


PROPOSED MAIN FLOOR PLAN 'A-7'
SCALE: 1/4" = 1'-0"



CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D. JOHNSON
DATE: 6-25-25		
BERGMAN REMODEL		
PLAN #250613		



OVERALL PARCEL DETAIL



LEGEND

- FOUND CAST IRON MONUMENT
- FOUND MONUMENT (AS NOTED)
- SET IRON PIPE MARKED WITH MN LICENSE NO. 25718
- TV CABLE TV PEDESTAL
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- GUY WIRE
- POWER POLE
- EM GAS METER
- TV TELEPHONE PEDESTAL
- SC SANITARY CLEANOUT
- W WATER WELL
- M MAIL BOX
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- UT UNDERGROUND TELEPHONE
- OU OVERHEAD UTILITY
- UG UNDERGROUND GAS
- FENCE
- TREES
- DENOTES WETLAND BUFFER LINE

EXISTING IMPROVEMENT AREAS:

- (IN SQUARE FEET)
- HOUSE = 2794
 - FRONT DECK = 144
 - FRONT CONC. = 516
 - REAR DECK = 283
 - REAR CONC. = 88
 - HOT TUB = 57
 - BRIDGE = 26
 - WALLS = 132
 - FIRE PIT PATIO = 363
 - NORTH SHED = 125
 - NORTH SHED DECK = 59
 - SOUTH SHED = 51
 - SOUTH BRIDGE = 48
 - DRIVEWAY = 13455
 - SHED = 3440
 - SHED CONC. = 493
 - SHED WALL = 71
- TOTAL IMPROVEMENTS = 22,145 SQ.FT. = 5.0% (% OF PARCEL AREA)

WETLAND NOTES:

1. WETLAND FLAGS FOR WERE LOCATED BY CORNERSTONE LAND SURVEYING, INC. ON 10-22-25.
2. WETLANDS DELINEATED BY:

Wayne Jacobson, PSS, WDC
Senior Scientist
Jacobson Environmental PLLC
2109 Joplin Street
Mora, MN 55051
612-802-6619
jacobsonenv@msn.com
www.jacobsonenvironmental.com

LEGAL DESCRIPTION:

(AS SHOWN ON CERTIFICATE OF TITLE NO. 68096)

TRACT C,
REGISTERED LAND SURVEY NO. 68,

AND

That part of TRACT A, REGISTERED LAND SURVEY NO. 68, Lying east of a Southerly extension of the West line of Tract B, REGISTERED LAND SURVEY NO. 68, to its intersection with the North line of Tract I, REGISTERED LAND SURVEY NO. 68.

EASEMENT NOTES:

Easement for highway purposes per Doc. No. 20499. (AS SHOWN ON SURVEY)

Building restrictions as shown on Doc. No. 24515. (COVERS ENTIRE SITE, NOT SHOWN. SEE DOCUMENT FOR RESTRICTIONS)

AREA:

TOTAL AREA AS SHOWN = 445,771 SQ.FT. / 10.23 ACRES
INCLUDING 35,620 SQ.FT. / 0.82 ACRES OF ROADWAY EASEMENT.
NET = 410,151 SQ.FT. / 9.41 ACRES

AREA OF WETLANDS = X SQ.FT.

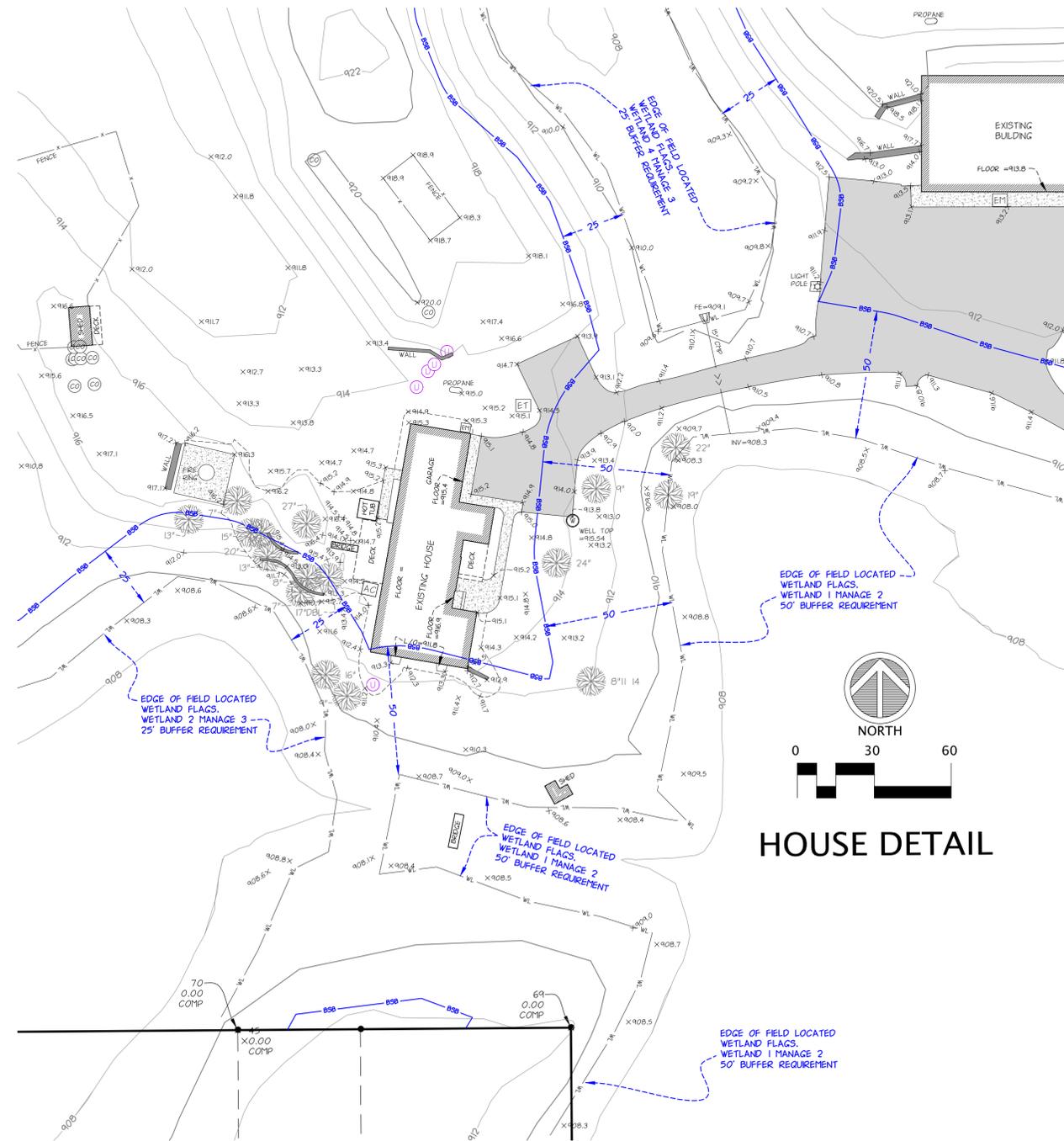
SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
2. UNDERGROUND UTILITIES NOT SHOWN.
3. CONTOURS IN AREAS OUTSIDE OF SHOWN SPOT ELEVATIONS SHOWN PER LIDAR DATA OBTAINED FROM THE DNR MNTPO WEBSITE. NOT FIELD VERIFIED.

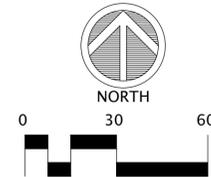


SEPTIC/ WELL

SEPTIC MANHOLES, CLEANOUTS AS SHOWN ON SURVEY.
WELL SHOWN ON SURVEY.



HOUSE DETAIL



BERGMANN RESIDENCE

CONTACT:

Jenny L Bergmann
Brockman Trucking Inc
Phone: (651)436-6519
jenny@brockmantrailers.com

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF STILLWATER

REVISIONS:

DATE	REVISION
10-13-25	PRELIMINARY ISSUE
10-24-25	ADD WETLANDS

CERTIFICATION:

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

Daniel L. Thurnmes
Daniel L. Thurnmes Registration Number: 25718
Date: 10-13-25

PROJECT LOCATION:

9850
MANNING AVE. N.
PID#1303021110014

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVZZ920
PROJECT NO. ZZZ5920

CERTIFICATE OF SURVEY

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-05**

RESOLUTION APPROVING A VARIANCE FROM WETLAND SETBACK TO CONSTRUCT A HOME ADDITION AT 9850 MANNING AVENUE N, GRANT, MN

WHEREAS, Jenny and Troy Bergmann (“Applicants” and “Owners”) have submitted an application for a variance from the required wetland setback to construct a home addition located at 9850 Manning Avenue N., Grant, MN 55110; and

WHEREAS, the existing residential structure is partially within the wetland setback area but was constructed in 1979 prior to the adoption of wetland setback standards and is therefore legally nonconforming; and

WHEREAS, the available area to site a home addition is constrained given the existing home, wetlands, and septic drainfield on-site; and

WHEREAS, the proposed improvement of the existing residential structure is reasonable and minimizes the requested variance to the extent possible; and

WHEREAS, the addition is properly located based upon naturally existing limiting factors that were not created by the Applicants or Owners; and

WHEREAS, the requested variance is not driven by economic considerations alone; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on January 6, 2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of Jenny and Troy Bergmann, 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:

- The available area to site a home addition is constrained given the existing home, wetlands, and septic drainfield on-site.
- The proposed improvement of the existing residential structure is reasonable and minimizes the requested variance to the extent possible.
- The addition is properly located based upon naturally existing limiting factors that were not created by the Applicants or Owners.
- The requested variance is not driven by economic considerations alone.

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

- The Applicants shall be required to obtain any necessary permits and/or approvals from the Browns Creek Watershed District and Washington County prior to construction. A copy of any correspondence or permits shall be provided to the City prior to construction of the addition.
- Disturbances to the existing wetlands shall be limited to the extent possible during construction of the addition.

Adopted by the Grant City Council this 6th day of January 2026.

Jeff Giefer, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this ____ day of _____, 2026.

Kristina Handt
City Administrator/Clerk
City of Grant



STAFF REPORT

DATE: January 6, 2026

New Business

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: 2026 Fee Schedule

BACKGROUND:

Annually the City Council reviews the fee schedule and makes adjustments as necessary. The fee schedule was last updated January 2025.

ISSUE BEFORE COUNCIL:

What, if any, changes would the council like to make to the fee schedule for 2026?

PROPOSAL:

While none of the actual fees are proposed to be changed this year by staff, the format is new. The format of the ordinance has been changed from previous years so that the ordinance is written more typical of ordinances and notes it is transitory since it is updated each year and so won't be codified. It also notes that fees not noted in the fee schedule but otherwise imposed by the city are still in effect. This covers things like the small wireless fees that are laid out in their own ordinance section 28 and any others that may not be included in this fee schedule. A longer-term goal may be to move all fees to one central fee schedule to make it easier for the public to locate.

One addition I did make to the attached fee schedule for 2026 is the addition of the building permit fees. The fees are not proposed to change from what has been charged but it makes them more transparent to the public to include them in the fee schedule and this is a common practice in other cities.

OPTIONS:

- 1) Adopt the proposed 2026 Fee Schedule Ordinance
- 2) Amend and then Adopt the 2026 Fee Schedule Ordinance

FISCAL IMPACT:

Regularly analyzing, discussing and updating fees helps to ensure sound fiscal management. Further review helps to ensure the proper fees are received for services.

RECOMMENDATION:

“Motion to approve Ordinance No. 2026-86, An Ordinance Adopting the 2026 Fee Schedule for the City of Grant.”

AND

“Motion to approve Resolution 2026-06, Providing for the Summary Publication of Ordinance No 2026-86.”

ATTACHMENTS:

- Ordinance No. 2026-86, An Ordinance Adopting the 2026 Fee Schedule for the City of Grant
- 2026 Fee Schedule
- Resolution 2026-06, A Resolution Providing for Summary Publication of Ordinance No 2026-86

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2026-86**

**AN ORDINANCE ADOPTING THE 2026 FEE SCHEDULE FOR THE CITYH OF
GRANT**

THE CITY COUNCIL OF THE CITY OF GRANT ORDAINS AS FOLLOWS:

Section 1. Schedule Adopted. The Attached fee schedule is hereby adopted.

Section 2. Not Codified. This ordinance is transitory in nature and shall not be codified in the City Code. This ordinance and the fee schedule established hereby shall be placed on file and available for public inspection in the city offices at 111 Wildwood Road, Willernie, MN 55090.

Section 3. Effect. The fees set out in the attached fee schedule apply notwithstanding any other fees the City has established which may be inconsistent. Any other fees imposed by the City which do not appear on the attached fee schedule remain in full force and effect.

Section 4. Effective Date. This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Section 5. Adoption Date. Passed in regular session of the Grant City Council this 6th day of January, 2026.

CITY OF GRANT

Jeff Giefer, Mayor

ATTEST

Kristina Handt, Interim Administrator/Clerk

(Published in the _____ on _____, 2026)



2026 FEE SCHEDULE FEES, CHARGES, AND ESCROW

CITY OF GRANT

Mailing Address: P.O. Box 577
Willernie, Minnesota 55090
Town Hall: 111 Wildwood Road
Phone: (651) 426-3383
E-mail: clerk@cityofgrant.us

Make checks payable to City of Grant.

Under State and local planning laws, any property owner may petition for rezoning and/or platting. The City, upon receipt of such a petition, will process the application in accordance with the procedures and provisions of the ordinances.

The City charges the petitioner a filing fee for this processing, as well as requiring that he/she pay all costs the City may incur in processing and "hearing" the application. An escrow amount will be required at the time application fees and the application is received by the City's Consultant.

<i>For Each Application</i>	<i>Application Fees</i>	<i>Escrow*</i>	<i>TOTAL</i>
Minor Subdivision	\$500	\$4,000	\$500 plus \$4,000 escrow
Major Subdivision	\$1,000 + \$25 per lot	\$7,000	\$1,000 + \$25 per lot plus \$7,000 escrow
Variance	\$500	\$3,000	\$500 plus \$3,000 escrow
Conditional Use Permit (CUP) (Amended and New) Interim Use Permit (IUP)	\$500	\$3,000	\$500 + \$3,000 escrow
Conditional Use Permit (CUP) Annual Review Fee	N/A		N/A
All other Land Use Issues	\$100	\$1,000	\$100 + \$1,000 escrow
Certificate of Compliance (COC)	\$100	\$900	\$100 + \$900 escrow**
COC Amendment	\$100	\$500	\$100 + \$500 escrow
Grading Permit Fees	\$150 for 50 - 100 Cubic yards \$300 <100 Cubic Yards	No Escrow \$1500- \$3000 Escrow	Required Dependent upon number of yards

- * Unused escrow amounts will be returned to the applicant.
- * COC Escrow required only for issues that require City Planner analysis or review. Examples include:
 - Accessory buildings in front of the primary structure
 - Projects involving issues related to animal units per grazable acres
 - Buildings meeting the state definition of an "agricultural building"
 - Other complex zoning issues requiring Planner analysis or review
- * For additional information, see also the Escrow Account Policies Form.
- Permits applied for after work has begun will be two times the standard fee.

Below are listed other permits required for various activities in the City of Grant.

<i>Other Permits</i>	<i>Permit Fees</i>
Sign Permit	\$50
Charitable Gambling Operations Permit	\$100

Demolition Permit	\$100
Mann Lake Parking Permit	\$10/resident OR \$50/non-resident
Burn Permits	\$10

<u>Permit/Escrow Fees</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
Qwest		\$3,000
Comcast	\$300	\$3,000
Koch Pipeline	\$300	
	\$300	
<u>Liquor License Fees</u>	<u>Fee</u>	
On-Sale Liquor		
On-Sale Sunday	\$2,000	
On-Sale Beer 3.2	\$200	
Off-Sale Liquor	\$200	
	\$200	
<u>Miscellaneous Fees</u>		
Subdivision Ordinance-Copy	\$50	
Zoning Ordinance-Copy	\$50	
Comprehensive	\$50	
Plan-Copy		
Special Assessment	\$25	
Dishonored Check	\$40	
Copies	.25 per page	Over 100 Time Based
Notary Fee – Non-resident	\$5.00	
Solicitor’s License Fee	\$100	
Deed Stamping		
Wetland Review Specialist		
MLCCS Review Fee	\$100	
	\$300	
Adult Cannabis Registration Fee		
Driveway Permit	\$50	
Preapplication Meeting/Planner	\$500	

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2026-06

**A RESOLUTION OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA,
PROVIDING FOR THE SUMMARY PUBLICATION OF ORDINANCE NO. 2026-86, AN
ORDINANCE ESTABLISHING A FEE SCHEDULE FOR THE CITY OF GRANT,
MINNESOTA**

WHEREAS, On January 6, 2026, at a Regular Meeting of the Grant City Council, by majority vote, the City Council adopted Ordinance No. 2026-86 which establishes the fee schedule for 2026 for the City of Grant; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the City Council for the City of Grant has determined that publication of the title and a summary of Ordinance No. 2026-86 would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the City Council for the City of Grant has reviewed the summary of Ordinance No. 2026-86 attached and incorporated herein as **Exhibit A**; and

WHEREAS, the City Council for the City of Grant has determined that the text of the summary clearly informs the public of the intent and effect of Ordinance No. 2026-86.

NOW THEREFORE BE IT RESOLVED, the City Council for the City of Grant hereby:

1. Approves the text of the summary of Ordinance No. 2026-86 attached as **Exhibit A**.
2. Directs the City Clerk to post a summary publication of Ordinance No. 2026-86 in all public locations designated by the City Council.
3. Directs the City Clerk to publish the summary in the City's legal newspaper within ten days.
4. Directs the City Clerk to file the executed Ordinance upon the books and records of the City along with proof of publication.

Dated this 6th day of January, 2026.

Jeff Giefer, Mayor

ATTEST:

Kristina Handt, Interim Administrator/Clerk

Exhibit A
Ordinance Summary

Ordinance No. 2026-86

**AN ORDINANCE ESTABLISHING A FEE SCHEDULE
FOR THE CITY OF GRANT, MINNESOTA**

On January 6, 2026 the City of Grant adopted an ordinance amending its annual fee schedule (the “Ordinance”). The Ordinance restated the fee schedule for 2026, with changes and additions from the 2025 Fee Schedule.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at the office of the City Clerk or by standard or electronic mail.



STAFF REPORT

DATE: January 6, 2026
New Business

TO: Mayor and City Council
FROM: Kristina Handt, Interim City Administrator
AGENDA ITEM: 2026 City Council Meeting Schedule

BACKGROUND:

Adopting a meeting calendar serves as the official notice for the year of all upcoming meetings; thereby, satisfying legal requirements and increasing transparency to the general public. If approved, the meeting calendar will be posted on the City's website.

ISSUE BEFORE COUNCIL:

Should the City Council approve the proposed 2026 meeting schedule?

PROPOSAL:

There are two deviations from the regular first Tuesday schedule for 2026. The first is in February. City Councils are not allowed to hold official meetings after 6pm on the night of precinct caucuses which are scheduled for Tuesday, February 3rd, 2026 so the proposal is to move the meeting to Monday, February 2nd. The second change is in November due to the general election on Tuesday, November 3rd, the meeting is proposed for Monday, November 2nd. A meeting will need to be added in November to canvas the election results but that can be scheduled closer to the time when we have the results from the county.

OPTIONS:

- 1) Approve the 2026 City Council Meeting schedule as proposed.
- 2) Amend and then approve the 2026 City Council Meeting schedule.

RECOMMENDATION:

"Motion to approve the 2026 City Council Meeting schedule as proposed."

ATTACHMENTS:

- 1) 2026 City Council Meeting schedule

CITY OF GRANT CITY COUNCIL REGULAR MEETING SCHEDULE FOR 2026

The Council holds its regular meeting at 6:30 p.m. on the first Tuesday of the month unless it falls on a holiday or is otherwise changed by the Council. All regular meetings of the Grant City Council will take place on the dates noted below beginning at 6:30 p.m. at the Grant Town Hall, 8380 Kimbro Ave N, Stillwater, MN 55082

- Tuesday, January 6, 2026
- Monday, February 2, 2026
- Tuesday, March 3, 2026
- Tuesday, April 7, 2026
- Tuesday, May 5, 2026
- Tuesday, June 2, 2026
- Tuesday, July 7, 2026
- Tuesday, August 4, 2026
- Tuesday, September 1, 2026
- Tuesday, October 6, 2026
- Monday, November 2, 2026
- Tuesday, December 1, 2026

To view meetings online, see the City's website for the link to the Zoom meeting. Playback of meetings on Cable Channel 16 is on Tuesdays and Thursdays at 8:00 am; Mondays and Thursdays at 7:00 pm; and Saturday at 1:00 pm.

Notice of any special meetings (and meeting agendas) will be posted on the city website (www.cityofgrant.us).



STAFF REPORT

DATE: January 6, 2026

New Business

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Appoint Deputy Mayor

BACKGROUND:

Minnesota State Statute § 412.121 reads: “At its first meeting each year the council shall choose an acting mayor from the council members. The acting mayor shall perform the duties of mayor during the disability or absence of the mayor from the city or, in case of vacancy in the office of mayor, until a successor has been appointed and qualifies.”

ISSUE BEFORE COUNCIL:

Who should the Council appoint as Deputy Mayor?

PROPOSAL:

The City Council is asked to select a Deputy Mayor on the City’s behalf, should Mayor Giefer be unavailable or unable to attend a meeting, sign an agreement, or attend functions on behalf of the City.

OPTIONS:

Any of the four council members may be appointed deputy mayor.

RECOMMENDATION:

“Move to appoint Council Member _____ as Deputy Mayor for 2026, to comply with and fulfill all duties enumerated in Minn. Statute § 412.121 relating to selection of an Acting Mayor.”



STAFF REPORT

DATE: January 6, 2026

New Business

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Appointment to Ramsey Washington Suburban Cable Commission

BACKGROUND:

Per the Joint Powers Agreement with the Ramsey Washington Suburban Cable Commission, each member city is entitled to one director. The director and alternate director should be appointed by resolution of the City Council. Directors serve at the pleasure of the City and until a successor is appointed.

ISSUE BEFORE COUNCIL:

Who should the Council appoint as director and alternate to represent Grant on the Ramsey Washington Suburban Cable Commission?

PROPOSAL:

Mayor Giefer has served on the cable commission for a number of years and is interested in continuing to serve. The council may choose to continue with his appointment or select another member to serve as director.

Council should also select an alternate should the director not be able to attend. Commission meetings are the second Thursday of odd numbered months at 5:30pm.

OPTIONS:

Council may appoint any one they would like to represent the city on the cable commission as director and alternate.

RECOMMENDATION:

Once Council has identified names to fill in the blanks on the resolution:

“Motion to approve Resolution No 2026-07 Appointing _____ as Director and _____ as Alternate to the Ramsey Washington Suburban Cable Commission.”

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-07**

**A RESOLUTION APPOINTING A DIRECTOR TO THE RAMSEY WASHINGTON
SUBURBAN CABLE COMMISSION**

WHEREAS, The City of Grant shall appoint a Director as a representative to the Ramsey/Washington Suburban Counties Cable Communications Commission II; and

WHEREAS, The City of Grant shall notify the Commission office of the appointment of any Director; and

WHEREAS, The City Council desires to appoint _____ as Director and _____ as alternate Director to represent the City of Grant.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby appoint _____ as Director and _____ as alternate Director to the Ramsey/Washington Suburban Counties Cable Communications Commission II.

Adopted by the Grant City Council this 6th day of January 2026.

Jeff Giefer, Mayor

ATTEST

Kristina Handt, Interim Administrator/Clerk

City Council Report for December 2025

To: Kim Points & Kristina Handt City Clerks

From: Jack Kramer Building & Code Enforcement Official

City Code Violations:

1. Ms. Flora Brama & Nick Thompson 9696 60th. St. N Violation of City Code Section 32-312 The Principal Dwelling (c) Certain Structures prohibited for Dwelling.

a. The City received a second complaint that the property owner is residing in an accessory structure.

Currently the property owner has applied for a building permit for a new house, and several inspections have been carried out. I will be monitoring the situation.

Abated Violations:

1. Carol Warren & Scott & Judy Hop 11800 Keats Ave. Parcel # 03.030.21.11. 0001.violation of City Code Section 32-246. Minimum Area, Maximum Height and other dimensional Standards (9), (c) Density Restrictions (1)

a. The City received a formal complaint that the property owner had constructed several accessory structures in the past few years and were being used for residential purposes.

Based on an onsite inspection with the property owner it was determined that the complaint was unfounded.

Building Permit Activity:

1. Thirty (30) Building Permits were issued for a total valuation of \$ 3,918,756.44.

Respectfully submitted,



Jack Kramer

Building & Code Enforcement Official

2025-300	Heat Pump	Anderson	9340-84th. St. N.	11/5/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-301	Sign Replacement	Matlomeadi Highschool	8000-75th. St. N.	11/5/2025	N/A	\$	50.00	\$	37.50	\$	-	
2025-302	Windows	Scheltz	6081 Jasmine Ave. N.	11/6/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-303	Furnace & Air Conditioner	Hauer	9720 Justen Trail N.	11/6/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-304	Pole Bldg	Taipale	7059 Jamaica Ave. N.	11/6/2025	\$	166,000.00	\$	1,363.35	\$	1,022.51	\$	886.17
2025-305	Wood Stove	Simmer	11991 Jamero Ave. N.	11/6/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-306	Bath Remodel	Schlinkke	6174 Inwood Ct. N.	11/7/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-307	Addition	Kiel	9370-65th. St. N.	11/7/2025	\$	167,000.00	\$	1,368.95	\$	1,026.71	\$	889.91
2025-308	Water Softener	Chiarrella	10663-83rd. St. N.	11/10/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-309	Gas Line	Klahen	7995 Kimbro Ave. M	11/13/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-310	Re-Roof	Brown	8670 Kimbro Lane. N.	11/13/2025	\$	8,300.00	\$	167.25	\$	125.43	\$	-
2025-311	Plumbing Remodel	Bogestad	9050 Ivy Ave. N.	11/13/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-312	Two Egress Windows	Lindahl	10095 Indigo Trail N.	11/13/2025	\$	4,800.00	\$	135.10	\$	101.32	\$	-
2025-313	Windows	Boileau	7355 Keats Ave. N.	11/13/2025	\$	13,500.00	\$	237.25	\$	177.93	\$	-
2025-314	Gas Line to Generator	Nelson	111140 Lansing Ave N.	11/14/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-315	Plumbing New Home Const.	Morud	7325- Lone Oak Trail N.	11/17/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-316	Mini Split- Heating System	Vanderveer	9920 Justin Trail N.	11/17/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-317	Egress Window	McCann	11770 Dellwood Rd.	11/17/2025	\$	7,700.00	\$	153.25	\$	114.93	\$	-
2025-318	Window & Entry Door	Limhian	8154 Ingberg Cir N.	11/18/2025	\$	19,507.00	\$	321.25	\$	240.93	\$	-
2025-319	Water Heater	McQuillan	6777 Keats Ave. N.	11/19/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-320	Furnace	Christou	9060 Knollwood Dr. N.	11/21/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-321	Windows	Koerber	6725 Jocelyn Rd. N.	11/21/2025	\$	10,199.00	\$	195.25	\$	126.43	\$	-
2025-322	Furnace & Air Conditioner	Rice	8596 Lofton Ave. N.	11/25/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-323	Windows	Allen	10901 Juno Ave N.	11/26/2025	\$	30,000.00	\$	442.25	\$	331.68	\$	N/A
2025-324	Structural Repair	Fritzmorris	10077-101st. St. N.	11/27/2025	\$	13,200.00	\$	237.25	\$	177.93	\$	254.21
2025-325	House & Garage	Quigg	7350 Keswick Ct. N.	11/28/2025	\$	3,400,000.00	\$	13,168.75	\$	9,876.56	\$	8,559.68
2025-326	Gas line to Generator	Irish	7210 Jocelyn Rd. N.	12/1/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-327	Re-Roof	Boyer	10768 Manning Trail N.	12/3/2025	\$	41,844.44	\$	563.45	\$	422.58	\$	-
2025-328	Water Heater & Boiler	Piper	6280 Keswick Ave. N.	12/4/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-329	Water Heater	Butkowski	6255 Keswick Ave. N.	12/8/2025	N/A	\$	80.00	\$	60.00	\$	-	
2025-330	Bleachers	Matlomeadi Highschool	8100-75th. St. N.	12/8/2025	\$	36,706.00	\$	512.95	\$	384.71	\$	333.41
Monthly total					\$	3,918,756.44	\$	20,276.30	\$	15,187.15	\$	10,923.38