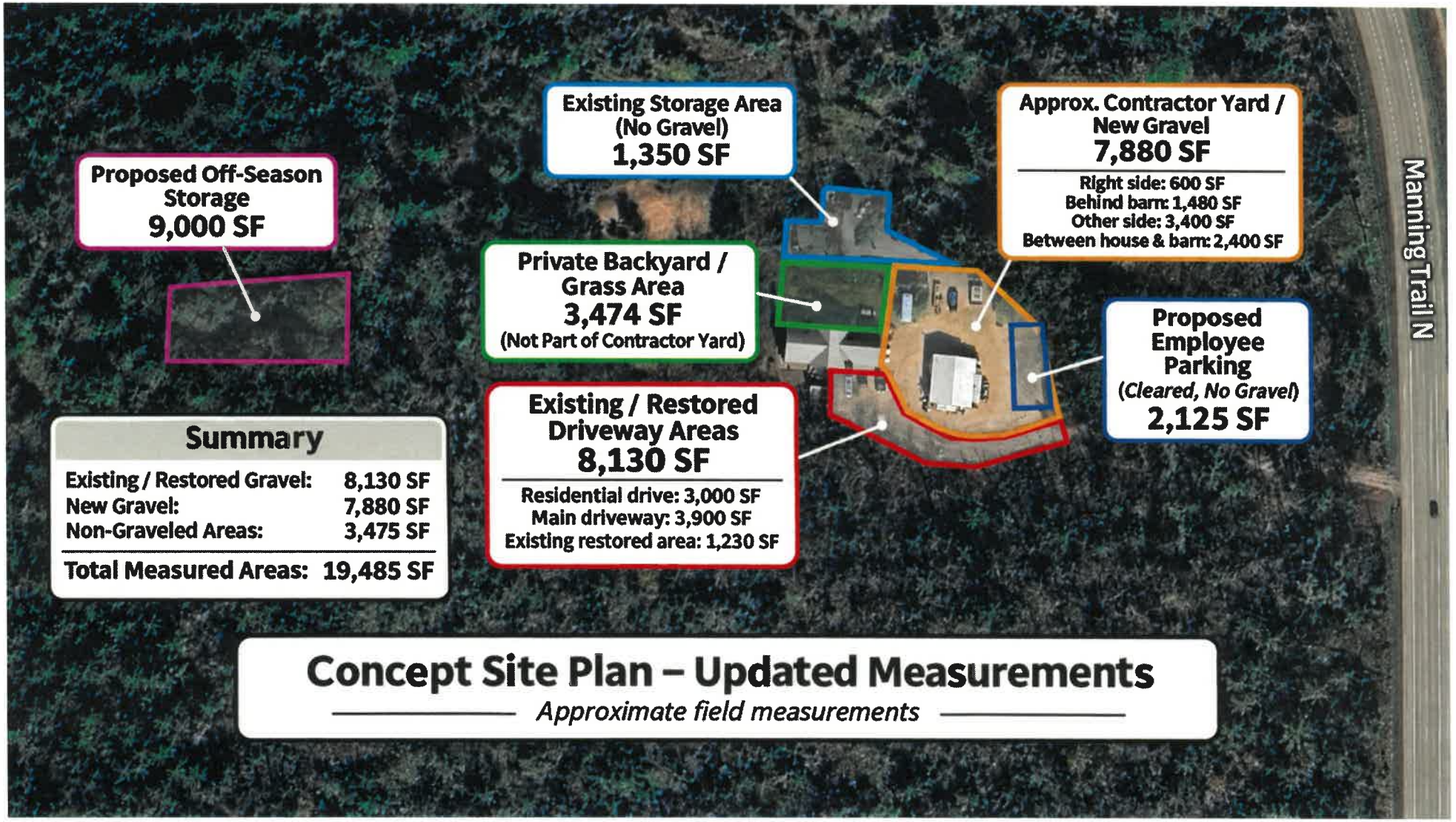

Existing Storage Area
(No Gravel)
1,350 SF
Approx. Contractor Yard /
New Gravel
7,880 SF
Right side: 600 SF
Behind barn: 1,480 SF
Other side: 3,400 SF
Between house & barn: 2,400 SF
Proposed Off-Season
Storage
9,000 SF
Private Backyard /
Grass Area
3,474 SF
(Not Part of Contractor Yard)
Proposed
Employee
Parking
(Cleared, No Gravel)
2,125 SF
Existing / Restored
Driveway Areas
8,130 SF
Residential drive: 3,000 SF
Main driveway: 3,900 SF
Existing restored area: 1,230 SF
Summary
Existing / Restored Gravel: 8,130 SF
New Gravel: 7,880 SF
Non-Graveled Areas: 3,475 SF
Total Measured Areas: 19,485 SF
Manning Trail N
Concept Site Plan – Updated Measurements
Approximate field measurements

City Of Grant
111 Wildwood Road
P.O. Box 577
Willernie, MN 55090

November 10, 2026

**VIA PERSONAL DELIVERY TO**
**8380 KIMBRO AVE / GRANT, MN 55082**
**AT PUBLIC HEARING**

To Whom It May Concern:

I come before you with multiple concerns regarding the 2027 Roadway Improvement Project ("Project") as authorized by the City Of Grant's Resolution #2026-10. A feasibility study ("Study")[1] was completed by LBH, Inc., analyzing the potential improvement of McKusick Road North, Lofton Avenue North, Dellwood Road Court North, and Indigo Trail North. I received a Notice Of Public Improvements Hearing to discuss the Project, which included a preliminary assessment role ("Role")[2] and related map ("Map")[3] only in regards to the McKusick and Lofton portions of the project. These concerns are, therefore, limited only to discussion of the assessment of these two roads.

As a matter of full disclosure, I have a beneficial and controlling interest in the properties identified by Map IDs 34, 41, and 42.

## IMPROPER ASSESSMENT ALLOCATION

**1.A.** Firstly, I have a concern related to the allocation of the assessment to parcels as stated on the Role. The following parcels do not have any frontage on a road part of the Project nor are they addressed (or could be addressed) on a road part of the Project:

| Parcel ID | Map ID |
|---|---|
| 2403021240002 | 28 |
| 2403021240005 | 31 |
| 2403021240006 | 44 |
| 2403021310005 | 44B |
| 2403021310004 | 44C |
| 2403021320008 | 44D |
| 2403021320007 | 44E |
| 2403021240007 | 44F |

The City Of Grant's Resolution #2022-05 ("Assessment Policy")[4] has no provision allowing these parcels to be assessed for the Project. All of these parcels, with the exception of the first two (Map IDs 28 and 31), are properly allocated at zero (0) units.

In further demonstration of the correct application of the Assessment Policy regarding parcels that do not have frontage on a road part of the Project, parcel 1603021130003 (identified on pages 40 and 42 of the Study as map id 118), are non-frontage lots that are allocated zero (0)

1 Appendix pp. 13-16.
2 Appendix p. 16.
3 Appendix p. 15.
4 Appendix pp. 4-7.

units.

I wish to bring to the council's attention that the parcels identified by Map IDs 28 and 31 are not properly allocated: they ought be allocated zero (0) units.

[A special note on the parcel with Map ID 39 and 41. These parcels fit into this category and ought be allocated zero (0) units. As they are not buildable (or built on), these parcels are best suited for discussion in my fifth concern, below.]

**1.B.** Secondly, I have a concern further related to the allocation of the assessment to parcels as stated on the Role. The following parcels are buildable (or built on) with no frontage on a road part of the Project, but with an address on such a road:

| Parcel ID | Map ID |
|---|---|
| 2403021420007 | 38 |
| 2403021420009 | 40 |
| 2403021310003 | 46 |

The Assessment Policy's Article III, Paragraph A.4, states, "[a] buildable lot with no frontage on the road to be improved, but where the address for that buildable lot is on the road to be improved shall be assessed as one quarter (¼) unit." I wish to bring to the council's attention that the parcels identified by Map IDs 38, 40, and 46 are not properly allocated: they ought be allocated one quarter (¼) units. (As a matter of completeness, I wish to also bring to the attention of the council that parcel 1603021120001, identified on pages 40 and 42 of the Study as map id 107, is also mis-allocated and ought be allocated one quarter (¼) units.)

[A special note on the parcel with Map ID 37: this parcel has frontage on McKusick and addressed on Lofton. If not for McKusick being part of the Project, the parcel would belong in this category and assessed one quarter (¼) units.]

**1.C.** Thirdly, I have another concern related to the allocation of the assessment to parcels as stated on the Role. The following parcels are buildable (or built on) with frontage on a road part of the Project but with an address on a different street:

| Parcel ID | Map ID |
|---|---|
| 2403021120003 | 7 |
| 2403021130005 | 13 |
| 2403021140005 | 19 |
| 2403021210002 | 23 |
| 2403021210005 | 24 |
| 2403021210006 | 25 |
| 2403021410006 | 33 |
| 2403021420006 | 37 |

The Assessment Policy's Article III, Paragraph A.3, states, "[e]ach buildable lot with road frontage on the road to be improved, but with an address for that parcel on a different street, shall

be assessed as one quarter (¼) unit." All of these parcels, with the exception of the second (Map ID 13), are properly allocated at one quarter (¼) units. I wish to bring to the council's attention that the parcel identified by Map ID 13 is not properly allocated: it ought be allocated one quarter (¼) units.

**1.D.** Fourthly, I have a concern further related to the allocation of the assessment to parcels as stated on the Role. The following parcels are buildable (or built on) lots with frontage on a road part of the Project and having an address (or potential address) on that road:

| Parcel ID | Map ID |
|---|---|
| 2403021130001 | 9 |
| 2403021130002 | 10 |
| 2403021130004 | 12 |
| 2403021130006 | 14 |
| 2403021130008 | 16 |
| 2403021140001 | 17 |
| 2403021140004 | 18 |
| 2403021140006 | 20 |
| 2403021240004 | 30 |
| 2403021410001 | 32 |
| 2403021420002 | 35 |
| 2403021420004 | 36 |
| 2403021420011 | 42 |
| 2403021420013 | 43 |
| 2403021420014 | 44A |
| 2403021220007 | 44H |
| 2403021420012 | 45 |

The Assessment Policy's Article III, Paragraph A.2, states, "[e]ach buildable lot with road frontage and an address or potential address on the road to be improved shall be assessed as one unit." All of these parcels, with the exception of the second to last and third to last (Map IDs 44A and 44H), are properly allocated at one (1) unit. I wish to bring to the council's attention that the parcels identified by Map IDs 44A and 44H are not properly allocated: they ought be allocated one (1) unit.

**1.E.** Fifthly, I have a final concern related to the allocation of the assessment to parcels as stated on the Role. The following parcels are not buildable:

| Parcel ID | Map ID |
|---|---|
| 2403021130003 | 11 |
| 2403021130007 | 15 |
| 2403021240003 | 29 |
| 2403021420001 | 34 |
| 2403021420008 | 39 |
| 2403021420010 | 41 |

The Assessment Policy has no provision allowing these non-buildable parcels to be assessed for the Project. All of these parcels, with the exception of the fourth and last (Map IDs 34 and 41), are properly allocated at zero (0) units.

In further demonstration of the correct application of the Assessment Policy regarding non-buildable lots, parcels 1603021210001 and 1603021210002 (identified on pages 40 and 42 of the Study as map ids 106 and 114, respectively), are non-buildable lots that are allocated zero (0) units.

I wish to bring to the council's attention that the non-buildable parcels identified by Map IDs 34 and 41 are not properly allocated: they ought be allocated zero (0) units.

**1.F.** In conclusion of these five concerns I brought forward related to the allocation of the assessment to parcels as stated on the Role, the number of units of the McKusick/Lofton portion of the project is incorrectly calculated at 23.25 in the Study. Completing the allocation of units in any other way than presented in my letter lacks a rational basis or explanation, shows a clear error of judgment that runs counter to the Assessment Policy, and would seem to come about at random, on a sudden unmotivated impulse, and without regard for the intentions expressed in the Assessment Policy. As such, the current plan is arbitrary and capricious. If the assessment was proper, which I contend below that it is not, the application of the City's Assessment Policy would result in a count of 19.75 units as follows:

| Parcel ID | Map ID | Units |
|---|---|---|
| 2403021120003 | 7 | ¼ |
| 2403021130001 | 9 | 1 |
| 2403021130002 | 10 | 1 |
| 2403021130004 | 12 | 1 |
| 2403021130005 | 13 | ¼ |
| 2403021130006 | 14 | 1 |
| 2403021130008 | 16 | 1 |
| 2403021140001 | 17 | 1 |
| 2403021140004 | 18 | 1 |
| 2403021140005 | 19 | ¼ |
| 2403021140006 | 20 | 1 |
| 2403021210002 | 23 | ¼ |
| 2403021210005 | 24 | ¼ |
| 2403021210006 | 25 | ¼ |
| 2403021240004 | 30 | 1 |
| 2403021410001 | 32 | 1 |
| 2403021410006 | 33 | ¼ |
| 2403021420002 | 35 | 1 |
| 2403021420004 | 36 | 1 |
| 2403021420006 | 37 | ¼ |
| 2403021420007 | 38 | ¼ |
| 2403021420009 | 40 | ¼ |
| 2403021420011 | 42 | 1 |

| | | |
|---|---|---|
| 2403021420013 | 43 | 1 |
| 2403021420014 | 44A | 1 |
| 2403021220007 | 44H | 1 |
| 2403021420012 | 45 | 1 |
| 2403021310003 | 46 | ¼ |

**IMPROPER ASSESSMENT**

**2.A.** As a condition of development, the developer of the Stillwater Oaks subdivision "must improve that portion of McKusick … identified by the City Engineer to provide adequate access to the proposed subdivision" (City Of Grant Resolution 2022-21)[5] and that "the Applicant must enter into an agreement for the installation of all required improvements as documented within the Development Agreement" (City Of Grant Resolution 2024-05)[6]. On or about 27 January 2026, the City Engineer identified that portion stating, "the developer of the fomer golf course property will complete a mill and overlay between 88th Street and Dell Road (sic)" and further detailed it on an included map[7]. At that time, the City Engineer identified that portion to be about half of the length of McKusick.

According to page 5 of the Study, the cost to improve all portions of McKusick and Lofton are all lumped together[8]. If the Project went forward as proposed, property owners on Lofton Avenue would be assessed for, in part, that portion for which the developer of the Stillwater Oaks subdivision is liable. I wish to bring to the council's attention that assessing property owners on Lofton for a portion of the developer's liability is inconsistent with the law.

**2.B.** Property owners along the portion of the Project for which the developer is liable—namely Map IDs 23, 24, 25, 28, 29, 30, and 31—are being assessed, in part, for the costs to improve Lofton Avenue. I wish to bring to the council's attention that assessing property owners on McKusick along the stretch of road for which they are not liable to improve for the costs of Lofton Avenue is inconsistent with the law.

**2.C.** If the City were to assess property owners for the improvement of McKusick and Lofton, it ought be done in a manner that is consistent with City Ordinances and the law. Those properties along the portion of McKusick for which the Developer is liable ought not be assessed for the improvement of the Northern stretch of McKusick. And, those properties along the Southern portion of McKusick ought be assessed for improvement of that streach of highway. Lastly, those properties along Lofton Avenue ought be assessed for the improvement of Lofton. A lawful assessment schedule for the portion of the Project encompassing that stretch of McKusick Road from Dellwood to 88th would look like this:

| **Parcel ID** | **Map ID** | **Units** |
|---|---|---|
| [Developer] | - | 1 |

5 Appendix pp. 1-3. See specifically numbered paragraph 2 on page 2.
6 Appendix pp. 8-10. See specifically numbered paragraph 3 on page 2.
7 Appendix pp. 11-12.
8 See also Appendix pp. 14-16.

In other words, consistent with the law, the developer would be liable for the entire cost of improvement for McKusick Road between Dellwood Road to 88th Street North. A lawful assessment schedule for the portion of the Project encompassing that stretch of McKusick Road from 88th Street North to Manning would have a total of 9 units as follows:

| Parcel ID | Map ID | Units |
|---|---|---|
| 2403021120003 | 7 | ¼ |
| 2403021130001 | 9 | 1 |
| 2403021130002 | 10 | 1 |
| 2403021130004 | 12 | 1 |
| 2403021130005 | 13 | ¼ |
| 2403021130006 | 14 | 1 |
| 2403021130008 | 16 | 1 |
| 2403021140001 | 17 | 1 |
| 2403021140004 | 18 | 1 |
| 2403021140005 | 19 | ¼ |
| 2403021140006 | 20 | 1 |
| 2403021410001 | 32 | 1 |

Take special note of those parcels having Map IDs 32, 36, and 37. If not for Lofton Avenue being a part of the project, they would each be assessed one-quarter (¼) unit for the McKusick improvement. (If Lofton Avenue is not part of the Project, these three parcels should be assessed one-quarter unit each, and the Southern McKusick stretch would have a total of 9.75 units.) As the Assessment Policy does not allow for a property to be assessed more than once per Project, those parcels are best allocated to the Lofton Avenue portion of the assessment. If they were, they would be allocated at least the one-quarter (¼) unit they would have otherwise been allocated if not for Lofton Avenue being a part of the Project. A lawful assessment schedule for Lofton Avenue would have a total of 8 units and look like this:

| Parcel ID | Map ID | Units |
|---|---|---|
| 2403021410001 | 32 | 1 |
| 2403021420002 | 35 | 1 |
| 2403021420004 | 36 | 1 |
| 2403021420006 | 37 | ¼ |
| 2403021420007 | 38 | ¼ |
| 2403021420009 | 40 | ¼ |
| 2403021420011 | 42 | 1 |
| 2403021420013 | 43 | 1 |
| 2403021420014 | 44A | 1 |
| 2403021420012 | 45 | 1 |
| 2403021310003 | 46 | ¼ |

## IMPROPER FUNDING

**3.A.** As demonstrated earlier, the developer is liable for half of the cost to improve

McKusick, which would be $259,977.63[9]. I wish to bring to the City's attention that the developer's portion towards the project is improperly stated.

**3.B.** The City has determined the estimated cost of improvements as $519,955.26 for McKusick and $72,477.90 for Lofton, a total of $592,433.16[10]. This means McKusick is 87.766063% of the total Project costs with Lofton being 12.233937%. The City Of Grant has allocated $125,000 towards this portion of the Project[11], which means $109,707.58 of the City's contribition is for McKusick and $15,292.42 is for Lofton. Please note these values as they are used in the calculations, below.

**3.C.** The McKusick portion of the project should be funded by a projected $259,977.63 from the developer and $109,707.58 from the city. With an estimated cost of $519,955.26, the remaining $150,270.05 should be allocated to each of the 9 units along the Southern stretch of McKusick, or $16,696.67 per unit ($4,174.17 per quarter unit).

**3.D.** The Lofton portion of the project should be funded by a projected $15,292.42 from the city. With an estimated cost of $72,477.90, the remaining $57,185.48 should be allocated to each of the 8 units along Lofton, or $7,148.19 per unit ($1,787.05 per quarter unit).

## IMPROPER IMPROVEMENT

I want to bring to the council's attention that, in the Study, the City Engineer stated, "due to the underlying pavement condition, reflective cracking may occur over the following year or two, and routine maintenance such as crack sealing is anticipated to preserve performance"[12]. Take very careful notice that this is the only time the City Engineer makes such an advisement in the entire Study. In other words, the City will be spending over a half million dollars to improve a road that will, in a year or so's time, be in the same or similar condition that it is now.

I wanted to express my concern that the City is spending a great deal of money to make an improvement that would not otherwise provide adequate access or improved egress to the surrounding parcels of land.

Respectfully,

James Martin, President
Schone's, Inc.
8390 Lofton Ave N
Grant, MN 55082
(651) 439-7128

9 Appendix p. 14 details a total project cost for schedule A as $519,955.26, so this figure is half of that.
10 Appendix p. 14, schedules A and B.
11 Appendix p. 14, "Project Funding"
12 Appendix p. 13.

## APPENDIX

City Of Grant Resolution No. 2022-21.....1

City Of Grant Resolution No. 2022-05.....4

City Of Grant Resolution No. 2024-05.....8

Memorandum of LHB, 27 January 2026.....11
(Select pages; obtained from city packet, 4 February 2026)

Feasibility Study of LHB, 6 October 2026.....13
(Select pages)

Adopted by the Grant City Council this 1st day of November 2022.

_____
Jeff Huber, Mayor

State of Minnesota )
) ss.
County of Washington )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2022 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 _____, 2022.

_____
Kim Points
Clerk
City of Grant

**RESOLUTION 2022-05**
**CITY OF GRANT**
**WASHINGTON COUNTY, MINNESOTA**

**AMENDED POLICY FOR SPECIAL ASSESSMENTS**
**FOR ROAD IMPROVEMENTS**

**WHEREAS** the City Council of the City of Grant desires to amend its policy for determining the allocation of special assessments road improvements so all residents are treated, and improvements assessed, in a reasonable manner consistent with state law.

**NOW, THEREFORE**, be it resolved by the City Council of the City of Grant that the following special assessment policy be adopted.

## I.
## BASIC PHILOSOPHY

A. The project costs associated with completion of the improvement shall be assessed against properties benefited by the improvement as defined by this policy.

B. In carrying out this policy, the City Council shall act in the reasonable interest of the citizens of the City of Grant.

C. The city may contribute roadway maintenance dollars together with the special assessments to pay for the improvements of the existing roadway.

D. The city encourages all neighborhoods within the feasibility study to participate in the project to benefit from the economy of scale of a much larger competitively bid construction project.

E. Unless otherwise approved by the City Council no special assessments will be levied against City of Grant unless the property owned meets the definition of a buildable lot as described below.

## II.
## DEFINITIONS

The following definitions shall have the following meanings:

A. "Buildable lot" means the number of lots that exist, or could be created per city code, on a piece of property. "Buildable lots" shall include consideration of whether a parcel of land is dividable or was lawfully divided.

B. "Improvement" means any type of improvement granted by Minnesota Statutes §429.021.

C. "Project" means any single roadway segment or any combination of several roadway segments together representing a single project ordered by Council.

D. "Reconstruct" means removal, reclaiming, replacement, or overlay of the existing roadway surface or section and may include aggregate base, subgrade, and drainage.

## III.
## ALLOCATION OF SPECIAL ASSESSMENTS

A. **Assessment Method**. Unless otherwise directed by the City Council, lots to be assessed are those with either 1.) an address on the road to be improved or 2.) road frontage on the road to be improved. The assessment may be allocated as follows:

1. On a per project basis.

2. Each buildable lot with road frontage and an address or potential address on the road to be improved shall be assessed as one unit.

3. Each buildable lot with road frontage on the road to be improved, but with an address for that parcel on a different street, shall be assessed as one quarter (¼) unit. A buildable lot shall not be charged more than one unit per project or assessable event.

4. A buildable lot with no frontage on the road to be improved, but where the address for that buildable lot is on the road to be improved shall be assessed as one quarter (¼) unit.

5. A buildable lot that generates additional traffic may be assessed based upon the traffic generated.

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

C. In no event shall the amount of any special assessment exceed the benefit to the property being assessed.

## IV.
## PROCEDURES

Petitions to reconstruct existing paved roads or to pave gravel roads:

A. **Petition by one hundred percent (100%) owners.** Whenever all owners of frontage abutting any street or with access to any street named as the location of an improvement petition the City Council to construct the improvement and sign a waiver of rights to appeal to assess the entire cost against their properties, the Council may, without a public hearing, adopt a resolution determining such fact and ordering the improvement.

B. **Petition by at least thirty-five percent (35%) of owners.** When the improvement has been petitioned for by the owners representing at least thirty-five percent (35%) of the units proposed to be assessed, the City Council may authorize the City Engineer to prepare a Feasibility Report.

   a. The cost to prepare the report will initially be paid for by the city. If a project is ordered, the cost to prepare the report will be included with the total project costs to be assessed. If the project is not ordered, the initial cost of the report will remain the responsibility of the city.
   b. The City expresses the preference for more than fifty percent (50%) of property owners to sign the petition.

C. **Consideration of Projects.** The first step in the project approval process is for council to accept the feasibility report by resolution and to order the public improvement hearing. The purpose of the hearing is to take public comment and for council to discuss a specific local improvement before ordering it done. A published and mail notice is required describing the assessment proceedings and notifying property owners of the date and time of the public hearing.

   a. Property owners to be assessed are strongly encouraged to attend the public hearing or to submit in writing to the clerk prior to the hearing their comments or opinion on the project. Council members will consider all public input prior to voting on ordering the improvement.
   b. Ultimately the council decides whether a project is ordered if the improvement is made pursuant to a legally sufficient petition from property owners.
   c. The council may order the improvements by adopting a resolution with a simple majority vote at any time within 6 months after the date of the improvement hearing.
   d. If the council does not order the project improvements, residents may continue pursuing support for the project on their own but must submit a

new petition with at least seventy five percent (75%) of the parcels adjacent to the street in favor of a project before council would consider a new public hearing. In this case, the process would restart at the feasibility stage and include a new or amended feasibility report. All the associated costs to update or amend an existing feasibility report for any roadway segments or projects will be the responsibility of the petitioners.

e. The City Council reserves the right to initiate any local improvement in ordering a feasibility report in accordance with the best interest of the citizens of the City of Grant. In this case, a "super majority" or four-fifths vote is required when ordering the improvement.

D. Notwithstanding the foregoing, the City Council reserves the right to approve or disapprove of any project in accordance with the best interest of the City of Grant.
E. Those petitions submitted in accordance with Minnesota Statute 429 et.seq. shall be considered in accordance therewith.

**EFFECTIVE DATE.** This policy is effective on the date of adoption.

Whereupon a vote being taken upon the motion, the following members voted in favor:

Whereupon a vote being taken upon the motion, the following members voted against:

Whereupon said motion was duly passed this ___ day of _____, 2019.

_____
Jeff Huber, Mayor

ATTEST:

_____
Kim Points, City Clerk

**CITY OF GRANT, MINNESOTA**
**RESOLUTION NO. 2024-05**

**RESOLUTION APPROVING A FINAL PLAT FOR THE STILLWATER OAKS A MAJOR SUBDIVISION**

**WHEREAS,** Fairway Estates of Grant, LLC ("Applicant" and "Owner"), has submitted an application for Final Plat of a major subdivision located at 11177 McKusick Road North in the City of Grant, Minnesota; and

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

**WHEREAS,** the Preliminary Plat will subdivide approximately 148-acres of land into 15 rural residential lots that was most recently known as the Stillwater Oaks Golf Course; and

**WHEREAS,** the existing golf course including all structures and improvements will be removed prior to the redevelopment of the site; and

**WHEREAS,** the Final Plat will develop the subdivision in two phases where all of Phase II will be placed in Outlot A; and

**WHEREAS,** Phase I is located south of 88th Street North and will divide the southerly parcel into seven rural residential lots that will be served by a new cul-de-sac; and

**WHEREAS,** the City Council for the City of Grant has reviewed the proposed Final Plat for consistency with the conditions as identified in Resolution 2022-21 that granted Preliminary Plat.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of Fairway Estates of Grant, LLC for Final Plat provided that the following conditions are met:

1. The Final Plat shall comply with the provisions of all state statutes and standard procedures for platting in Washinton County.
2. The Applicant shall obtain Final Plat approval from the Washington County Surveyor so that the plat may be recorded.
3. Prior to the City's execution of the Final Plat, the Applicant must enter into an agreement for the installation of all required improvements as documented within the Development Agreement.
4. The requirements and conditions of the Development Agreement shall be incorporated as conditions of the City's execution of the Final Plat.
5. The Applicant, or assigns, shall obtain all necessary permits for the installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.
6. The Applicant shall be required to submit an application for Phase II to amend this Development Agreement. Such addendum shall address all developer improvements required to develop the eight remaining lots. The addendum shall be reviewed and approved by the City Council.
7. The Applicant must work with the MNDNR to secure a crossing easement of the Browns Creek State Trail, and such easement must establish the use as a public right-of-way and such agreement must be obtained prior to the Final Plat for Phase II being granted.
8. The Applicant is responsible for all costs associated with the road crossing and any improvements required by the MNDNR for such access. Such costs will be included in the Phase II Addendum to the Development Agreement.
9. The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.
10. The Applicant, or assigns, shall be required to obtain all septic permits, based on the actual design of a principal structure prior to the City issuing a Building Permit.
11. The Final Plat shall be recorded within 120 days of approval or the City's approval shall be deemed null and void.
12. The Applicant shall pay all fees and delinquent escrow balances.

Adopted by the Grant City Council this 4th day of March 2024.

_____
Jeff Huber, Mayor

State of Minnesota )

) ss.
County of Washington )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2024 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 _____, 2024.

_____
Kim Points
Clerk
City of Grant

# MEMORANDUM

**Date:** January 27, 2026
**To:** Honorable Mayor and City Council,
Kristina Handt, Interim City Administrator, City of Grant
**From:** Brad Reifsteck, City Engineer, LHB
**Re:** McKusick Road Project Initiation

## 1. Actions to be considered:

The purpose of this memo is to request City Council guidance on whether to initiate a street improvement project along McKusick Road between 88th Street North and Manning Avenue. This segment is currently scheduled only for basic City-funded maintenance, but conditions and available funding opportunities may warrant consideration of a more comprehensive roadway improvement project.

## 2. Background Information:

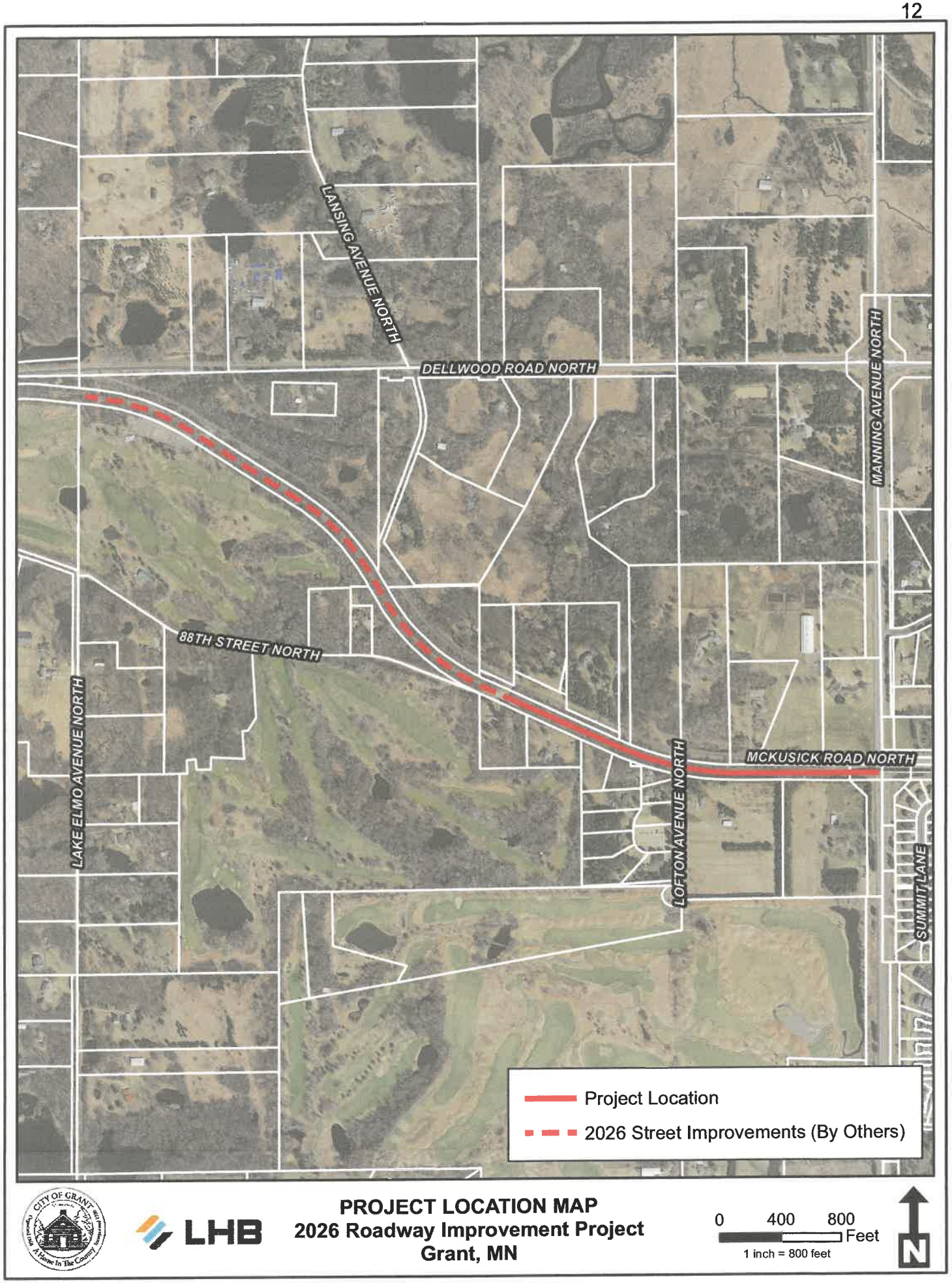
For planning and maintenance purposes, McKusick Road is divided into two segments of approximately equal length, each just over 3,000 feet long:

1. Highway 96 to 88th Street
2. 88th Street to Manning Avenue

As part of a development agreement, the developer of the former golf course property will complete a mill and overlay between 88th Street and Dell Road in summer 2026. The remaining segment—from 88th Street North to Manning Avenue—is planned for City-funded pavement patching, supported by $60,952 in the City's 2026 roadway maintenance budget.

Residents along this segment have been informed that they may elect to petition for a full roadway improvement project, such as a mill and overlay. Under City policy, more than 50% of affected property owners must support a petition for the City to proceed under a petition-driven process. A neighborhood meeting held on December 1, 2025, provided information on the petition procedure, Minnesota Chapter 429 assessments, estimated improvement costs, per-parcel assessments, and typical project timelines.

Feedback from that meeting suggested a preference among some residents for a City-initiated project, rather than a resident petition, due to the differing funding opportunities available along various portions of McKusick Road. Some segments will receive developer funding or potential grant support, while the portion between Lofton Avenue and 88th Street is currently funded only through local maintenance dollars. Historically, the City has used special assessments to fund roadway reconstruction, applying budgeted maintenance funds to reduce the total assessment amount.




**PROJECT LOCATION MAP**
**2026 Roadway Improvement Project**
**Grant, MN**

0 400 800 Feet
1 inch = 800 feet

N

# PROPOSED IMPROVEMENTS

## MCKUSICK ROAD NORTH

### Surface

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

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

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

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

### Roadway Alignment

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

### Right-Of-Way

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

## LOFTON AVENUE NORTH

## DELLWOOD ROAD COURT NORTH

## INDIGO TRAIL NORTH

### Surface

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

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

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

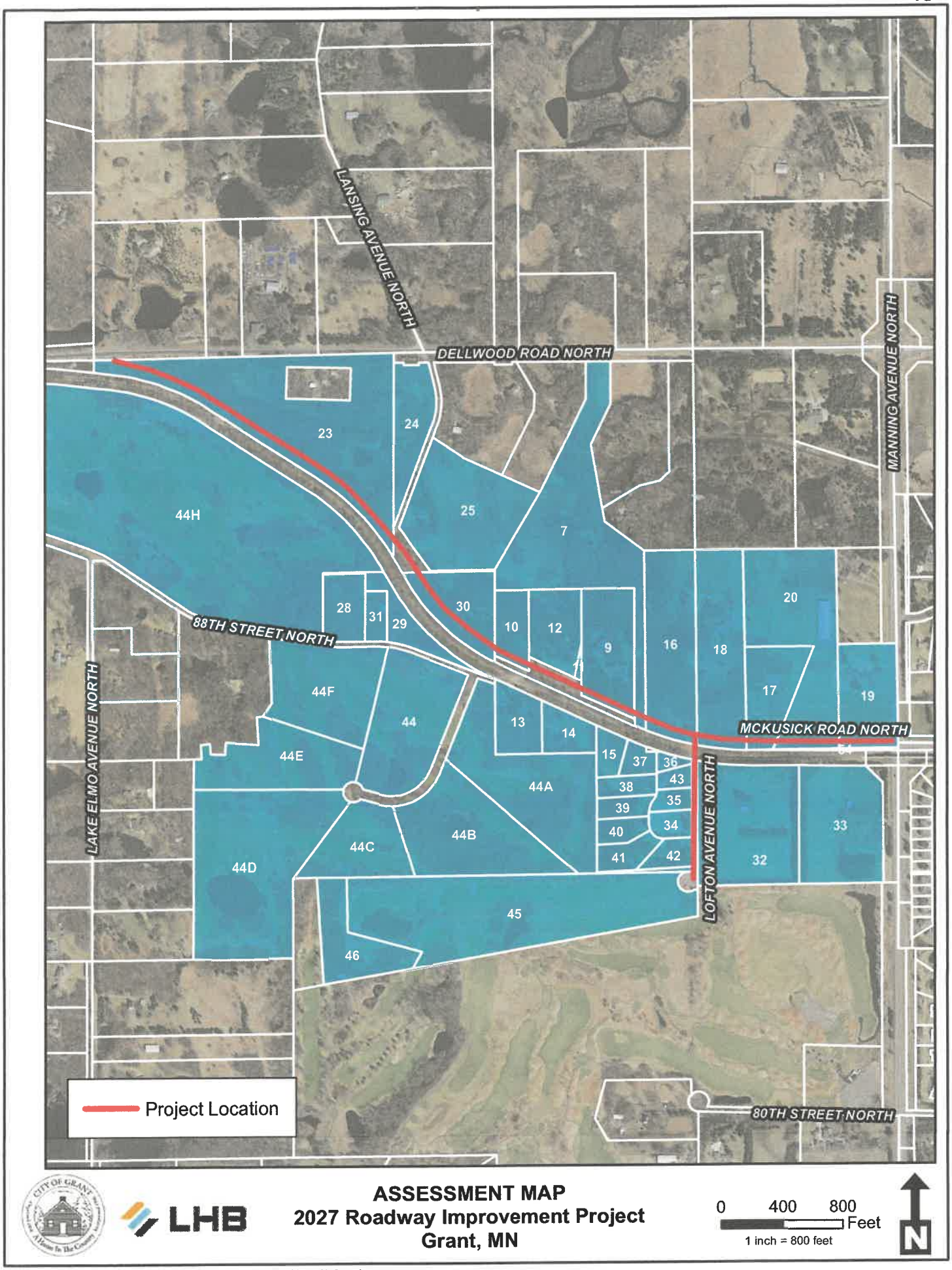
# Opinion of Probable Cost

| | | | |
|---|---|---|---|
| LHB Project | 2027 Roadway Improvement Project | Designed By: | LS |
| Project Location | McKusick Road (Manning Avenue to Highway 96), Lofton Avenue, Dellwood Road Court & Indigo Trail | Checked By: | VK |
| City Project | 2027 Roadway Improvement Feasiblity Report | | |
| LHB Project No. | 260155 | Date: | 8/24/2026 22:36 |

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

## Project Funding

| Item No. | Funding Source | Amount |
|---|---|---|
| AB1 | Stillwater Oaks Development (Schedule A Total Project Costs) | $ 150,000.00 |
| AB2 | City of Grant | $ 125,000.00 |
| AB3 | Special Assessment McKusick & Lofton | $ 317,433.16 |
| C1 | City of Grant | $ 9,299.65 |
| C2 | Special Assessment Dellwood Rd Ct | $ 83,696.86 |
| D1 | City of Grant | $ 28,258.56 |
| D2 | Special Assessment Indigo Trl N | $ 254,327.04 |
| | Total Project Funding | $ 968,015.27 |




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

0 400 800 Feet
1 inch = 800 feet

N

PATH: M:\26Proj\260155\500 Drawings\Base\GIS\Assessment Map - Alt 3.mxd

**CITY OF GRANT**
**2027 STREET IMPROVEMENT PROJECT - MCKUSICK RD N & LOFTON AVE N**
**PRELIMINARY ASSESSMENT ROLL**

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

**November 10, 2026, Grant City Council Meeting- Public Hearing**

**RE:** Application for a CUP to operate a "Home Occupation" Landscaping & Snowplowing Business at 11220 Manning Trail North entitled "Rock N' Block Outdoor Solutions

"Good evening, Mayor and members of the Council.

My name is Janice Hickman along with my husband Clifford Hickman, and I own the residential acreage immediately adjacent to the west of this site.

I am here tonight to urge the Council to **deny** this Conditional Use Permit. This is not a case of an entrepreneur starting a quiet, indoor home business. This is a multi-vehicle commercial landscaping hub that moved from a commercial corridor in Lake Elmo to bypass commercial regulations. They chose to establish operations here illegally, without permits or proper zoning, showing a complete disregard for the City of Grant's ordinances and their tax-paying neighbors.

The history of this property tells the real story: in June, Code Enforcement Official Jack Kramer cited this property for violating **City Code Sections 32-243 and 32-246** for operating a commercial landscape business on A-2 land without a permit. When this Council rightfully **denied their application on July 21st**, the applicant didn't scale back. Instead, on September 15th, their attorney filed to rebrand this heavy commercial yard as a 'Home Occupation not meeting criteria' simply to force a loophole.

But changing the paperwork doesn't change the heavy reality on the ground. Very importantly, Section 32-245(a) requires that when a conflict appears in how a use is classified, **the more restrictive provision must be applied.**

Your packet notes that the applicant expects two to five employees arriving at the property every single day to load up vehicles, drive them off, and return at night to unload. Yet, the applicant completely fails to describe the size, weight, or number of trucks and trailers they are staging there.

Five outside employees arriving daily means up to five personal cars parked on residential land, switching out for an undisclosed fleet of heavy commercial trucks and trailers rolling out at dawn. If they are using their driveway as a daily parking lot, bulk stockpile hub, and dispatch terminal for an outside workforce, **this is not a home business. It is a commercial crew-dispatch terminal masquerading as one.**

**Under the more restrictive rules of Section 32-245, commercial contractor and storage yards are explicitly 'Not Permitted' in the A-2 district. The applicant's lawyer is trying to use the home occupation clause as a backdoor entry for a commercial yard that your ordinances completely forbid.**

Because my property sits directly to the west, my home and acreage bear the brunt of the shifting winds, noise pollution, backup beepers, and heavy machinery operations that completely destroy the quiet, rural character we bought our homes for. Under Minnesota land use law, a CUP cannot be granted if it depreciates surrounding property values or creates an ongoing nuisance. This operation directly diminishes the market value and the peaceful enjoyment of my acreage.

Furthermore, granting this permit tonight sets a catastrophic precedent. It tells every contractor in Washington County that they can buy cheap A-2 residential land in Grant, ignore the code, operate illegally, hire a lawyer to call it a 'home occupation' when they get caught, and get rewarded with a permit. It turns Manning Trail into an unregulated industrial corridor.

The applicant knew exactly what permits were required because he ran this business legally in a commercial district in Lake Elmo. He chose to bypass your process until he was caught.

I ask the Council to stand by the integrity of your July 21st decision, uphold the strict intent of our A-2 zoning, protect the property values of the neighbors who follow the rules, and **deny** this permit. Thank you."

Sincerely,
Janice Hickman-adjacent landowner

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2026-195 | 3 Windows & Entry Door | Goff | 6550 Jasmine Ave. N. | 8/10/2026 | $ 5,461.00 | $ 125.25 | $ 93.93 | $ - | $ 2.73 | |
| 2026-196 | Windows & Door | See | 11517-76th. St. N. | 8/12/2026 | $ 2,758.00 | $ 83.25 | $ 62.43 | $ - | $ 1.37 | |
| 2026-197 | Air Conditioner | Meis | 6227 Jasmine Ave.N. | 8/13/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-198 | Cell Tower Antenna Modification | Cedar Ridge, Inc. | 11400 Julianne Ave. N. | 8/13/2026 | $ 25,000.00 | $ 391.75 | $ 293.81 | $ 254.63 | $ 12.50 | |
| 2026-199 | Re-Roof | Odushkin | 8925 Imperial Ct. N. | 8/18/2026 | $ 19,906.11 | $ 321.25 | $ 240.93 | $ - | $ 9.95 | |
| 2026-200 | Gas Fireplace | Vredeveld | 6900 Jocelyn Rd. N. | 8/18/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-201 | Re-Roof | Wilson | 10777-110th. St. N. | 8/18/2026 | $ 75,768.00 | $ 825.75 | $ 619.31 | $ - | $ 37.88 | |
| 2026-202 | Pergola | Brandt | 11390 79th. St. N. | 8/18/2026 | $ 30,000.00 | $ 442.25 | $ 331.68 | $ 287.46 | $ 15.00 | |
| 2026-203 | Water Heater | Buzay | 11535 Hillcrest Ct. N. | 8/20/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-204 | Furnace & Air Cond. | Buzay | 11535 Hillcrest Ct. N. | 8/20/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-205 | Bath Remodel | Chard | 9463-71st. St. N. | 8/21/2026 | $ 8,000.00 | $ 153.25 | $ 114.93 | $ - | $ 4.00 | |
| 2026-206 | Water Softener | Reichel | 8177 Kimbro Ave. N. | 8/21/2026 | N/A | $80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-207 | Air Conditioner | Brown | 7080-110th. St. N. | 8/24/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-208 | Deck | Willaert | 11500 Jasmine Ave. N. | 8/27/2026 | $ 4,000.00 | $ 97.25 | $ 72.93 | $ 63.21 | $ 2.00 | |
| 2026-209 | Gas Line to Swimming Pool | Schwieters | 11580 Honeye Ave. N. | 8/29/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-210 | Patio Door | Reisdorf | 11450 Irish Ave. N. | 8/31/2026 | $ 8,000.00 | $ 153.25 | $ 114.93 | $ - | $ 4.00 | |
| 2026-211 | Water Softener | Schwieters | 11589 Honeye Ave. N. | 8/31/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-212 | Re-Siding | Carlson | 10381 -83rd. St. N. | 8/31/2026 | $ 18,741.91 | $ 307.25 | $ 230.40 | $ - | $ 9.37 | |
| 2026-213 | Two Furnaces | Flom | 10030 Heron Ave. N. | 9/2/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-214 | Re-Roof | Gervais | 11630 Manning Trail N. | 9/2/2026 | $ 32,000.00 | $ 462.50 | $ 346.87 | $ - | $ 16.00 | |
| 2026-215 | 1` Entry Door | Weiland | 6950 Manning Ave. N. | 9/2/2026 | $ 11,744.00 | $ 209.25 | $ 156.93 | $ - | $ 5.87 | |
| 2026-216 | Water Heater | Penndergraft | 9805-103rd. St. N. | 9/3/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-217 | Bath Remodel | Souder | 11601 Honeye Ave. N. | 9/3/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-218 | Replacement Sign | Gervais | 115th & Manning Trail | 9/6/2026 | N/A | $ 50.00 | $ 37.50 | $ - | $ - | |
| 2026-219 | Re-Roof | Mccormick | 7122 Jamaca Ave. N. N. | 9/8/2026 | $ 17,000.00 | $ 279.25 | $ 209.43 | $ - | $ 8.50 | |
| 2026-220 | Entry Door | Johnson | 6183 Inwood Ct. N. | 9/10/2026 | $ 5,403.20 | $ 125.25 | $ 93.93 | $ - | $ 2.70 | |
| 2026-221 | Garage Addition | Schimke | 6174 Inwood Ct. N. | 9/10/2026 | $ 100,000.00 | $ 993.75 | $ 745.31 | $ 643.75 | $ 50.00 | |
| 2026-222 | Air Condiotioner | Ward | 7300-101st. N. | 9/11/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-223 | Plumbing Remodel | Bergmann | 9850 Manning Ave. N. | 9/15/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-224 | Garage Heater | Essling | 11450 Jasmine Tril N. | 9/23/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-225 | Void | Void | Void | Void | Void | Void | Void | Void | Void | |
| 2026-226 | New Home HVAC | Milbrath | 7076 Lone Oak Trail N. | 9/23/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-227 | Re-Roof | Cedar Ridge, Inc. | 11400 Julianne Ave. N. | 9/23/2026 | $ 60,000.00 | $ 714.45 | $ 535.83 | $ - | $ 30.00 | |
| Monthly total | | | | | $ 433,582.22 | $ 7,116.20 | $ 5,261.08 | $ 1,249.05 | $ 231.77 | |

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|---|---|---|---|---|---|---|---|---|---|---|
| 2026-228 | Windows | Smith | 8720 Jeffrey Ave.N. | 9/23/2026 | $ 20,793.00 | $ 335.25 | $ 251.43 | $ - | $ 10.39 | |
| 2026-229 | Wood Burning Stove | Hurst | 8695-68th. St. N | 9/23/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-230 | Swiming Pool Demo | Rydet | 8460 Lofton Ave. N. | 9/23/2026 | N/A | $ 100.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-231 | Garage Heater | Arnt | 8450 Keats Ave. N. | 9/23/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-232 | Re Deck Existing Deck | Dyrud | 11045-115th. St. N. | 9/25/2026 | $ 34,956.84 | $ 492.75 | $ 369.56 | $ - | $ 17.47 | |
| 2026-233 | Interior Remodel | Hensel | 9760 Heron Ave. N. | 9/25/2026 | $ 250,000.00 | $ 1,883.75 | $ 1,375.31 | $ 1,191.93 | $ 125.00 | |
| 2026-234 | Foundation Repair | Toppson | 9500-96th. St. N. | 9/25/2026 | $ 8,036.28 | $ 167.25 | $ 125.43 | $ - | $ 4.01 | |
| 2026-235 | Foundation Repair | Walsh | 11870 Keystone Ave. N. | 9/25/2026 | $ 17,167.90 | $ 293.25 | $ 219.93 | $ 190.61 | $ 8.58 | |
| 2026-236 | Furnace & Air Conditioner | Hegge | 10600 Joliet Ave. N. | 9/25/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-237 | Gas Line to Generator | Crittenden | 10725 Kimbro Ave. N. | 9/25/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-238 | House & Garage | Dahl | 7221 Lone Oak Trail N. | 9/26/2026 | $ 2,000,000.00 | $ 8,758.75 | $ 6,569.06 | $ 5,693.18 | $ 900.00 | |
| 2026-239 | Pole Bldg | Brown | 7080-117th. St N. | 9/28/2026 | $ 128,423.00 | $ 1,156.15 | $ 867.11 | $ - | $ 64.21 | |
| 2026-240 | Deck Footing Replacement | Mchutchinson | 10133-65th. St. N. | 9/29/2026 | $ 7,300.00 | $ 153.25 | $ 114.93 | $ 99.61 | $ 3.65 | |
| 2026-241 | Accessory Building | Wassink | 9540 Keswick Ave. N. | 9/30/2026 | $ 40,000.00 | $ 643.25 | $ 482.43 | $ 353.11 | $ 20.00 | |
| 2026-242 | Water Heater | Schulte | 9785 Justen Trail | 9/30/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-243 | Draintile | Coppini | 10136=67th. St. N. | 9/30/2026 | $ 11,105.92 | $ 209.25 | $ 156.93 | $ - | $ 5.55 | |
| 2026-244 | New Home HVAC | Millbrath | 7076-Lone Oak Trail N. | 10/1/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
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| Monthly total | | | | | $ 2,517,782.94 | $ 14,672.90 | $ 11,024.12 | $ 7,528.44 | $ 1,165.86 | |

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|---|---|---|---|---|---|---|---|---|---|---|
| 2026-231 | Garage Heater | Arnt | 8450 Keats Ave. N. | 9/23/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-232 | Re Deck Existing Deck | Dyrud | 11045-115th. St. N. | 9/25/2026 | $ 34,956.84 | $ 492.75 | $ 369.56 | $ - | $ 17.47 | |
| 2026-233 | Interior Remodel | Hensel | 9760 Heron Ave. N. | 9/25/2026 | $ 250,000.00 | $ 1,883.75 | $ 1,375.31 | $ 1,191.93 | $ 125.00 | |
| 2026-234 | Foundation Repair | Toppson | 9500-96th. St. N. | 9/25/2026 | $ 8,036.28 | $ 167.25 | $ 125.43 | $ - | $ 4.01 | |
| 2026-235 | Foundation Repair | Walsh | 11870 Keystone Ave. N. | 9/25/2026 | $ 17,167.90 | $ 293.25 | $ 219.93 | $ 190.61 | $ 8.58 | |
| 2026-236 | Furnace & Air Conditioner | Hegge | 10600 Joliet Ave. N. | 9/25/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-237 | Gas Line to Generator | Crittenden | 10725 Kimbro Ave. N. | 9/25/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-238 | House & Garage | Dahl | 7221 Lone Oak Trail N. | 9/26/2026 | $ 2,000,000.00 | $ 8,758.75 | $ 6,569.06 | $ 5,693.18 | $ 900.00 | |
| 2026-239 | Pole Bldg | Brown | 7080-117th. St N. | 9/28/2026 | $ 128,423.00 | $ 1,156.15 | $ 867.11 | $ - | $ 64.21 | |
| 2026-240 | Deck Footing Replacement | Mchutchinson | 10133-65th. St. N. | 9/29/2026 | $ 7,300.00 | $ 153.25 | $ 114.93 | $ 99.61 | $ 3.65 | |
| 2026-241 | Accessory Building | Wassink | 9540 Keswick Ave. N. | 9/30/2026 | $ 40,000.00 | $ 643.25 | $ 482.43 | $ 353.11 | $ 20.00 | |
| 2026-242 | Water Heater | Schulte | 9785 Justen Trail | 9/30/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| 2026-243 | Draintile | Coppini | 10136=67th. St. N. | 9/30/2026 | $ 11,105.92 | $ 209.25 | $ 156.93 | $ - | $ 5.55 | |
| 2026-244 | New Home HVAC | Millbrath | 7076-Lone Oak Trail N. | 10/1/2026 | N/A | $ 80.00 | $ 72.00 | $ - | $ 1.00 | |
| Monthly total | | | | | $ 2,517,782.94 | $ 14,672.90 | $ 11,024.12 | $ 7,528.44 | $ 1,165.86 | |

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|---|---|---|---|---|---|---|---|---|---|---|
| 2026-245 | Deck | Krieger | 9415-84th. St. N. | 10/4/2026 | $ 5,000.00 | $ 125.25 | $ 93.93 | $ 81.41 | $ 2.50 | |
| 2026-246 | Furnace & Air Conditionar | Adams | 10647-62nd. St. N. | 10/5/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-247 | Deck | McCleary | 6873 Ideal Ave.N | 10/5/2026 | $ 22,000.00 | $ 349.25 | $ 261.93 | $ 227.01 | $ 11.00 | |
| 2026-248 | Re-Roof | Stobbe | 7830 lake Elmo Ave. N. | 10/8/2026 | $ 18,149.00 | $ 307.25 | $ 230.43 | $ - | $ 9.07 | |
| 2026-249 | Re-Roof | Fitzgerald | 6502 Jamaca Ave. N. | 10/8/2026 | $ 18,500.00 | $ 327.25 | $ 245.43 | $ - | $ 9.07 | |
| 2026-250 | In Floor Heating | Crttenden | 10725 Kimbro Ave. N. | 10/8/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-251 | Interior Remodel | Bogestad | 9350 Ivy Ave. N. | 10/8/2026 | $ 150,000.00 | $ 1,273.75 | $ 955.31 | $ 827.93 | $ 75.00 | |
| 2026-252 | Accessory Buldg. | Bogestad | 9350 Ivy Ave. N. | 10/8/2026 | $ 200,000.00 | $ 1,553.75 | $ 1,165.31 | $ 1,009.93 | $ 100.00 | |
| 2026-253 | Mini Split System | Giefer | 8380 Kimbro Ave. N. | 10/9/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-254 | Water Softener | Zawadski Homes | 7410 Keswick Ct. N. | 10/12/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-255 | basement Finish | Marotz | 9912 Manning Ave. N. | 10/12/2026 | $ 9,000.00 | $ 167.25 | $ 125.43 | $ 108.71 | $ 4.50 | |
| 2026-256 | Drain Tile | Krikaua | 9696-101st. N. | 10/13/2026 | $ 4,757.63 | $ 111.25 | $ 83.43 | $ - | $ 2.37 | |
| 2026-257 | Water Heater | Adams | 10647-62nd. St. N. | 10/13/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 80.00 | |
| 2026-258 | Furnace | Jacobson | 10299-60th. St. N. | 10/13/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-259 | House & Garage | Sanderson | | 10/13/2026 | $ 890,000.00 | $ 5,561.25 | $ 4,170.93 | $ 3,614.81 | $ 445.00 | |
| 2026-260 | Bath Remodel | Jablonski | 8610-105th. St. N. | 10/16/2026 | $ 13,423.00 | $ 237.25 | $ 177.93 | $ - | $ 6.71 | |
| 2026-261 | Bath Plumbing | Jablonski | 8619-105th St. N. | 10/16/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-262 | Re-Siding | Dickson | 11969 Ironwood Ave. N. | 10/19/2026 | $ 52,000.00 | $ 591.97 | $ 443.97 | $ - | $ 26.00 | |
| 2026-263 | HVAC Remodel | Dusty | 7691 Jamaca Ave. N. | 10/21/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-264 | Wood Stove | Wilke | 10591-88th. St. N. | 10/21/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-265 | Re-Roof | Mestad | 11555 Hillcrest Ct. N. | 10/21/2026 | N/A | $ 80.00 | $ 60.00 | $ - | $ 1.00 | |
| 2026-266 | Re-Roof | Buttermore | 9111-107th. St. N. | 10/24/2026 | $ 27,850.00 | $ 422.05 | $ 316.53 | N/A | $ 13.92 | |
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| Monthly total | | | | | $ 1,410,679.63 | $ 11,827.52 | $ 8,870.56 | $ 5,869.80 | $ 794.14 | |

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