

**City of Grant
City Council Agenda
December 2, 2025**

The regular monthly meeting of the Grant City Council will be called to order at 6:30 p.m. on Tuesday, December 2, 2025, in a teleconference format and in person Town Hall for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

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

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

- A. 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
- F. Kline Bros. Excavating, Road Work, \$42,175.00
- G. November 21, 2025 Special Council Meeting Minutes

5. STAFF AGENDA ITEMS

A. City Engineer, Brad Reifsteck

- i. Consideration of CSAH 17 & TH 36 Working Hours**
- ii. Consideration of City's MS4 Permit Status**

B. City Planner, Jennifer Haskamp

- i. PUBLIC HEARING, Consideration of Resolution No. 2025-27, Minor Subdivision Application, PID 25.030.21.13.0003**

C. City Attorney, Amanda Johnson

- i. Consideration of Resolution No. 2025-28, Family Leave Act**
- ii. Consideration of Ordinance No. 2025-85, Combining the Roles of City Clerk and City Treasurer into one Role**
- ii. Consideration of Resolution No. 2025-30, Disbandment of Personnel Committee**

6. NEW BUSINESS

- A. Consideration of Resolution No. 2025-19, Final 2026 Budget**
- B. Consideration of Resolution No. 2025-20, Final 2026 Levy**
- C. Consideration of Resolution No. 2025-21, 2026 Liquor License, Mogrow Inc.**
- D. Consideration of Resolution No. 2025-22, 2026 Liquor License, Cozzie's Tavern Inc.**
- E. Consideration of Resolution No. 2025-23, 2026 Liquor License, Dellwood Barn Weddings, LLC**
- F. Consideration of Resolution No. 2025-24, 2026 Liquor License, Schones's Inc.**
- G. Consideration of Resolution No. 2025-25, 2026 Liquor License, Loggers Trail Golf Club**
- H. Consideration of Resolution No. 2025-26, 2026 Liquor License, Applewood Hills LLC**
- I. Consideration of Re-establishing City of Grant Planning Commission**
- J. Consideration of Resolution No. 2025-29, Submittal of Local Road Improvement Grant**

7. UNFINISHED BUSINESS

8. DISCUSSION ITEMS (no action taken)

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

9. COMMUNITY CALENDAR DECEMBER 3 THROUGH DECEMBER 31, 2025:

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

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

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

Christmas Day, Thursday, December 25, 2025

10. ADJOURNMENT

Fund Name: 100 - General Fund

Date Range: 11/01/2025 To 11/30/2025

Date	Vendor	Check #	Description	Void	Account Name	FA-O-P	Total
11/24/2025	Kline Bros Excavating	16872	Road Maintenance	N	Grader Contractor	100-43101-224-	\$ 4,550.00
		16872			Gravel Road Costs	100-43106-224-	\$ 9,590.00
		16872			Road Shouldering	100-43108-224-	\$ 2,860.00
		16872			Culvert Repair	100-43111-224-	\$ 24,435.00
		16872			Road Brushing	100-43114-224-	\$ 740.00
		Total For Check					\$ 42,175.00
11/24/2025	LHB	16873	Engineering	N	Engineering Fees - General	100-41203-300-	\$ 843.00
		Total For Check					\$ 843.00
11/24/2025	LRS	16874	Porta Pot	N	Town Hall Porta Pot	100-43007-210-	\$ 159.00
		Total For Check					\$ 159.00
11/24/2025	Croix Valley Inspector	16875	Building Inspector	N	Building Inspection	100-42004-300-	\$ 6,522.25
		Total For Check					\$ 6,522.25
11/24/2025	Washington County Sheriff	16876	July-Dec Police Services	N	Police	100-42001-300-	\$ 95,535.89
		Total For Check					\$ 95,535.89
11/24/2025	City of Stillwater	16877	2nd Half Fire Contract	N	Fire - Stillwater	100-42003-300-	\$ 96,128.50
		Total For Check					\$ 96,128.50
11/24/2025	CenturyLink	16878	City Phone	N	City Office Telephone	100-41309-321-	\$ 181.40
		Total For Check					\$ 181.40
11/24/2025	League of Minnesota Cities	16879	Workers Compensation Premium	N	Insurance	100-41302-150-	\$ 348.00
		Total For Check					\$ 348.00
11/24/2025	Waste Management	16880	Recycling -	N	Recycling	100-43011-384-	\$ 6,390.59
		Total For Check					\$ 6,390.59
11/24/2025	Eckberg Lammers	16881	Legal Services	N	Legal Fees - General	100-41204-304-	\$ 9,272.50
		16881			Legal Fees - Complaints	100-41205-304-	\$ 2,450.00
		16881			Legal Fees - Prosecutions	100-41206-304-	\$ 2,652.25
		Total For Check					\$ 14,374.75
11/24/2025	Press Publications	16882	PH Improvements	N	Publishing Costs	100-41308-351-	\$ 143.00
		16882				100-41308-351-	\$ 60.25

Fund Name: 100 - General Fund

Date Range: 11/01/2025 To 11/30/2025

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
11/24/2025	A.R.C Paving	16883	Inv#515/518/521	N	Pothole Repairs	100-43109-220-	\$ 7,056.25
	Total For Check	16883					\$ 7,056.25
11/24/2025	Ken Romanan	16884	Video Tech Services -November	N	Cable Costs	100-41212-100-	\$ 150.00
	Total For Check	16884					\$ 150.00
11/24/2025	PageCrafter	16885	Web Services-email issue	N	Web Site Costs	100-41312-300-	\$ 25.00
	Total For Check	16885					\$ 25.00
11/24/2025	Sharon Schwarze	16886	2025 Treasurer Services	N	Treasurer	100-41104-100-	\$ 8,064.00
	Total For Check	16886					\$ 8,064.00
11/24/2025	League of Minnesota Cities	16887	Prop/Casualty Premium	N	Insurance	100-41302-160-	\$ 9,714.00
	Total For Check	16887					\$ 9,714.00
11/24/2025	Pauszek Inc.	16888	November Assessor Billing	N	Assessing	100-41550-300-	\$ 2,400.00
	Total For Check	16888					\$ 2,400.00
11/24/2025	KEJ Enterprises	16889	Roads Supervisor	N	Roads Supervisor	100-43014-300-	\$ 14,587.38
		16889			Snow & Ice Removal	100-43113-300-	\$ 2,500.00
	Total For Check	16889					\$ 17,087.38
11/24/2025	Logan Companies	16890	Refund for double check #2874	N	Miscellaneous Expenses	100-41306-810-	\$ 81.00
	Total For Check	16890					\$ 81.00
11/24/2025	Brett and Emily Schimke	16891	Bldg Permit Partial Refund	N	Miscellaneous Expenses	100-41306-810-	\$ 970.93
	Total For Check	16891					\$ 970.93
11/24/2025	City of Mahtomedi	16892	3rd and 4th Quarter Fire Contract	N	Fire - Mahtomedi	100-42002-300-	\$ 89,425.00
	Total For Check	16892					\$ 89,425.00
11/24/2025	Adobe	ADEFT25	November Subscription-Auto Pay	N	Office Equipment	100-41314-200-	\$ 52.00
	Total For Check	ADEFT25					\$ 52.00
11/24/2025	USPS	FRCC11-4-25	Stamps	N	Office Supplies	100-41313-200-	\$ 78.00
	Total For Check	FRCC11-4-25					\$ 78.00
11/24/2025	TMobile	TMEFT50	City Cell Phone-Auto Pay	N	Road Expenses - Other	100-43116-210-	\$ 20.00

Fund Name: 100 - General Fund

Date Range: 11/01/2025 To 11/30/2025

<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>
11/24/2025	Xcel Energy	XcelEFT51	Utilities - Town Hall - Pole Barn - Auto	N	Town Hall Electricity	100-43004-381-	\$ 69.34
		XcelEFT51				100-43004-381-	\$ 12.82
		XcelEFT51			Well House Electricity	100-43010-381-	\$ 11.38
		XcelEFT51			Street Lights	100-43117-381-	\$ 65.69
	Total For Check	XcelEFT51					\$ 159.23
11/25/2025	Payroll Period Ending 12/31/2025	16893	***VOID\$2625.00**Partial Council Member	Y	Council Salaries	100-41005-100-	\$ -
							\$ -
	Total For Check	16893					\$ -
11/25/2025	Payroll Period Ending 12/31/2025	16894	Council Member	N	Council Salaries	100-41005-100-	\$ 3,232.25
		16894					\$ 3,232.25
	Total For Check	16894					\$ 3,232.25
11/25/2025	Payroll Period Ending 12/31/2025	16895	***VOID\$3500.00**Council Member	Y	Council Salaries	100-41005-100-	\$ -
							\$ -
	Total For Check	16895					\$ -
11/25/2025	Payroll Period Ending 12/31/2025	16896	Council Member	N	Council Salaries	100-41005-100-	\$ 3,232.25
		16896					\$ 3,232.25
	Total For Check	16896					\$ 3,232.25
11/25/2025	Payroll Period Ending 12/31/2025	16897	Mayor 2025 Pay	N	Council Salaries	100-41005-100-	\$ 5,079.25
		16897					\$ 5,079.25
	Total For Check	16897					\$ 5,079.25
11/25/2025	Payroll Period Ending 12/31/2025	16898	Corrected Council Payroll	N	Council Salaries	100-41005-100-	\$ 2,424.19
		16898					\$ 2,424.19
	Total For Check	16898					\$ 2,424.19
11/25/2025	Payroll Period Ending 12/31/2025	16899	Corrected Council Payroll	N	Council Salaries	100-41005-100-	\$ 3,232.25
		16899					\$ 3,232.25
	Total For Check	16899					\$ 3,232.25
11/25/2025	Payroll Period Ending 11/30/2025	16900	November Payroll-Administrator	N	Clerk Salary	100-41101-100-	\$ 2,073.18
		16900					\$ 2,073.18
	Total For Check	16900					\$ 2,073.18
11/25/2025	Payroll Period Ending 11/30/2025	16901	November 2025 Clerk Payroll	N	Clerk Salary	100-41101-100-	\$ 4,546.01
		16901					\$ 4,546.01
	Total For Check	16901					\$ 4,546.01
11/25/2025	Payroll Period Ending 11/30/2025	16902	November 2025 Medical	N	Accounting Services	100-41202-130-	\$ 1,000.55
		16902					\$ 1,000.55
	Total For Check	16902					\$ 1,000.55
11/25/2025	SHC, LLC	16903	Planning Services - November	N	City Planner	100-41209-300-	\$ 1,014.00
		16903			Escrow	100-49320-300-1048	\$ 531.50

Fund Name: 100 - General Fund

Date Range: 11/01/2025 To 11/30/2025

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
11/25/2025	Jeff Giefer	16903	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		16904	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		Total For Check					\$ 2,638.50
11/25/2025	John Rog	16905	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		16906	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		Total For Check					\$ 300.00
11/25/2025	Ben Cornett	16906	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 300.00
		16907	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		Total For Check					\$ 350.00
11/25/2025	Greg Anderson	16907	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		16908	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		Total For Check					\$ 350.00
11/25/2025	Lindsey Cremona	16908	2025 Extra Meetings	N	Council Meeting Per Diem	100-41006-100-	\$ 350.00
		16909	PERA -Nov Admin	N	Clerk PERA	100-41102-120-	\$ 197.84
		16909	PERA -Nov Admin	N	Clerk PERA Withholding	100-41108-100-	\$ 171.46
		Total For Check					\$ 369.30
11/25/2025	PERA	16910	PERA -Nov Clerk	N	Clerk PERA	100-41102-120-	\$ 461.03
		16910	PERA -Nov Clerk	N	Clerk PERA Withholding	100-41108-100-	\$ 399.56
		Total For Check					\$ 860.59
11/25/2025	Comcast	CCEFT39	Town Hall W/Fl - Auto	N	Town Hall Supplies	100-43001-210-	\$ 190.24
		CCEFT39	Town Hall W/Fl - Auto	N	Town Hall Supplies	100-43001-210-	\$ 190.24
		Total For Check					\$ 190.24
11/25/2025	IRS	EFT235	Clerk Nov Payroll 2025	N	Clerk FICA/Medicare	100-41103-100-	\$ 470.24
		EFT235	Clerk Nov Payroll 2025	N	Clerk Medicare	100-41105-100-	\$ 89.13
		EFT235	Clerk Nov Payroll 2025	N	Federal Withholding	100-41107-100-	\$ 478.94
		EFT235	Clerk Nov Payroll 2025	N	Social Security Expens	100-41109-100-	\$ 381.11
		Total For Check					\$ 1,419.42
11/25/2025	IRS	EFT236	Clerk Nov Medical 2025	N	Clerk FICA/Medicare	100-41103-100-	\$ 99.45
		EFT236	Clerk Nov Medical 2025	N	Clerk Medicare	100-41105-100-	\$ 18.85
		EFT236	Clerk Nov Medical 2025	N	Federal Withholding	100-41107-100-	\$ 100.00
		EFT236	Clerk Nov Medical 2025	N	Social Security Expens	100-41109-100-	\$ 80.60
		Total For Check					\$ 298.90
11/25/2025	IRS	EFT237	Council 2025 Payroll	N	Mayor Salary	100-41002-100-	\$ 420.75
		EFT237	Council 2025 Payroll	N	Mayor FICA/Medicare	100-41004-100-	\$ 420.75

Fund Name: 100 - General Fund

Date Range: 11/01/2025 To 11/30/2025

<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>
11/25/2025	IRS	EFT238	Admin Nov Payroll 2025	N	Clerk FICA/Medicare	100-41103-100-	\$ 201.80
		EFT238			Clerk Medicare	100-41105-100-	\$ 38.25
		EFT238			Federal Withholding	100-41107-100-	\$ 126.09
		EFT238			Social Security Expens	100-41109-100-	\$ 163.55
		Total For Check					\$ 529.69
		Total For Selected Checks					\$ 433,820.61

Total For Check EFT237

Council Salaries
Council FICA/Medicare

100-41005-100-
100-41008-100-

\$ 1,004.06
\$ 1,004.06
\$ 2,849.62

CITY OF GRANT
MINUTES

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DATE : : November 3, 2025
TIME STARTED : 6:33 p.m.
TIME ENDED : 7:06 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 Treasurer, Sharon Schwarze; and Administrator/Clerk

CALL TO ORDER

The meeting was called to order at 6:33 p.m.

PUBLIC INPUT

Mr. Jeff Huber, former Mayor of Grant, came forward and stated the City of Grant has a weak mayor system and handing power to the Mayor for agenda items is not doing your job. He referred to the proposed complaint process stating anonymous complaint system in place limits the ability to harass property owners. The current system has work well and changing it so quickly is very dismaying.

Mr. Larry Lanoux, 9711 Keswick, came forward and stated the City eds to put in an operations and duty manual for Council, staff and employees. Job titles and descriptions should be defined as well. A planning commission should be put back in place as it is good training for Council Members.

Mr. Jeff Schafter, 8688 Jamaca Ave N, came forward and stated he believes Mr. Kramer's zoning report in terms of Two Silos complaint is wrong as he missed the 10-foot-tall tree requirements.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

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

CONSENT AGENDA

October 2025 Bill List, \$113,344.60	Approved
October 7, 2025, City Council Meeting Minutes	Approved
Northern Salt, 3 rd Treatment, \$36,270.00	Approved

1 Comcast, \$150,000 ARPA Funding for Cable Extension

2
3 **Council Member Rog moved to approve the consent agenda, as presented. Council Member**
4 **Cornett seconded the motion. Motion carried unanimously.**

5
6 **STAFF AGENDA ITEMS**

7
8 **City Engineer, Brad Reifsteck**

9
10 **PUBLIC HEARING, Consideration of Resolution No. 2025-15, Ordering Improvements for the**
11 **2026 Street Improvement Project** – The 2026 Street Improvement Project includes improvements
12 for 66th Street N and Great Oak Trail N.

13
14 On June 3, 2025, during the regular Council meeting, petitions for each roadway segment were
15 declared adequate, and staff was directed to prepare a feasibility report.

16
17 As identified in the Feasibility Report, the total estimated project cost is \$370,187, which includes
18 construction, contingency, engineering, legal, and administrative expenses.

19
20 The City has allocated \$37,573 in budgeted maintenance funds toward the project.
21 Project funding is expected to come from a combination of City maintenance funds and special
22 assessments, consistent with the City’s Special Assessment Policy.

23
24 Affected property owners and interested parties were notified via regular mail of the improvement
25 hearing.

26
27 A notice was published in the City’s official newspaper in accordance with the minimum 10-day
28 notice requirement.

29
30 Staff recommend that the City Council:

- 31
32 1. Conduct the Hearing as scheduled
33 2. Adopt Resolution 2025-15 to Order the Improvement.

34
35 **Council Member Anderson moved to open the public hearing at 6:44 p.m. Council Member**
36 **Cremona seconded the motion. Motion carried unanimously.**

37
38 Ms. Kari Costa, 11066 66th Street, came forward and stated there was a neighborhood meeting but is
39 looks as though the costs now are different than what was discussed. She stated the road has not been
40 maintained and asked what will be done in terms of maintenance if residents invest in this project.
41 She noted the City is responsible for that road as it was not built to specifications and the road
42 deteriorated very quickly.

43
44 Mr. Brian Winter, 11018 66th Street N, came forward and advised he is against the project as it is too
45 expensive per property owner. He asked the City to look at alternatives for the roadway.

1 Mr. Scott Mogren, 10363 66th Street, came forward and stated the road has not been maintained well
2 and asked what is in it for the residents if project goes through. He also asked if there was an
3 alternative for the roadway.
4

5 Mr. Larry Lanoux, 9711 Keswick, came forward and stated there are many developments coming into
6 the town. The City requires road to be blacktopped but many roads only have two inches of
7 bituminous. Moving forward the City should set the road standards at 5-6 inches of roadway as that
8 will allow for a mill and overlay.
9

10 **Council Member Rog moved to close the public hearing at 6:55 p.m. Council Member Cremona**
11 **seconded the motion. Motion carried unanimously.**
12

13 City Engineer Reifsteck stated road base is important and the City road have a minimum of 7 inches
14 now. 66th Street has 12 inches that does meet the 9-ton minimum and design standard. The City is
15 now more committed to maintenance in terms of crack sealing for road construction projects. The
16 City has done 2-inch overlay over existing pavements in the past. That option has not been explored
17 on 66th Street and Great Oak Trail as it is in much worse shape. Cost estimates are fairly conservative
18 and bids should come in lower that the cost estimates. The road way is 30 years old and the estimated
19 life of the new roadway is 35-45 years if crack filling and fog seals are done. The assessment hearing
20 will be held at the same time as the bid award.
21

22 **Council Member Anderson moved to adopt Resolution No. 2025-15, as amended. Council**
23 **Member Cornett seconded the motion. Motion carried unanimously.**
24

25 **Consideration of CSAH 17 & TH 36 Work Hours** – City Engineer Reifsteck stated to keep
26 substantial completion of this project on schedule for the fall of 2027, the county is requesting to
27 include extended allowable working hours during the construction contract.
28

29 The City’s Code (Sec. 32-332 Noise Control), the City of Grant allows heavy equipment to operate
30 during the following hours:
31

- 32 • Monday-Friday from 7am-6pm
33

34 The County is requesting the following working hours for this project:
35

- 36 • Monday-Friday from 6am-8pm
- 37 • Saturdays from 7am-6pm
- 38 • Sundays from 8am-6pm
39

40 These allowable working hours does not mean crews will be in the area during these full periods of
41 time. By extending allowable working hours, it creates additional flexibility for the contractor to
42 work a few extended hour days or weekends to get the project completed on time.
43

44 Staff recommends that the City Council:

- 45 1. Approve the working hours for the project as presented.
46

1 City Engineer Reifsteck stated he is not certain that the County has contacted the property owners
2 regarding the requestions working hours. He stated he will get more information from the County
3 and City of Lake Elmo for the next meeting.

4
5 **Council Member Cremona moved to table Work Hours Extension Request to the next meeting.**
6 **Council Member Rog seconded the meeting. Motion carried unanimously.**

7
8 **City Planner, Jennifer Haskamp (no action items)**

9
10 **City Attorney, Amanda Johnson**

11
12 **Consideration of Resolution No. 2025-16, Accepting Donation of Services and Authorizing**
13 **Work on Behalf of the City – City Attorney Johnson stated the resolution is to accept the donation**
14 **with gratitude and does not obligate the City in any way.**

15
16 **Council Member Cornett moved to adopt Resolution No. 2025-16, as presented. Council**
17 **Member Cremona seconded the motion. Motion carried unanimously.**

18 **NEW BUSINESS**

19
20 **UNFINISHED BUSINESS**

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

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

23 City Engineer Reifsteck advised a resident that owns property north of the Stillwater Oaks
24 Development submitted a complain that work done by contractor was on the trail. Staff is looking
25 into the complaint and the developer has indicated they will restore the property if damage was done.

26 **City Council Reports/Future Agenda Items**

27 **The City Council agreed Consideration of Planning Commission will be on the next meeting**
28 **agenda.**

29 **COMMUNITY CALENDAR NOVEMBER 4 THROUGH NOVEMBER 30, 2025:**

30 **Special Election, November 4th, Mahtomedi School District**

31 **Mahtomedi Public Schools Board Meeting, Thursday, November 13th, Mahtomedi District**
32 **Education Center, 7:00 p.m.**

33 **Stillwater Public Schools Board Meeting, Thursday, November 13th, Stillwater City Hall, 7:00**
34 **p.m.**

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

36 **Thursday, November 27, 2025, Thanksgiving Day**

37 **Mayor Giefer called for a 10-minute recess at 7:38 p.m.**

38 **Mayor Giefer called the meeting back to order at 7:47 p.m.**

1 **CLOSED SESSION**

2 **Closed Session pursuant to the authority in Minn. Stat. 13D.05, subd. 3(a), to evaluate the**
3 **performance of the City Clerk.**

4 City Attorney Johnson advised the agenda item originally came in as a closed session and a
5 performance review was going to be schedule in December. Ms. Points has clarified she has not
6 resigned and this is now being done in open session. She distributed two employment contracts
7 noting the discrepancies between her office and what the Clerk sent over. The contract does call for
8 2.17 weeks of severance for every year employed. City Attorney Johnson stated that equals about 6
9 months. She noted the City Council options:

- 10 1) Continue with the current City Clerk
- 11 2) Move forward with a Separation Agreement
- 12 3) Terminate without cause

13 City Attorney Johnson noted there is no signed agreement at this time. The City can terminate with
14 cause as well.

15 Mayor Giefer read an email from the City Clerk regarding “parting of ways” with the City.

16 **Mayor Giefer moved to enter into a separation agreement with the City Clerk based on a six-**
17 **month severance lump sum of \$38,000, the turnover of all City owned property and a waiving**
18 **of claims. Council Member Rog seconded the motion. Motion carried unanimously.**

19 **Council Member Cremona moved to adopt Resolution No. 2025-17, Authorizing the Formation**
20 **of a Personnel Committee. Mayor Giefer seconded the motion. Motion carried unanimously.**

21 **Council Member Rog moved to enter into a separation agreement with a final end date of**
22 **employment on December 31, 2025. Mayor Giefer seconded the motion. Motion carried**
23 **unanimously.**

24 **Council Member Cremona moved to adopt Resolution No. 2025-18, Resolution Regarding the**
25 **City Clerk Duties. Council Member Anderson seconded the motion. Motion carried**
26 **unanimously.**

27 **A Special Council Meeting was scheduled on Friday, November 7, 2025, Town Hall at noon to**
28 **interview candidate for Interim Clerk**

29
30 **ADJOURNMENT**

31 **Council Member Rog moved to adjourn at 8:47 p.m. Council Member Cornett seconded the**
32 **motion. Motion carried unanimously.**

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35 These minutes were considered and approved at the regular Council Meeting on December 2, 2025.

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Kim Points, Administrator/Clerk

Jeff Giefer, Mayor

DRAFT



CITY OF STILLWATER
 216 4TH ST N
 STILLWATER MN 55082
 651-430-8800 (main)

INVOICE

Invoice #: 65477
Invoice Date: 11/14/2025
Customer #: 100353
Customer Balance: \$96,128.50
Invoice Amt: \$96,128.50
Due Date: 12/14/2025

Bill To: City of Grant
 P O Box 577, 111 Wildwood Rd
 Willernie MN 55090

Pursuant to City of Stillwater Resolution 2023-153:
 A convenience fee of \$1.00 will be applied to all EFT
 payments. A convenience fee of 2.9% of the total
 charge plus \$0.30 will be applied to all credit/debit card
 payments.

Quantity	Description	Cost/Dep Appl	Net Amount
1	Fire Contract Jan - Dec 2025 2nd Half Contract	192,257.00	96,128.50

Invoice Total: \$96,128.50

Return This Portion with Your Payment

11/14/2025 **Customer #:** 100353

Customer Name: City of Grant
 P O Box 577 111 Wildwood Rd
 Willernie MN 55090

Amount Paid: _____
Invoice Amt: \$96,128.50
Customer Balance: \$96,128.50 (May include other Invoices)
Invoice #: 65477

Make Check Payable to:
CITY OF STILLWATER
 216 4TH ST N
 STILLWATER MN 55082

Check box for address change and
 print correct address on reverse side



ATTN: SHERIFF'S OFFICE
 15015 62ND ST N
 STILLWATER, MN 55082

Invoice

Invoice Number:	233289
Account Number:	217912
Due Date:	12/10/25
Amount Enclosed:	\$ _____
Federal Tax Id:41-6005919	

To: CITY OF GRANT
 PO BOX 577
 WILLERNIE MN 55090

Please return top portion with payment. Thank You.

Invoice						
Date	Number	Type	Due Date	Remark	Amount	
11/17/25	233289	Invoice	12/10/25	JUL-DEC 2025 POLICE SERVICES	\$95,535.89	
I declare under the penalties of law that this account claim or demand, is just and correct and no part of it has been paid. Please make check payable to Washington County and mail to the address above.					Invoice Total	\$95,535.89
					Sales Tax	
					Balance Due	\$95,535.89

KLINE BROS EXCAVATING

8996 110TH ST N
 STILLWATER, MN 55082

Invoice

Date	Invoice #
11/22/2025	60

Bill To
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	ROAD GRADING 100-43101		
8	770B 10-27-25	130.00	1,040.00
2	770B 10-29-25	130.00	260.00
2	770B 10-30-25	130.00	260.00
3	770B 11-08-25	130.00	390.00
5	770B 11-18-25	130.00	650.00
5	930G 11-18-25	130.00	650.00
3.5	770B 11-19-25	130.00	455.00
3.5	930G 11-19-25	130.00	455.00
3	770B 11-20-25	130.00	390.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE		Total	\$4,550.00

KLINE BROS EXCAVATING

8996 110TH ST N
STILLWATER, MN 55082

Invoice

Date	Invoice #
11/22/2025	61

Bill To
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	ROAD GRAVEL 100-43106		
6	10-29-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	1,440.00
7	10-30-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	1,680.00
5	10-31-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	1,200.00
2	10-31-25 770B SPREAD GRAVEL	130.00	260.00
5	11-03-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	1,200.00
2	11-03-25 770B SPREAD GRAVEL	130.00	260.00
5	11-04-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	1,200.00
2	11-04-25 770B SPREAD GRAVEL	130.00	260.00
5	11-05-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	1,200.00
3	11-05-25 770B SPREAD GRAVEL	130.00	390.00
2	11-05-25 RDS690 COMPACT ROAD	130.00	260.00
1	11-07-25 LOADS MC-5 HAULED TO MAPLE ST	240.00	240.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE		Total	\$9,590.00

Invoice

KLINE BROS EXCAVATING

8996 110TH ST N
STILLWATER, MN 55082

Date	Invoice #
11/22/2025	62

Bill To
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	CULVERT WORK 100-43111		
	DITCH AND CULVERT WORK ON MAPLE ST		
2	10-29-25 T600 & TRL	220.00	440.00
6	10-29-25 E85	140.00	840.00
6	10-29-25 325G	130.00	780.00
6	10-29-25 RD600	130.00	780.00
6	10-29-25 RD690	140.00	840.00
6	10-30-25 E85	130.00	780.00
6	10-30-25 325G	130.00	780.00
6	10-30-25 RD690	140.00	910.00
6.5	10-31-25 E85	130.00	845.00
6.5	10-31-25 325G	130.00	845.00
6.5	10-31-25 RD690	140.00	840.00
6	11-03-25 E85	130.00	780.00
6	11-03-25 325G	130.00	780.00
6	11-03-25 RD690	140.00	700.00
5	11-04-25 E85	130.00	520.00
4	11-04-25 325G	130.00	520.00
4	11-04-25 RD690	130.00	520.00
1	11-06-25 REPLACE 15" X 36 FT GALV METAL CULVERT WITH APRONS	5,500.00	5,500.00
4	11-07-25 E85	140.00	560.00
4	11-07-25 325G	130.00	520.00
4	11-07-25 RD690	140.00	210.00
1.5	11-08-25 E85	130.00	260.00
2	11-08-25 325G	130.00	325.00
2.5	11-08-25 RD690	130.00	325.00
	CULVERT AND DITCHWORK ON LANSING SOUTH OF BIKE TRL		
2	11-12-25 T600 & TRL	220.00	440.00
2	11-12-25 E85	140.00	280.00
2	11-12-25 325G	130.00	260.00
1	11-12-25 EXTEND 18" GALV CULVERT WITH APRON (WASHOUT AT EDGE OF ROAD)	1,700.00	1,700.00
6	11-13-25 E85	140.00	840.00
6	11-13-25 325G	130.00	780.00
6	11-13-25 RD690	130.00	780.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE		Total	\$24,435.00

Invoice

KLINE BROS EXCAVATING

8996 110TH ST N
STILLWATER, MN 55082

Date	Invoice #
11/22/2025	63

Bill To
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	BRUSHING WITH FORESTRY MULCHER		
3	11-10-25 E85 & FM (ASPHALT SECTION AND CULDESAC ON MAPLE ST)	185.00	555.00
1	11-11-25 E85 & FM MAPLE ST	185.00	185.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE		Total	\$740.00

KLINE BROS EXCAVATING

8996 110TH ST N
 STILLWATER, MN 55082

Invoice

Date	Invoice #
11/22/2025	64

Bill To
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	ROAD SHOULDERS 100-43108		
	CLEAN ASPHALT ROAD SHOULDERS ON END OF MAPLE ST AND CULDESAC		
3	11-10-25 325G	130.00	390.00
3	11-10-25 17600	130.00	390.00
3	11-10-25 RD690	130.00	390.00
2	11-11-25 T600 & TRL	220.00	440.00
	CLEAN SHOULDERS BY BIKE TRL ON LANSING AND ROAD SHOULDERS ON 110TH ST IN FRONT 10590		
2	11-17-25 T600 & TRL	220.00	440.00
3	11-17-25 E85	140.00	420.00
3	11-17-25 325G	130.00	390.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERVICE CHARGE		Total	\$2,860.00

CITY OF GRANT
MINUTES

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DATE : : November 21, 2025
TIME STARTED : 4:00 p.m.
TIME ENDED : 4:07 p.m.
MEMBERS' PRESENT : Councilmember Rog, Cornett,
Cremona, Anderson and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: None

CALL TO ORDER

The meeting was called to order at 4:00p.m.

**OBTAIN COUNCIL APPROVAL OF THE CONTRACT FOR THE CITY
ADMINISTRATOR/CLERK POSITION**

Motion to approve employment agreement with City Administrator/Treasurer candidate Handt as presented by council member Cornett, second by council member Rog. Motion passed 5-0

Motion to cancel December work sessions by Mayor Giefer, seconded by council member Cornett. Motion passed unanimously.

Motion to approve to disband the Personnel Committee, until such time it may be required to re-form it at a later date, by Mayor Giefer, seconded by council member Rog. Motion passed 5-0.

ADJOURNMENT

Motion by council member Cornett, second by council member Cremona to adjourn meeting. Motion passed 5-0 meeting adjourned at 4:07

These minutes were considered and approved at the regular Council Meeting on December 2, 2025.

Kim Points, Administrator/Clerk

Jeff Giefer, Mayor

3. Staff Recommendation:

Approve the proposed working hours as outlined, except permitting only one Sunday per month from 8am to 6pm.

Action: Discussion

- d. Future Census Data — The 2030 or subsequent Decennial Census may identify new urbanized areas or population growth that triggers re-designation under Minn. R. 7090.

3. Staff Recommendation:

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

Releasing the City from operating the MS4 permit would:

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

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

Staff will prepare and submit the petition upon Council authorization.

Action: Discussion



STAFF REPORT

TO City Council PID 2503021130003
 Kim Points, City Clerk
 Nick Vivian & Amanda Johnson, RE Application for a Minor
 City Attorney Subdivision (Lot Split) of PID
 Brad Reifsteck, City Engineer 2503021130003

FROM
 Jennifer Haskamp, AICP, SHC
 Jenna Shoosmith, SHC

INTRODUCTION

Anthony and Jina Wolf Otto (“Applicants” and “Owners”) are requesting a Minor Subdivision (Lot Split) for PID 2503021130003. The 20-acre property will be divided into two (2) 10-acre lots that are intended to be developed with rural residential uses. The development concept plan for the subdivision is submitted to demonstrate that each lot contains enough area to properly site a principal structure and comply with all required setbacks. As described in the Applicant’s narrative, they intend to sell Parcel 2 for development of a residential use and to build their home on Parcel 1.

The Applicants met with City Staff in a pre-application meeting to discuss the proposed subdivision. During the meeting the Applicants stated that they have discussed the lots split with Washington County since both lots have primary frontage on CSAH 12 and will require a driveway permit to access the lots. Further discussion regarding the access is provided in subsequent sections of this report.

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 December 2, 2025.

The following staff report summarizes the requested Minor Subdivision (Lot Split), existing conditions, draft findings, and potential conditions of approval.

APPLICATION SUMMARY

Applicant/Owner: Anthony and Jina Wolf Otto	PID: 2503021130003 Lot Size: 20.0 +/- Acres Land Use: Agricultural Zoning: Agricultural Large Scale (A-1)
Request: The Applicant is requesting a Minor Subdivision (Lot Split) of the existing 20.0 +/- acre parcel into two (2) 10-acre lots for rural residential uses.	



REVIEW CRITERIA

The City's subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in Section 30-9 and 30-10. Section 32-246 governs dimensional standards and other zoning considerations. The following analysis provides an overview of the Minor Subdivision request and any relevant established standards. Section 30-9 (2) permits a subdivision that creates no more than two new lots by registered land survey provided that the zoning requirements and dimensional standards are met on all created lots.

EXISTING SITE CONDITIONS

PID 2503021130003 is located north of 75th Street N (CSAH 12) and west of Manning Avenue N. The 20.0+/- acre parcel is surrounded by rural residential and agricultural uses and is zoned A-1 (Agricultural Large Scale). Per NWI GIS data and the submitted survey, there are no wetlands on the site.

The subject property is currently vacant and has been used for agricultural production. The parcel was recently subdivided from the large farmstead surrounding the parcel to the north and east property boundary. The parcel is bordered by CSAH 12 along the southerly property boundary with approximately 880-feet of frontage along the right-of-way.



Figure 1. Existing Conditions

COMPREHENSIVE PLAN REVIEW

The site is guided Rural Residential/Ag (RR/AG) in the City's adopted Comprehensive Plan. The proposed Minor Subdivision will create two (2) lots that are intended to be used for rural residential uses. Per the Comprehensive Plan, lots guided RR/AG may not develop at greater densities than 4 dwelling units per 40 acres. The existing 20-acre parcel was divided from a larger agricultural tract with the intention of further subdividing it into two (2) lots, each of which will be developed for rural residential use. As proposed, the density and intended rural residential use is consistent with the adopted Comprehensive Plan.

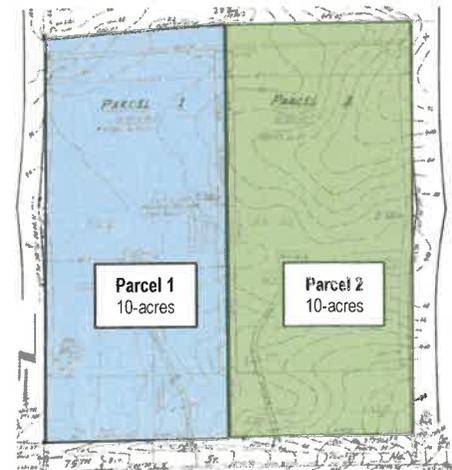


Figure 2. Proposed Lot Split

ZONING/SITE REVIEW

The proposed Minor Subdivision (lot split) will divide the property into two (2) lots, which are identified in Figure 2 (right). The proposed Parcel 1 (blue) will contain the Applicants' new residential structure, attached garage, accessory buildings, well and septic system. The Applicant intends to sell Parcel 2 to be developed with rural residential uses similar to the contemplated development of Parcel 1. The development plan for Parcel 2 is conceptual to demonstrate that the lot has enough buildable area to comply with all dimensional requirements established by ordinance.



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

Table 1.1 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

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

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

Driveway Access

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

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



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

ENGINEERING STANDARDS

The City Engineer has completed a preliminary review and does not have any additional comments beyond those identified in this report.

OTHER AGENCY REVIEW

The Application was submitted to Washington County November 24th for their review and comment. As previously noted, the subdivision is located on CSAH 12 and therefore access permits for the driveway serving each lot will be required. Preliminary conversations between the Applicants and the County indicated that a shared driveway may be required, and the Applicants must continue to work with the County and the City to ensure that either 1) a driveway serving each lot is permitted; or 2) that if a shared driveway is required that it is placed in a shared easement to ensure adequate access to each lot is granted into perpetuity.

ACTION REQUESTED

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

Attachments

Attachment A: Minor Subdivision exhibit dated 10/12/2025

Attachment B: Minor Subdivision Application

Attachment C: Draft Resolution

October 15, 2025

Dear City of Grant,

Please accept our minor subdivision application and let us know if any other materials are needed to satisfy the checklist.

We plan to subdivide our existing 20-acre property into two separate 10-acre parcels. Our intention is to build our home on Parcel 1. To finance the construction, we will need to sell Parcel 2 first.

We have been in contact with the Brown's Creek Watershed District as well as Washington County, and we will continue to work with them as required.

Included, please find our site plan, survey, soil test results and payment.

Sincerely,

Anthony Otto & Jina Wolf Otto



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

MINOR SUBDIVISION

Application Date:	
Fee: \$500	Escrow: \$4,000

A minor subdivision is any subdivision containing not more than two lots fronting on an existing street, not involving any new street or road, the extension of municipal facilities, or the creation of any public improvements. Minor Subdivisions include lot combinations, lot rearrangements, and exchange of lands.

PARCEL IDENTIFICATION NO (PIN): <u>2503021130003</u>		LOT SIZE: <u>20 acres</u>
PROJECT ADDRESS:	OWNER: <u>Anthony Otto + Jina Wolf Otto</u> Name: Address: <u>2645 White Pine Way</u> City, State, Zip: <u>Stillwater, MN 55082</u> Phone: <u>715-764-3034 (Tony)</u> Email: <u>anthonyfotto@gmail.com</u>	APPLICANT (If different from Owner): Name: Address: City, State, Zip: Phone: Email:
BRIEF DESCRIPTION OF REQUEST: <u>Split 20 acre lot into two ten acre parcels</u>		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code sections for a detailed description of required submittal documents, and subsequent process. 1. Chapter 30; Section 30-9		

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

Name: Anthony Otto + Jina Wolf Otto
(Please print)
 Address: 2645 White Pine Way
 City, State, Zip: Stillwater, MN 55082
 Phone: _____
 Cell Phone: 715-764-3034
 Email: anthonyfotto@gmail.com
 Signature: [Handwritten Signature]
 Date: 10/15/25

Fee Title Property Owner (If different from Applicant)

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

Checklist

Please review the attached checklist. 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 462.358 a Minor Subdivision Application has a Statutory review period of 120 days. During the review period the City has the ability to request additional information to assist in its review, and such request shall not impact the review timeline once an application has been deemed complete.

Review and Recommendation by the Planning Commission. The Planning Commission shall consider oral or written statements from the Applicant, the public, City Staff, or its own members. It may question the Applicant and may recommend approval, disapproval, or table by motion the application. The Planning 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 for minor subdivision.

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 often 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 the Applicant)

Jina Wolf Otto

Signature

Mary Otto

Signature

Jina Wolf Otto

Printed Name

Anthony Otto

Printed Name

10/15/25

Date

10/15/25

Date

** For Applicant's use and records

Minor Subdivision 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) Electronic copy of full submission; Two (2) 11x17 half scale scalable hard copy plan sets.

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

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

- Name, address, phone number for owner, developer, surveyor, engineer
- Streets within and adjacent to the parcel(s) including driveway access points
- Proposed lot sizes (with dimensions) indicating setbacks for newly created lots
- Buildable area with acres and square footage identified
- Soil tests for the installation of an on-site septic system
- Septic system and well location
- Building locations and dimensions with setbacks
- Name of subdivision with lot and block numbers of property, if platted

Existing Conditions:

- Aerial
- Wetland delineation (if applicable)
- Buildable area
- Topographic contours at 2-foot intervals, and bluff line (if applicable)
- Waterbodies, Ordinary High Water Level, and 100 year flood elevation

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

A certificate of survey, by a registered land surveyor for each parcel will be required. The survey must show newly created lots and the original lot, limits of any wetland, one acre of buildable area, and elevation of the building site above any lake, stream, wetland, etc.

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

Minor Subdivision submittal form completed and signed by all necessary parties.

Paid Application Fee: \$500

Paid Escrow*: \$4,000

*Any remaining funds, after expenses, are returned to the Applicant. Expenses incurred over \$4,000 will be billed to the Applicant.

Materials that may be required upon request:

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

Stormwater plans. Stormwater plans may be requested depending on the proposal of the Minor Subdivision.

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

CERTIFICATE OF SURVEY

Survey Made For:

Jina Wolf Otto and
Anthony Otto
2645 White Pine Way
Stillwater, MN 55082

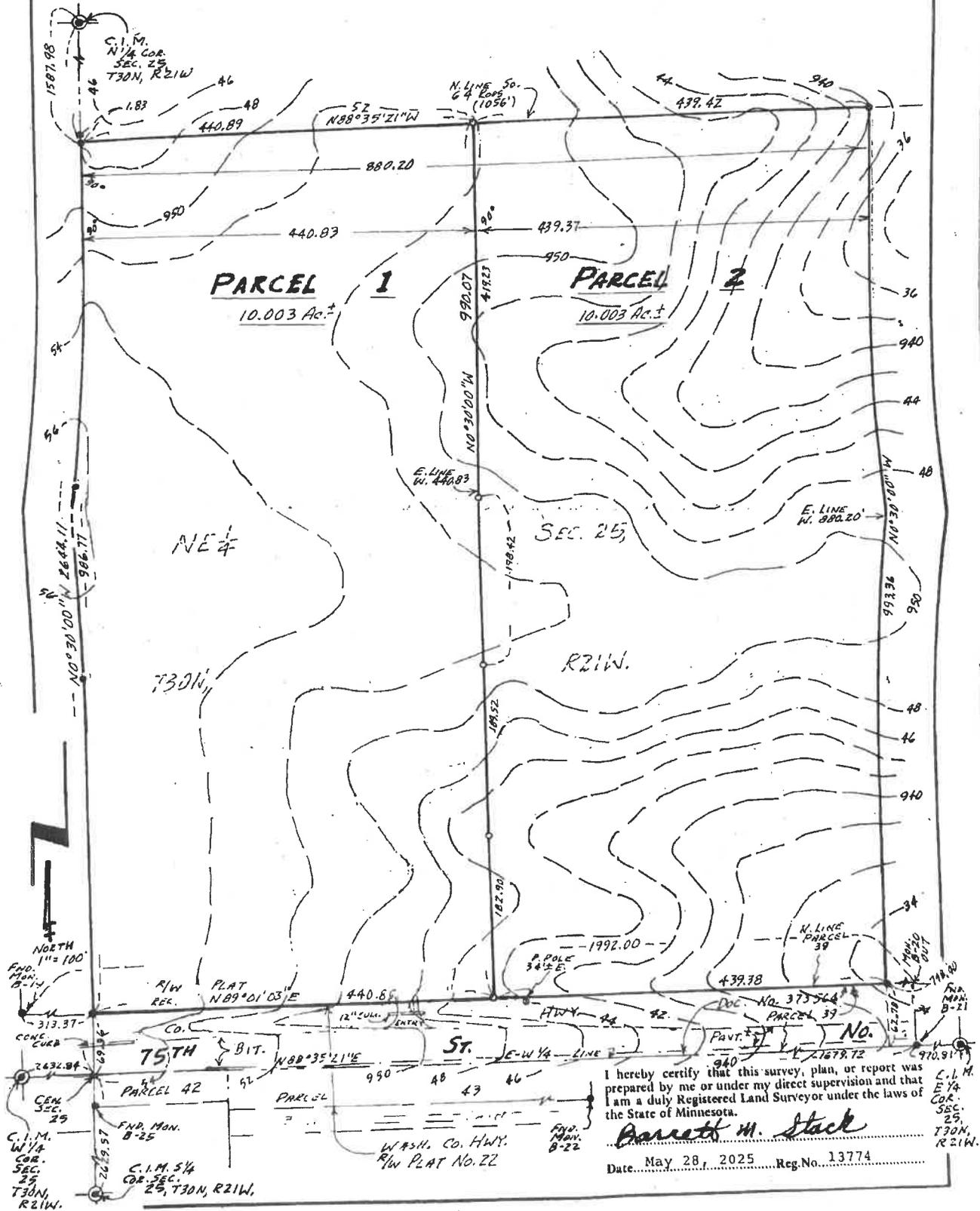
BARRETT M. STACK
STILLWATER, MINN. 55082
MINNESOTA REGISTERED
LAND SURVEYOR
Tel. No. 439-5630

Notes:

See Sheet 1 of 3 Sheets for the
Existing and Proposed Parcel Desc.
See Sheet 3 of 3 Sheets for add'l.
Survey Notes and existing enumerated
easement description comments.

REV. 9-29-25

REMOVED SOIL TESTS, HOUSE
LOC. AND DRIVEWAY.



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

Barrett M. Stack

Date: May 28, 2025 Reg. No. 13774

Sheet 1 of 3 Sheets

STACK LAND SURVEYING
9090 North Fairy Falls Road
Stillwater, MN 55082

Jina Wolf Otto and Anthony Otto
2645 White Pine Way
Stillwater, Minnesota 55082

EXISTING PARCEL DESCRIPTION:
(Per Exhibit A Title Policy P22405-25-P2987 Supplied)

All that part of the West 880.20 feet of the South 64 rods (1056.00 feet) of the Northeast Quarter of Section 25, Township 30 North, Range 21 West, Washington County, Minnesota, lying northerly of the northerly line of Washington County Highway Right of Way Plat No. 22, as said Plat is filed in the office of the County Recorder of Washington County, Minnesota.

Parcel contains 20.0 acres, more or less.

Subject to and together with any other valid easements, reservations or restrictions.

PROPOSED PARCEL 1 DESCRIPTION:

All that part of the West 440.83 feet of the South 64 rods (1056.00 feet) of the Northeast Quarter of Section 25, Township 30 North, Range 21 West, Washington County, Minnesota, lying northerly of the northerly line of Washington County Highway Right of Way Plat No. 22, as said Plat is filed in the office of the County Recorder of Washington County, Minnesota.

Parcel contains 10.003 acres, more or less.

Subject to and together with any other valid easements, reservations or restrictions.

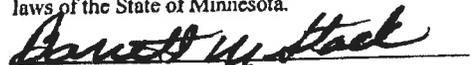
PROPOSED PARCEL 2 DESCRIPTION:

All that part of the East 439.37 feet of the West 880.20 feet of the South 64 rods (1056.00 feet) of the Northeast Quarter of Section 25, Township 30 North, Range 21 West, Washington County, Minnesota, lying northerly of the northerly line of Washington County Highway Right of Way Plat No. 22, as said Plat is filed in the office of the County Recorder of Washington County, Minnesota.

Parcel contains 10.003 acres, more or less.

Subject to and together with any other valid easements, reservations or restrictions.

I hereby certify that this survey, plan, or report 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.


Barrett M. Stack

Date: May 28, 2025 License No. 13774

Sheet 3 of 3 Sheets

STACK LAND SURVEYING
9090 North Fairy Falls Road
Stillwater, MN 55082

Jina Wolf Otto and Anthony Otto
2645 White Pine Way
Stillwater, Minnesota 55082

SURVEY NOTES

Orientation of this Bearing System is per the recorded bearing of North 89 degrees 01 minutes 03 seconds East along the monumented northerly line of Parcel No. 39 of Washington County Highway Right of Way Plat No. 22.

"o" Indicates #13774 iron pipe found in place, unless noted otherwise.

"o" Indicates #13774 iron pipe set, unless noted otherwise.

Contours shown on the southerly 1/2+- of Parcel 1 are based on NAVD 88 datum and direct field measurements on survey work conducted by me in 2006. All other contour data shown on Sheet 2 of 3 Sheets are as published by the Washington County Surveyors office and were not field verified by me.

Underground or overhead, public or private utilities, on or adjacent the overall parcel were not located in conjunction with this survey, unless noted otherwise.

No Access Controls for 75th St. No. appear on supplied title work.

There are no wetlands on the parcels surveyed.

See Existing and Proposed Parcel Descriptions on Sheet 1 of 3 Sheets.

See graphic details of survey and topography on Sheet 2 of 3 Sheets.

EXISTING DESCRIPTION NOTES:

(see numerated references Schedule B II of Commitment Requirements supplied)

Item 7 and 10: This described N-S-P easement is over the northerly 50 feet of the southerly 60 feet of the NE 1/4 of Sec. 25 which is all within the limits of Parcel 39 of Washington County Highway Right of Way Plat No. 22, which was conveyed by Warranty Deed, Doc. No. 373564, to Washington County.

Items 8 and 9: Both of these record instruments supplied concern highway easements well to the East of the property surveyed and do not impact the parcels.

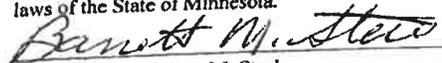
Items 11 and 12: These R/W Plats (No's. 158 and 173) are located well to the East of the property surveyed and do not impact the parcels.

9-29-25 - Revision Notes:

Removed references to proposed soil tests,
house and driveway locations, as requested.

BMS

I hereby certify that this survey, plan, or report 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.



Barrett M. Stack

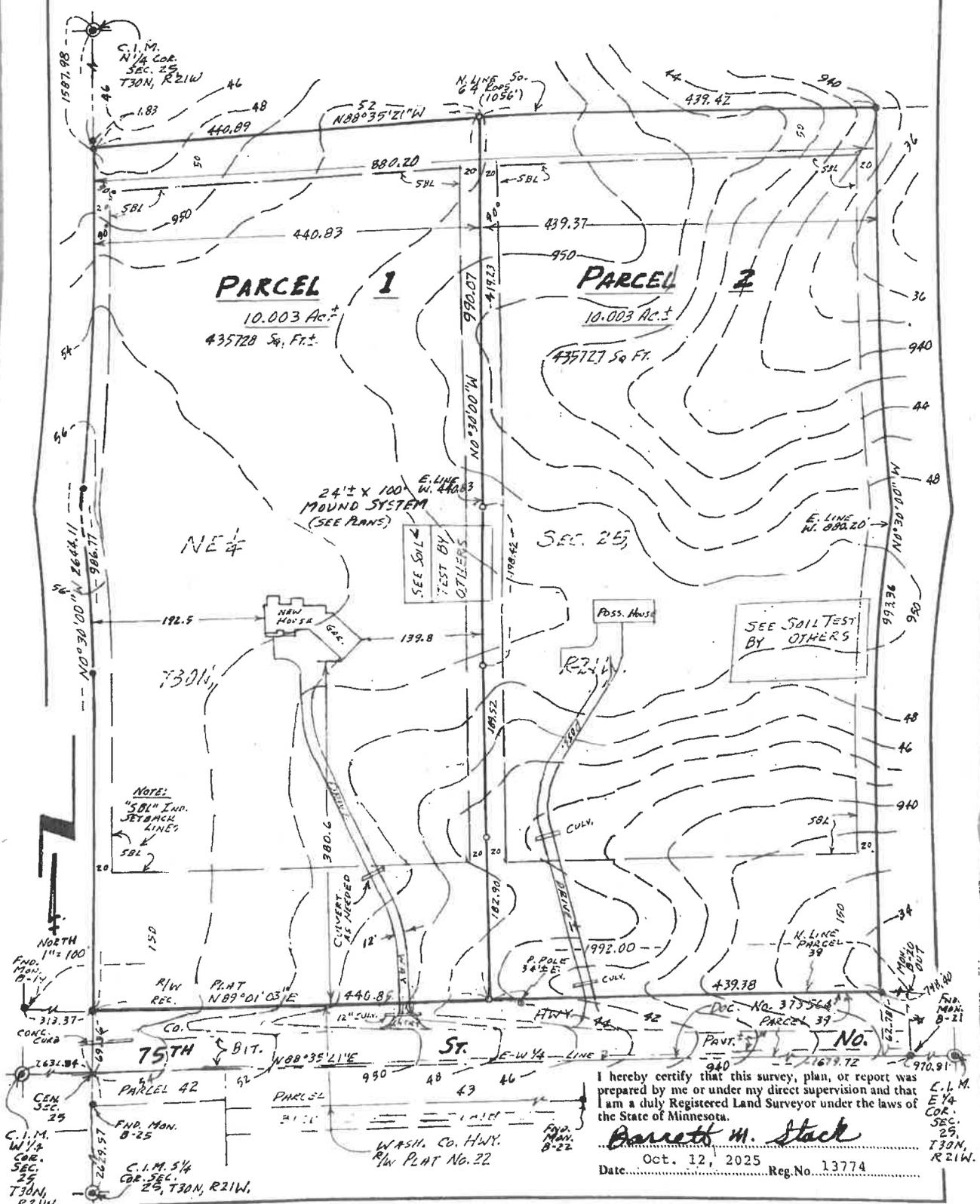
Date: September 26, 2025 License No. 13774

CERTIFICATE OF SURVEY

Survey Made For:
 Jina Wolf Otto and
 Anthony Otto
 2645 White Pine Way
 Stillwater, MN 55082

BARRETT M. STACK
 STILLWATER, MINN. 55082
 MINNESOTA REGISTERED
 LAND SURVEYOR
 Tel. No. 439-5630

Notes:
 See Sheet 1 of 3 Sheets for the
 Existing and Proposed Parcel Desc.
 See Sheet 3 of 3 Sheets for add'l.
 Survey Notes.



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

Barrett M. Stack
 Oct. 12, 2025 Reg. No. 13774

C. I. M.
 E. 1/4
 COR.
 SEC.
 25,
 T. 30N,
 R. 21W.

Sheet 1 of 3 Sheets

STACK LAND SURVEYING
9090 North Fairy Falls Road
Stillwater, MN 55082

Jina Wolf Otto and Anthony Otto
2645 White Pine Way
Stillwater, Minnesota 55082

OTTO SITE PLAN:
EXISTING PARCEL DESCRIPTION:
(Per Exhibit A Title Policy P22405-25-P2987 Supplied)

All that part of the West 880.20 feet of the South 64 rods (1056.00 feet) of the Northeast Quarter of Section 25, Township 30 North, Range 21 West, Washington County, Minnesota, lying northerly of the northerly line of Washington County Highway Right of Way Plat No. 22, as said Plat is filed in the office of the County Recorder of Washington County, Minnesota.

Parcel contains 20.0 acres, more or less.

Subject to and together with any other valid easements, reservations or restrictions.

PROPOSED PARCEL 1 DESCRIPTION:

All that part of the West 440.83 feet of the South 64 rods (1056.00 feet) of the Northeast Quarter of Section 25, Township 30 North, Range 21 West, Washington County, Minnesota, lying northerly of the northerly line of Washington County Highway Right of Way Plat No. 22, as said Plat is filed in the office of the County Recorder of Washington County, Minnesota.

Parcel contains 10.003 acres, more or less.

Subject to and together with any other valid easements, reservations or restrictions.

PROPOSED PARCEL 2 DESCRIPTION:

All that part of the East 439.37 feet of the West 880.20 feet of the South 64 rods (1056.00 feet) of the Northeast Quarter of Section 25, Township 30 North, Range 21 West, Washington County, Minnesota, lying northerly of the northerly line of Washington County Highway Right of Way Plat No. 22, as said Plat is filed in the office of the County Recorder of Washington County, Minnesota.

Parcel contains 10.003 acres, more or less.

Subject to and together with any other valid easements, reservations or restrictions.

I hereby certify that this survey, plan, or report 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.



Barrett M. Stack

Date: Oct 12, 2025 License No. 13774

SHEET 3 OF 3 SHEETS

STACK LAND SURVEYING
9090 North Fairy Falls Road
Stillwater, MN 55082

Jina Wolf Otto and Anthony Otto
2645 White Pine Way
Stillwater, Minnesota 55082

Proposed Otto Site Plan:

- 1.. See Soil Tests and Septic Design by others. Test Locations shown are field located.
2. Topography shown is based on a combination of field measurements and County Data.
3. See house and attached garage Architectural plans by others for new dwelling on Parcel 1 for details. No specific house plans are currently available for future development of Parcel 2. The proposed house and driveway location shown for Parcel 2 are approximate.
4. The Fee owners of the overall Parcel are Jina and Tony Otto. The overall Parcel contains a Total of 871455 square feet or 20.006 acres, more or less, and is currently vacant land.

Proposed Parcels 1 & 2 Site Plan:

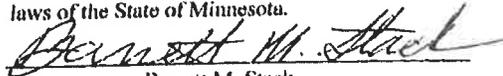
5. Parcels are Zoned A - 1: Setback, Frontage and Area requirements:

<u>Min. Lot Area</u>		5.0 Acres
<u>Setbacks:</u>	Rear	50 feet.
	Front:	150 feet .from County Road.
	Side:	20 feet.
	Frontage:	300 feet.

Impervious Area Tabulation:

<u>Parcel 1:</u>	<u>Parcel 2:</u>
Proposed Dwelling = 3950 square feet	Currently Vacant Land.
Proposed Driveway = 6900 square feet+-.	(435727 sq. ft. = 10.003 Ac.+)
Total 10850 square feet or 2.49 % of Parcel 1 Area. (435728 sq. ft. or 10.003 Ac.+)	

I hereby certify that this survey, plan, or report 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.



Barrett M. Stack
Date: Oct. 12, 2025 License No. 13774

ZIERKE SOIL TESTING

Paul Smith
Due North Homes LLC

5/20/2025

Dear Paul Smith,

At your request, I have prepared a 7 bedroom septic design for your client's proposed home in the City of Grant, Minnesota. The system components are as follows:

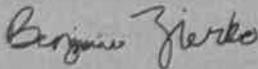
- New 2000 gallon septic tank
- New 1000 gallon septic tank with effluent filter at the outlet
- New 1500 gallon lift tank
- New 10'x105' rock bed mound with 12" sand lift
- Event Counter/Flow measurement device

I have staked a 105'x100' septic area on site. The initial mound will be placed in the primary 24'x105' area. The rest of that test area is reserved for future backup use. Please be sure to protect that area from all construction traffic.

Soils on site were largely representative of the Antigo Soil type. As is common in Antigo, faint redox features were often observed in the silt loam layer just above the transition to the gravelly outwash below.

Please let me know if you have any questions about this septic design.

Sincerely,



Benjamin Zierke
MPCA Lic 119, Cert 9594

ADDRESS:
28587 Jeffrey Ave
Chisago City, MN 55013

PHONE 651-249-1346
EMAIL benzlerke@gmail.com



Preliminary Evaluation Worksheet



1. Contact Information

v 04.07.2025

Property Owner/Client: Date Completed:

Site Address: Project ID:

Email: Phone:

Mailing Address: Alt Phone:

Legal Description:

Parcel ID: SEC: TWP: RNG:

2. Flow and General System Information

A. Client-Provided Information

Project Type: New Construction Replacement Expansion Repair

Project Use: Residential Other Establishment:

Residential use: # Bedrooms: Dwelling sq.ft.: Unfinished sq.ft.:

 # Adults: # Children: # Teenagers:

In-home business (Y/N): If yes, describe:

Water-using devices: Sewage pump in basement Dishwasher Hot Tub*
(check all that apply) Large Bathtub >40 gallons Water Softener* Sump Pump*
 Clothes Washing Machine Iron Filter* Self-Cleaning Humidifier*
 High Eff. Furnace* Other:

* Clear water source - should not go into system

Additional current or future uses:

Anticipated non-domestic waste:

The above is complete & accurate:

Client signature & date

B. Designer-determined Flow and Anticipated Waste Strength Information

Attach additional information as necessary.

Design Flow: GPD Anticipated Waste Type:

Maximum Concentration BOD: mg/L TSS: mg/L Oil & Grease: mg/L

3. Preliminary Site Information

A. Water Supply Wells

#	Description	Mn. ID#	Well Depth (ft.)	Casing Depth (ft.)	Confining Layer	STA Setback	Source
1	TBD						
2							
3							
4							

Additional Well Information:



Preliminary Evaluation Worksheet



Site within 200' of noncommunity transient well (Y/N) No Yes, source:

Site within a drinking water supply management area (Y/N) Yes Yes, source:

Site in Well Head Protection Inner wellhead management zone (Y/N) No Yes, source:

Buried water supply pipes within 50 ft. of proposed system (Y/N) No

Water Supply Pipe Comments:

B. Site located in a shoreland district/area? No Yes, name:

Elevation of ordinary high water level: ft. Source:

Classification: Tank Setback: ft. STA Setback: ft.

C. Site located in a floodplain? No Yes, Type(s):

Floodplain designation/elevation (10 Year): ft. Source:

Floodplain designation/elevation (100 Year): ft. Source:

D. Property Line Id / Source: Owner Survey County GIS Plat Map Other

E. ID distance of relevant setbacks on map: Water Easements Well(s) Building(s) Property Lines OHWL Other:

4. Preliminary Soil Profile Information From Web Soil Survey (attach map & description)

Map Units: Slope Range: %

List landforms:

Landform position(s):

Parent materials:

Depth to Bedrock/Restrictive Feature: in Depth to Watertable: in

Map Unit Ratings:

 Septic Tank Absorption Field- At-grade:

 Septic Tank Absorption Field- Mound:

 Septic Tank Absorption Field- Trench:

5. Local Government Unit Information

Name of LGU:

LGU Contact:

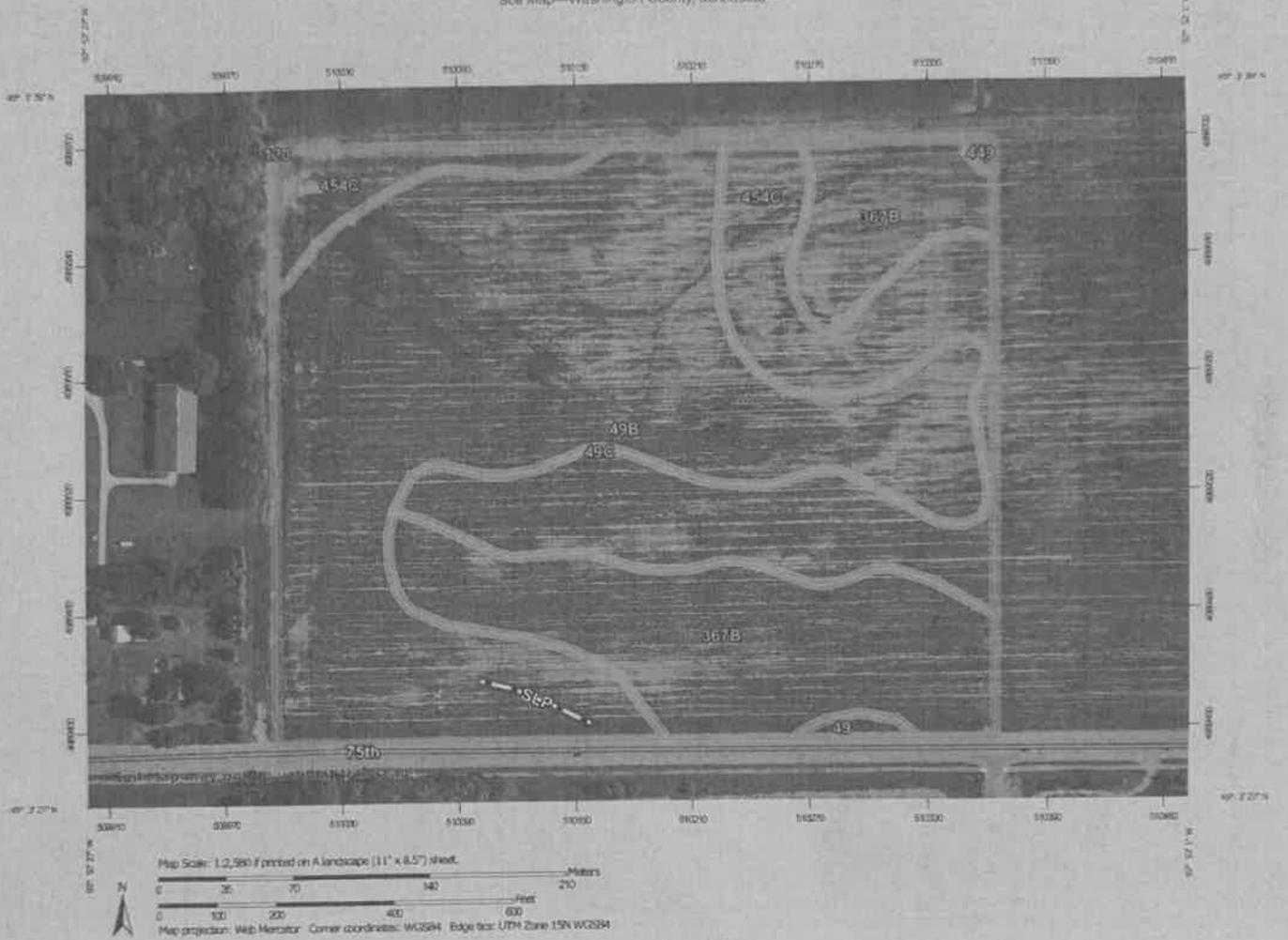
LGU-specific setbacks:

LGU-specific design requirements:

LGU-specific installation requirements:

Notes:

Soil Map—Washington County, Minnesota



Soil Map—Washington County, Minnesota

MAP LEGEND

- | | | |
|-------------------------------|------------------------|-----------------------|
| Area of Interest (AOI) | Area of Interest (AOI) | Spoil Area |
| Soils | Soil Map Unit Polygons | Stony Spot |
| | Soil Map Unit Lines | Very Stony Spot |
| | Soil Map Unit Points | Wet Spot |
| Special Point Features | Special Line Features | Other |
| Blowout | Water Features | Special Line Features |
| Borrow Pit | Streams and Canals | |
| Clay Spot | Transportation | |
| Closed Depression | Rails | |
| Gravel Pit | Interstate Highways | |
| Gravelly Spot | US Routes | |
| Landfill | Major Roads | |
| Lava Flow | Local Roads | |
| Marsh or swamp | Background | |
| Mine or Quarry | Aerial Photography | |
| Miscellaneous Water | | |
| Perennial Water | | |
| Rock Outcrop | | |
| Saline Spot | | |
| Sandy Spot | | |
| Severely Eroded Spot | | |
| Sinkhole | | |
| Slide or Slip | | |
| Sodic Spot | | |

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 Date: Version 20, Sep 7, 2024

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

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
49	Antigo silt loam, 0 to 2 percent slopes	0.1	0.5%
49B	Antigo silt loam, 2 to 6 percent slopes	14.1	50.6%
49C	Antigo silt loam, 6 to 15 percent slopes	5.2	18.7%
120	Brill silt loam	0.0	0.0%
367B	Crystal Lake silt loam, 1 to 6 percent slopes	6.7	24.2%
449	Crystal Lake silt loam, 0 to 3 percent slopes	0.1	0.2%
454C	Mahtomedi loamy sand, 6 to 12 percent slopes	1.6	5.8%
Totals for Area of Interest		27.8	100.0%



Field Evaluation Worksheet

v 04.07.2025

1. Project Information

Property Owner/Client: Project ID:

Site Address: Date Completed:

2. Utility and Structure Information

Utility Locations Identified Gopher State One Call # Any Private Utilities:

Locate and Verify (see Site Evaluation map) Existing Buildings Improvements Easements Setbacks

3. Site Information

Vegetation type(s): Landscape position:

Percent slope: % Slope shape: Slope direction:

Describe the flooding or run-on potential of site:

Describe the need for Type III or Type IV system:

Note:

Proposed soil treatment area protected? (Y/N): If yes, describe:

4. General Soils Information

Filled, Compacted, Disturbed areas (Y/N):

If yes, describe:

Soil observations were conducted in the proposed system location (Y/N):

A soil observation in the most limiting area of the proposed system (Y/N):

Number of soil observations: Soil observation logs attached (Y/N):

Percolation tests performed & attached (Y/N):

5. Phase I. Reporting Information

	Depth		Elevation	
Limiting Condition*:	24	in	98.00	ft
Periodically saturated soil:	24	in	98.00	ft
Standing water:		in		ft
Bedrock:		in		ft
Benchmark Elevation:	103.7		ft	

**Most Restrictive Depth Identified from List Below*

Soil Texture:

Percolation Rate: min/inch

Soil Hyd Loading Rate: gpd/sq.ft

Benchmark Elevation Location:

Elevations and Benchmark on map? (Y/N):

Differences between soil survey and field evaluation:

Site evaluation issues / comments:

Anticipated construction issues:

**Relative Elevations
in Decimal Feet:**

- B1: 100.0
- B2: 100.0
- B3: 99.6
- B4: 99.8
- B5: 99.3
- B6: 98.5

Avg slope in primary test area: 1%
Sand Height at mound: 101.0
Grade at tanks: 100.8
Estimated Inlet: 97.8
Benchmark: 103.7
(top of lath at B1)

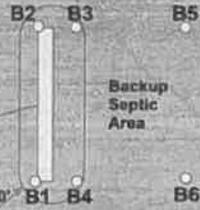
0' 100'
Scale



Tanks:
2000 gallon septic tank
1000 gallon septic tank
1500 gallon lift tank

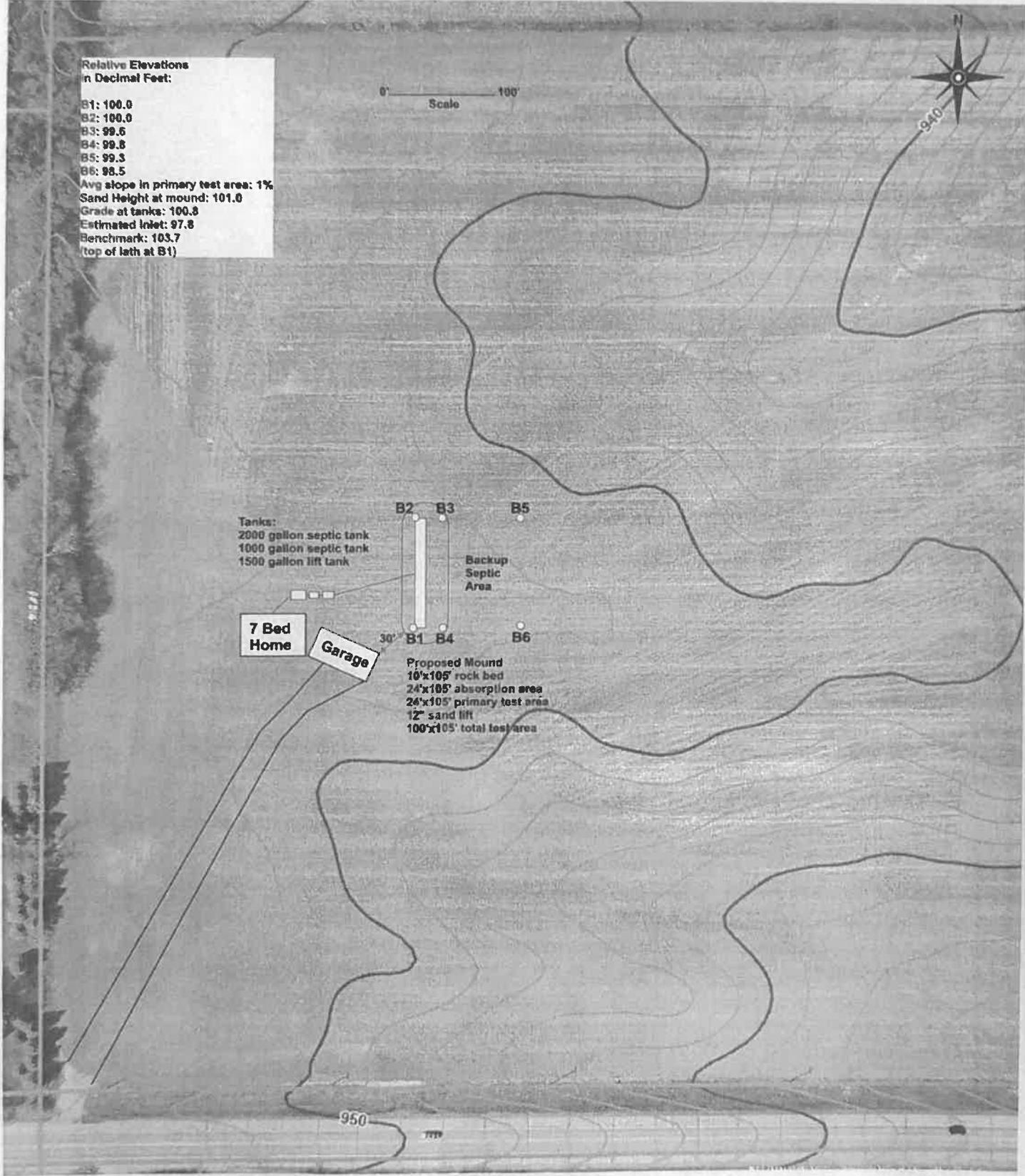
7 Bed Home

Garage



Proposed Mound
10'x105' rock bed
24'x105' absorption area
24'x105' primary test area
12" sand lift
100'x105' total test area

950





Soil Observation Log

Project ID:

v 04.07.2025

Client: <u>Paul Smith Due North Homes</u>			Location / Address: <u>Vacant Parcel City of Grant</u>						
Soil parent material(s): (Check all that apply) <input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input checked="" type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter <input type="checkbox"/> Disturbed/Fill									
Landscape Position: <u>Shoulder</u>		Slope %: <u>1.0</u>	Slope shape: <u>Linear, Linear</u>		Flooding/Run-On potential: <u>No</u>				
Vegetation: <u>Ag. Land</u>		Soil survey map units: <u>Antigo Silt Loam</u>		Surface Elevation-Relative to benchmark: <u>100.00</u>					
Date/Time of Day/Weather Conditions: <u>5/9/2025</u>		<u>10:30 AM</u>	<u>Mostly Cloudy</u>		Limiting Layer Elevation: <u>98.00</u>				
Observation #/Type/Location: <u>B1</u>		<u>Auger</u>		Depth to Standing Water-Inches: <u>NA</u>					
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
<u>0-15"</u>	<u>Silt loam</u>	<u><5%</u>	<u>10YR 3/2</u>				<u>Blocky</u>	<u>Moderate</u>	<u>Friable</u>
<u>15-24"</u>	<u>Silt loam</u>	<u><5%</u>	<u>10YR 4/4</u>				<u>Blocky</u>	<u>Moderate</u>	<u>Friable</u>
<u>24-30"</u>	<u>Silt loam</u>	<u>10%</u>	<u>7.5YR 4/4</u>	<u>7.5YR 5/6</u>	<u>Concentrations</u>	<u>S2</u>	<u>Blocky</u>	<u>Moderate</u>	<u>Friable</u>
<u>30-40"</u>	<u>Loamy Coarse Sand</u>	<u>45%</u>					<u>Blocky</u>	<u>Weak</u>	<u>Loose</u>
Comments: <u>Redox observed in silt loam layer just above outwash layer. Pit to 12"</u>									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.									
<u>Benjamin Zierke</u>		<u><i>Benjamin Zierke</i></u>		<u>119</u>		<u>5/20/2025</u>			
(Designer/Inspector)		(Signature)		(License #)		(Date)			
Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.									
(LGU/Designer/Inspector)		(Signature)		(Cert #)		(Date)			



Soil Observation Log

Project ID:

v 04.07.2025

Client: Paul Smith Due North Homes			Location / Address: Vacant Parcel City of Grant						
Soil parent material(s): (Check all that apply) <input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input checked="" type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter <input type="checkbox"/> Disturbed/Fill									
Landscape Position: Shoulder		Slope %: 1.0	Slope shape: Linear, Linear		Flooding/Run-On potential: No				
Vegetation: Ag. Land		Soil survey map units: Antigo Silt Loam		Surface Elevation-Relative to benchmark: 100.00					
Date/Time of Day/Weather Conditions: 5/9/2025		10:30 AM	Mostly Cloudy		Limiting Layer Elevation: 97.80				
Observation #/Type/Location: B2		Auger		Depth to Standing Water-inches: NA					
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-8"	Silt loam	<5%	10YR 3/2				Blocky	Moderate	Friable
8-15"	Silt loam	<5%	10YR 4/3				Blocky	Moderate	Friable
15-26"	Silt loam	<5%	10YR 4/4				Blocky	Moderate	Friable
26-31"	Sandy loam-Loamy sand	10%	7.5YR 4/4	7.5YR 3/6	Concentrations	S2	Blocky	Weak	Friable
31-40"	Coarse sand	25%					Single grain	Structureless	Loose
Comments: Redox below 26" in layer above outwash									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.									
Benjamin Zierke (Designer/Inspector)		<i>Benjamin Zierke</i> (Signature)		119 (License #)		5/20/2025 (Date)			
Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.									
 (LGU/Designer/Inspector)		 (Signature)		 (Cert #)		 (Date)			



Soil Observation Log

Project ID: _____

v 04.07.2025

Client: <u>Paul Smith Due North Homes</u>			Location / Address: <u>Vacant Parcel City of Grant</u>						
Soil parent material(s): (Check all that apply) <input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter <input type="checkbox"/> Disturbed/Fill									
Landscape Position: <u>Shoulder</u>		Slope %: <u>1.0</u>	Slope shape: <u>Linear, Linear</u>		Flooding/Run-On potential: <u>No</u>				
Vegetation: <u>Ag. Land</u>		Soil survey map units: <u>Antigo Silt Loam</u>		Surface Elevation-Relative to benchmark: <u>99.60</u>					
Date/Time of Day/Weather Conditions: <u>5/9/2025</u>		<u>10:30 AM</u>	<u>Mostly Cloudy</u>		Limiting Layer Elevation: <u>97.40</u>				
Observation #/Type/Location: <u>B3</u>			Auger		Depth to Standing Water-inches: <u>NA</u>				
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
<u>0-14"</u>	<u>Silt loam</u>	<u><5%</u>	<u>10YR 3/2</u>				<u>Blocky</u>	<u>Moderate</u>	<u>Friable</u>
<u>14-26"</u>	<u>Silt loam</u>	<u><5%</u>	<u>10YR 4/4</u>				<u>Blocky</u>	<u>Moderate</u>	<u>Friable</u>
<u>26-30"</u>	<u>Sandy loam-Fine sand</u>	<u>15%</u>	<u>10YR 4/4</u>	<u>7.5YR 5/6</u>	<u>Concentrations</u>	<u>S2</u>	<u>Blocky</u>	<u>Weak</u>	<u>Friable</u>
				<u>10YR 5/2</u>	<u>Depletions</u>	<u>S2</u>			
<u>30-36"</u>	<u>Fine sand</u>	<u>20%</u>	<u>7.5YR 4/4</u>				<u>Single grain</u>	<u>Structureless</u>	<u>Loose</u>
Comments: <u>Redox below 26"</u>									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.									
<u>Benjamin Zierke</u>		<u><i>Benjamin Zierke</i></u>			<u>119</u>		<u>5/20/2025</u>		
(Designer/Inspector)		(Signature)			(License #)		(Date)		
Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.									
(LGU/Designer/Inspector)		(Signature)			(Cert #)		(Date)		



Soil Observation Log

Project ID:

v 04.07.2025

Client: Paul Smith Due North Homes			Location / Address: Vacant Parcel City of Grant						
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input checked="" type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter <input type="checkbox"/> Disturbed/Fill									
Landscape Position: Shoulder		Slope %:		Slope shape: Linear, Linear					
Vegetation: Ag. Land		Soil survey map units: Antigo Silt Loam		Surface Elevation-Relative to benchmark: 99.80					
Date/Time of Day/Weather Conditions: 5/9/2025 10:30 AM		Mostly Cloudy		Limiting Layer Elevation: 97.60					
Observation #/Type/Location: B4 Auger				Depth to Standing Water-inches: NA					
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-13"	Silt loam	<5%	10YR 3/2				Blocky	Moderate	Friable
13-17"	Silt loam	<5%	10YR 4/3				Blocky	Moderate	Friable
17-26"	Silt loam	<5%	10YR 4/4				Blocky	Moderate	Friable
26-28"	Sandy Loam-Coarse loamy sand	30%	7.5YR 4/4	7.5YR 5/6	Concentrations	S2	Blocky	Weak	Friable
				10YR 4/1	Depletions	S2			
Comments: Redox observed below 26"									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.									
Benjamin Zierke (Designer/Inspector)		<i>Benjamin Zierke</i> (Signature)			119 (License #)		5/20/2025 (Date)		
Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.									
(LGU/Designer/Inspector)		(Signature)			(Cert #)		(Date)		



Soil Observation Log

Project ID:

v 04.07.2025

Client: Paul Smith Due North Homes			Location / Address: Vacant Parcel City of Grant						
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input checked="" type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter <input type="checkbox"/> Disturbed/Fill									
Landscape Position: Shoulder		Slope %: 1.0	Slope shape: Linear, Linear		Flooding/Run-On potential: No				
Vegetation: Ag. Land		Soil survey map units: Antigo Silt Loam		Surface Elevation-Relative to benchmark: 98.50					
Date/Time of Day/Weather Conditions:		5/9/2025	10:30 AM	Mostly Cloudy	Limiting Layer Elevation: 95.2+				
Observation #/Type/Location:		B6	Auger	Depth to Standing Water-inches: NA					
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-8"	Silt loam	<5%	10YR 3/2				Blocky	Moderate	Friable
8-21"	Silt loam	<5%	10YR 4/4				Blocky	Moderate	Friable
21-35"	Sandy loam-loamy sand	20%	7.5YR 4/4				Blocky	Weak	Friable
35-40"	Medium sand	15%	10YR 6/4				Single grain	Structureless	Loose
Comments: No restriction observed.									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.									
Benjamin Zierke (Designer/Inspector)		<i>Benjamin Zierke</i> (Signature)			119 (License #)		5/20/2025 (Date)		
Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.									
_____ (LGU/Designer/Inspector)		_____ (Signature)			_____ (Cert #)		_____ (Date)		

ZIERKE SOIL TESTING

Paul Smith
Due North Homes LLC

5/20/2025

Dear Paul Smith,

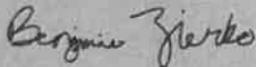
I have attached the results of my work on your client's property to support a proposed lot split.

The staked area exceeded required soil minimum requirements for type one septic treatment – native soils with restrictions deeper than 12". Washington County requires 10,000 square feet of this qualifying soil for a new parcel – the area identified on site has 12,000 square feet.

The USDA web soil survey identifies the soil type in the test area as Antigo Silt Loams. My results showed mostly silt loam soils in the upper 24" – this matches the web soil survey. The coarser outwash material underneath the silt loam layers also matches the web soil survey. The web soil survey is attached for reference.

I would recommend submitting these results to Washington County as soon as possible for review. This report should not be considered final until confirmed by Washington County. Please let me know if you have any further questions.

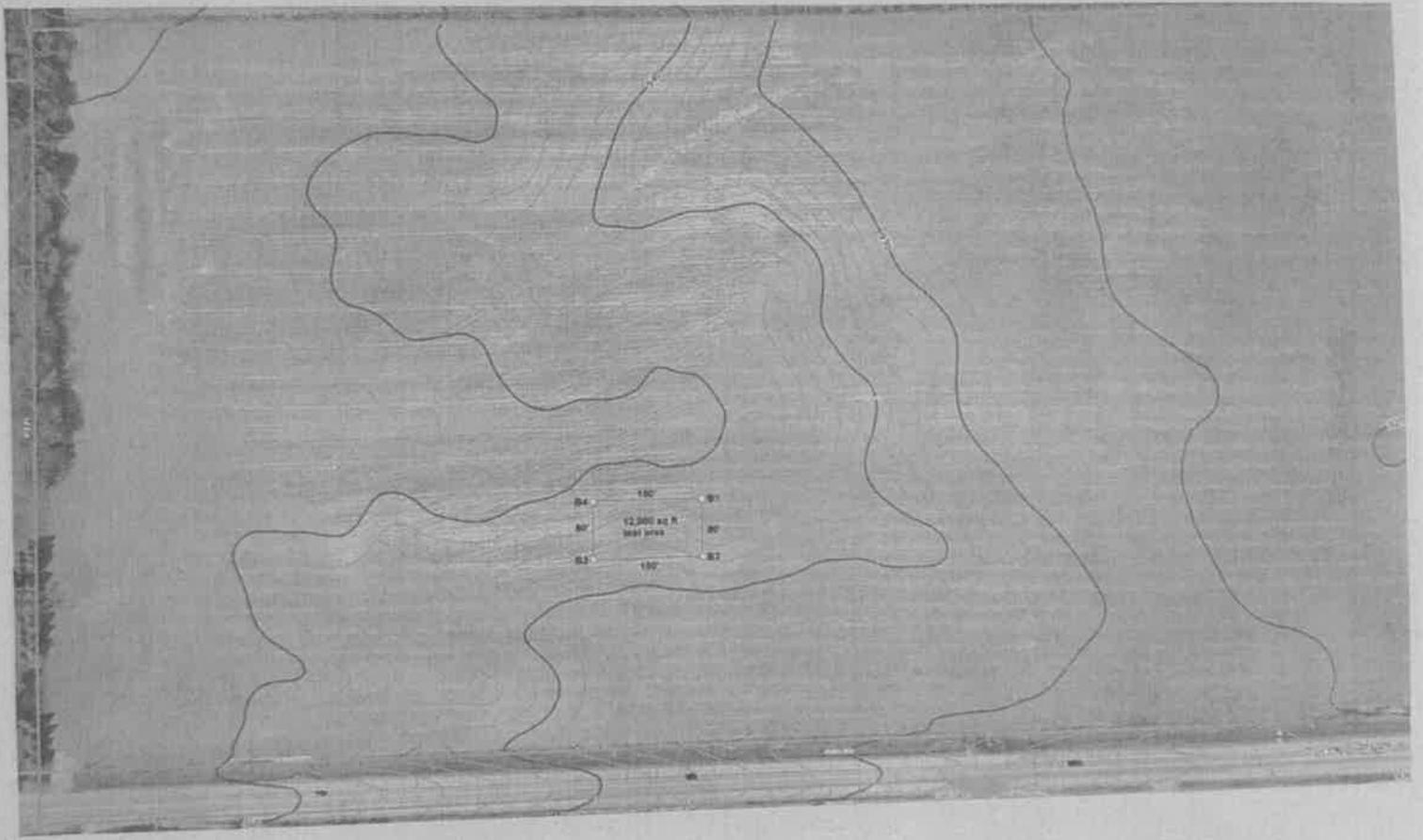
Sincerely,



Benjamin Zierke
MPCA Lic 119, Cert 9594

ADDRESS:
28587 Jeffrey Ave
Chisago City, MN 55013

PHONE 651-249-1346
EMAIL benzierke@gmail.com



Logs of Soil Borings

Location of Project: Vacant Parcel City of Grant PID 2503021130001

Borings Made by Ben Zierke

Date:

5/9/2025

Hand bucket auger used for borings; USDA - SCS Soil Classification used.

Depth, in Inches	Boring Number 1	Depth, in Inches	Boring Number 2
0-----	-----	0-----	-----
0-8"	10YR 3/2 silt loam	0-11"	10YR 3/2 silt loam
8-32"	10YR 4/4 silt loam	11-24"	10YR 4/4 silt loam
32-34"	10YR 4/4 transition - silt loam-loamy sand-coarse sand 7.5YR 5/8 iron st.	24-27"	7.5YR 4/4 sandy loam (transition) with 7.5YR 5/6 iron stains
34-40"	10YR 6/4, 6/3 stratified sandy outwash up to 35% rock	27-36"	7.5YR 4/3 fine sand, <5% rock

End of boring at 3.3 feet
 Standing water table: Present at _____ feet of depth _____ Hours after boring
 Standing water not present in hole
 Mottled Soil: Observed at 2.7 feet of depth _____
 Mottled soil not present in bore hole
 Comments:

End of boring at 3 feet
 Standing water table: Present at _____ feet of depth _____ Hours after boring
 Standing water not present in hole
 Mottled Soil: Observed at 2.3 feet of depth _____
 Mottled soil not present in bore hole
 Comments:

Depth, in Inches	Boring Number 3	Depth, in Inches	Boring Number 4
0-----	-----	0-----	-----
0-12"	10YR 3/2 silt loam	0-14"	10YR 3/2 silt loam
12-17"	10YR 4/4 silt loam	14-27"	10YR 4/4 silt loam
17-20"	10YR 4/4 sandy loam	27-30"	10YR 4/4 silt loam, 7.5YR 5/6 iron stains
20-30"	7.5YR 4/4 coarse loamy sand, 40% rock (50% credit)	30-43"	10YR 4/4 coarse sand, 30% rock
30-54"	7.5YR 6/4 fine sand, <5% rock	43-60"	7.5YR 6/3 fine sand, layered with 7.5YR 4/4 medium sand, <5% rock
54-60"	7.5YR 6/3 fine sand, faint 7.5YR 6/1 and 7.5YR 4/6 redox		

End of boring at 5 feet
 Standing water table: Present at _____ feet of depth _____ Hours after boring
 Standing water not present in hole
 Mottled Soil: Observed at 4.5 feet of depth _____
 Mottled soil not present in bore hole
 Comments:

End of boring at 5 feet
 Standing water table: Present at _____ feet of depth _____ Hours after boring
 Standing water not present in hole
 Mottled Soil: Observed at 2.3 feet of depth _____
 Mottled soil not present in bore hole
 Comments:

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-27**

**RESOLUTION APPROVING THE REQUEST FOR MINOR SUBDIVISION
(LOT SPLIT) FOR PROPERTY GENERALLY LOCATED EAST OF MANNING
AVENUE AND NORTH OF CSAH 12 (PID 2503021130003)**

WHEREAS, Anthony and Jina Wolf Otto (“Applicants” and “Owners”) submitted an application for a Minor Subdivision (Lot Split) of property generally located north of CSAH 12 and west of Manning Avenue identified as PID 2503021130003 (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the proposed Minor Subdivision (Lot Split) will divide the existing agricultural property into two 10-acre rural residential lots shown as Parcel 1 and Parcel 2 on the Minor Subdivision survey exhibit dated October 12, 2025; and

WHEREAS, the Applicants intend to develop Parcel 1 with a new home and intend to sell Parcel 2 for similar residential uses; and

WHEREAS, a duly noticed Public Hearing was held on December 2, 2025; and

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 Anthony and Jina Wolf Otto for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-9 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- A minor subdivision may be approved by registered land survey when the division does not create more than two lots, and all resulting lots comply with the Comprehensive Plan and the Zoning ordinance.
- The subject parcel is guided Rural Residential/Agricultural (RR/AG) in the adopted 2040 Comprehensive Plan which permits a maximum density of four dwelling units per 40 acres (4DU/40 AC).
- The proposed Minor Subdivision (Lot Split) divides an approximately 20.0-acre lot into two equal 10-acre rural residential lots which conforms to the RR/AG density.
- The Applicants intend to develop each lot with rural residential uses which is consistent with the City’s adopted vision for land guided RR/AG and zoned A1 Agricultural large scale.
- The lots created by the proposed Minor Subdivision (Lot Split) meet or exceed the City’s established A1 zoning and dimensional standards.

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 _____, 2025 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 _____, 2025.

Kim Points
Clerk
City of Grant

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-28**

**RESOLUTION ADOPTING A MINNESOTA PAID LEAVE LAW POLICY AND ADOPT
A MEAL AND REST BREAK POLICY**

WHEREAS, effective January 1, 2026, the State of Minnesota will require all employers to participate in the Minnesota Paid Leave Program;

WHEREAS, effective January 1, 2026, Minnesota Statute Section 177.253 is amended to allow employees a rest break of at least 15 minutes, or enough time to utilize the nearest convenient restroom, whichever is longer, within each four consecutive hours of work;

WHEREAS, effective January 1, 2026, Minnesota Statute Section 177.254 is amended to allow employees working for six or more consecutive hours a meal break of at least 30 minutes instead of every eight or more consecutive hours;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA that it does hereby:

1. Adopts the following:

Minnesota Paid Leave Policy

Effective January 1, 2026, the State of Minnesota will require all employers to participate in the Minnesota Paid Leave Program. Employees are entitled to Minnesota Paid Leave (MPL), a form of paid leave.

Use of MPL: The benefit year for MPL is a rolling 12-month period measured backward from an employee's first day of leave taken.

Employees must provide notice to the Mayor sufficient for the City to understand the employee's need for and duration of the leave.

Employees may take a maximum of 480 hours in any 12-month period of intermittent MPL. Intermittent leave must be taken in a minimum increment of 15 minutes.

MPL taken for the same purpose must run concurrently with the Family and Medical Leave Act or Parental Leave respectively.

Leave under MPL does not run concurrently with Earned Sick and Safe Time and employees will not be required to exhaust accrued Earned Sick and Safe Time before or while taking leave under MPL. An employee can choose to use Earned Sick and Safe Time in lieu of MPL benefits (provided the employee is concurrently eligible) or to supplement MPL benefits up to the amount of their normal wages.

Additional Information: For inquiries related to Paid Leave, please contact Minnesota Paid Leave at 651-556-7777 or visit their website.

Meal and Rest Break Policy

Employees will be provided meal and rest periods as required by law.

Employees are allowed to take an unpaid meal break of 30-minutes after working six or more consecutive hours.

Employees are allowed to take a paid rest break of at least 15 minutes, or enough time to utilize the nearest convenient restroom, whichever is longer, within each four consecutive hours of work.

Failure to take meal or rest breaks, taking unauthorized meal or rest breaks, or taking longer meal or rest breaks than permitted, may be subject to discipline, up to and including termination.

Adopted by the Grant City Council this 2nd day of December, 2025.

Jeff Giefer, Mayor

ATTEST

Kim Points, City Clerk

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2025-85**

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 2, ARTICLE III,
SECTION 2-40, CITY CLERK AND CITY TREASURER, AND ENACTING CHAPTER
2, ARTICLE IV, SECTION 2-71, AUDIT**

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

Section 1. REPEAL. Chapter 2, Article III, Section 2-40 of the Grant City Code is hereby repealed.

Section 2. ENACTMENT. Chapter 2, Article III, Section 2-40 of the Grant City Code is hereby enacted as follows.

Sec. 2-40 City Clerk-Treasurer.

- (a) *City Clerk-Treasurer.* The combined office of city clerk-treasurer is hereby established. The clerk-treasurer shall be responsible for the duties provided by law as well as those duties directed by the city council.
- (b) *Term of Office.* The city clerk-treasurer shall be appointed by the city council for a term determined by the council.
- (c) *Resignation or Termination.* The city council shall appoint a new city clerk-treasurer upon the resignation, termination, or expiration of the term of the city clerk-treasurer.
- (d) *Compensation.* The city council shall determine the compensation to be paid to the city clerk-treasurer.
- (e) *References to clerk or treasurer.* All references found in Grant City Code to the city clerk or the city treasurer shall be construed to mean the city clerk-treasurer.

Section 3. ENACTMENT. Chapter 2, Article IV, Section 2-71 of the Grant City Code is hereby enacted as follows.

Sec. 2-71 Audit.

An audit of the city's financial affairs shall be conducted annually by the state auditor or a certified public accountant in accordance with minimum procedures prescribed by the state auditor.

Section 4. SUMMARY PUBLICATION. The proposed ordinance is lengthy and would be expensive to publish in the Official Newspaper in its entirety. Minn. Stat. §412.191 allows a City

to publish a summary of an approved ordinance; and the City Council hereby approves the following summary publication language:

This ordinance combines the roles of city clerk and city treasurer into one role of city clerk-treasurer and provides for an audit of the city's financial affairs in accordance with Minn. Stat. §412.591.

A full copy of the Ordinance is available at City Hall and on the City's website.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the Grant City Council this ____ day of December, 2025.

CITY OF GRANT

Jeff Giefer, Mayor

ATTEST

Kim Points, City Clerk

(Published in the _____ on _____, 2025)

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-30**

**RESOLUTION AUTHORIZING THE DISSOLUTION
OF THE PERSONNEL COMMITTEE**

WHEREAS, the City Council of the City of Grant previously established a Personnel Committee at their November 3, 2025 Council meeting, in part to facilitate the transition to a new City Clerk/Administrator; and

WHEREAS, a new City Clerk/Administrator has been hired and therefore the City Council finds the Personnel Committee is no longer necessary and

WHEREAS, at a Special Council Meeting on November 21, 2025, the Council voted unanimously to dissolve the Personnel Committee.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA that the Personnel Committee is dissolved effective November 21, 2025.

Adopted by the Grant City Council this 2nd day of December 2025.

Jeff Giefer, Mayor

ATTEST

Kim Points, City Clerk

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-19**

RESOLUTION ADOPTING FINAL CITY GENERAL FUND BUDGET FOR 2026

WHEREAS, the City of Grant established a preliminary certification of the City of Grant's general levy at its September 2nd, 2025 meeting; and

WHEREAS, the City of Grant is not required to and will not hold public hearings for the 2026 preliminary budget; and

WHEREAS, the City Council for the City of Grant wishes to establish its final 2026 budget which must be certified to the Washington County Auditor/Treasurer by December 29th, 2025;

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

BE IT RESOLVED, that the City Council of the City of Grant, Washington County, Minnesota hereby adopts a Final City general fund budget for 2026 in the amount of \$2,216,133.

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

Mayor Jeff Giefer -
Council Member Rog -
Council Member Cornett -
Council Member Cremona -
Council Member Anderson -

Whereupon, said resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Clerk, passed by the City Council, City of Grant, Washington County, Minnesota, on this 2nd, day of December 2025.

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-20**

**RESOLUTION ESTABLISHING THE FINAL LEVY CERTIFICATION FOR THE
CITY'S GENERAL FUND AT \$1,715,836.**

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

WHEREAS, the City Council is required to adopt its 2026 Preliminary Levy Certification on or before September 30, 2025; and

WHEREAS, the City Council of the City of Grant wishes to comply with State law in this area;

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

Establish the 2026 General Fund Final Levy's certification at \$1,715,836.

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

Mayor Jeff Giefer -
Council Member Rog -
Council Member Cornett -
Council Member Cremona -
Council Member Anderson –

Whereupon, said resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Clerk, passed by the City Council, City of Grant, Washington County, Minnesota, on this 2nd, day of December, 2025.

Jeff Giefer, Mayor

Attest:

Kim Points, Administrator/Clerk

Resolution No. 2025-21

Resolution to Approve On-Sale/Sunday Liquor License for MoGrow Inc.

(DBA: Indian Hills)

WHEREAS, MoGrow Inc. submitted an application for the issuance of an On-Sale/Sunday Intoxicating Liquor License; and

WHEREAS, the Washington County Sheriff's Department completed the required Background check and found nothing to prevent issuance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grant that the City Council does hereby approve issuance of an On-Sale/Sunday Intoxicating Liquor License to the applicant listed below for the period of January 1, 2026 through December 31, 2026:

MoGrow Inc.
6667 Keats Avenue N
Stillwater, MN 55082
Licensee: Michael Regan

BE IT FURTHER RESOLVED that licensing is contingent upon said applicant making payment of their taxes and submission of appropriate license fees, necessary liability insurance, to the Administrator/Clerk.

PASSED: December 2, 2025 by the City Council of the City of Grant.

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

Resolution No. 2025-22

Resolution to Approve On-Sale/Sunday Liquor License for Cozzie's Tavern Inc.

(DBA: Cozzie's Tavern)

WHEREAS, Cozzie's Tavern Inc. submitted an application for the issuance of an On-Sale/Sunday Intoxicating Liquor License; and

WHEREAS, the Washington County Sheriff's Department completed the required Background check and found nothing to prevent issuance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grant that the City Council does hereby approve issuance of an On-Sale/Sunday Intoxicating Liquor License to the applicant listed below for the period of January 1, 2026 through December 31, 2026.

Cozzie's Tavern Inc.
11154 60th Street N
Stillwater, MN 55082
Licensee: Chris Cosgrove

BE IT FURTHER RESOLVED that licensing is contingent upon said applicant making payment of their taxes and submission of appropriate license fees, necessary liability insurance, to the Administrator/Clerk.

PASSED: December 2, 2025 by the City Council of the City of Grant.

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

Resolution No. 2025-23

Resolution to Approve On-Sale Liquor License for Dellwood Barn Weddings, LLC

(DBA: Dellwood Barn Weddings)

WHEREAS, Dellwood Barn Weddings, LLC submitted an application for the issuance of an On-Sale Intoxicating Liquor License; and

WHEREAS, the Washington County Sheriff's Department completed the required Background check and found nothing to prevent issuance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grant that the City Council does hereby approve issuance of an On-Sale Intoxicating Liquor License to the applicant listed below for the period of January 1, 2026 through December 31, 2026:

Dellwood Barn Weddings, LLC
7373 120th Street North
White Bear Lake, MN 55082
Licensee: Scott Jordan

BE IT FURTHER RESOLVED that licensing is contingent upon said applicant making payment of their taxes and submission of appropriate license fees, necessary liability insurance, to the Administrator/Clerk.

PASSED: December 2, 2025 by the City Council of the City of Grant.

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

Resolution No. 2025-24

Resolution to Approve On-Sale/Sunday Liquor License for Schone's Inc.

(DBA: Gasthaus Bavarian Hunter)

WHEREAS, Shone's Inc. submitted an application for the issuance of an On-Sale/Sunday Intoxicating Liquor License; and

WHEREAS, the Washington County Sheriff's Department completed the required Background check and found nothing to prevent issuance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grant that the City Council does hereby approve issuance of an On-Sale/Sunday Intoxicating Liquor License to the applicant listed below for the period of January 1, 2026 through December 31, 2026:

Schone's Inc.
8390 Lofton Avenue N
Stillwater, MN 55082
Licensee: Kimberly Quade

BE IT FURTHER RESOLVED that licensing is contingent upon said applicant making payment of their taxes and submission of appropriate license fees, necessary liability insurance, to the Administrator/Clerk.

PASSED: December 2, 2025 by the City Council of the City of Grant

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

Resolution No. 2025-25

Resolution to Approve On-Sale/Sunday Liquor License for Loggers Trail Golf Club (DBA: Loggers Trail Golf Club)

WHEREAS, Loggers Trail Golf Club submitted an application for the issuance of an On-Sale/Sunday Intoxicating Liquor License; and

WHEREAS, the Washington County Sheriff's Department completed the required Background check and found nothing to prevent issuance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grant that the City Council does hereby approve issuance of an On-Sale/Sunday Intoxicating Liquor License to the applicant listed below for the period of January 1, 2026 through December 31, 2026:

Loggers Trail Golf Club
11950 80th Street N
Stillwater, MN 55082
Licensee: Daniel Pohl

BE IT FURTHER RESOLVED that licensing is contingent upon said applicant making payment of their taxes and submission of appropriate license fees, necessary liability insurance, to the Administrator/Clerk.

PASSED: December 2, 2025 by the City Council of the City of Grant

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

Resolution No. 2025-26

Resolution to Approve On-Sale/Sunday Liquor License for Applewood Hills LLC (DBA: Applewood Hills)

WHEREAS, Applewood Hills LLC submitted an application for the issuance of an On-Sale/Sunday Intoxicating Liquor License; and

WHEREAS, the Washington County Sheriff's Department completed the required Background check and found nothing to prevent issuance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grant that the City Council does hereby approve issuance of an On-Sale/Sunday Intoxicating Liquor License to the applicant listed below for the period of January 1, 2026 through December 31, 2026:

Applewood Hills, LLC
11840 60th Street N
Stillwater, MN 55082
Licensee: Mathew Grees

BE IT FURTHER RESOLVED that licensing is contingent upon said applicant making payment of their taxes and submission of appropriate license fees, necessary liability insurance, to the Administrator/Clerk.

PASSED: December 2, 2025 by the City Council of the City of Grant.

Jeff Giefer, Mayor

Kim Points, Administrator/Clerk

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-29**

**RESOLUTION SUPPORTING THE SUBMITTAL OF APPLICATIONS TO THE
MINNESOTA DEPARTMENT OF TRANSPORTATION FOR FUNDING UNDER THE
LOCAL ROAD IMPROVEMENT PROGRAM**

WHEREAS, the Minnesota Legislature approved \$47 million in funding for the 2025 Local Road Improvement Program (LRIP); with \$5 million set aside for townships and \$42 million for all other entities including non-state-aid cities (City of Grant) and

WHEREAS, eligible projects must correct a transportation deficiency and/or improve safety on local roads, and be constructed in years 2026-2028; and

WHEREAS, the proposed project is on the City of Grant Road Management/Capital Improvement Plan. It has been evaluated based on LRIP eligibility and scoring criteria; and was determined that the project meets the LRIP eligibility criteria and is expected to be competitive in the scoring process. The proposed project includes:

1. Pavement rehabilitation on McKusick Road from Washington County State Aid Highway 96 (CSAH 96)/Dellwood Rd to Washington County CSAH 15/Manning Ave and the construction of turn lanes at the intersection with CSAH 15 (Route of Regional Significance); and

WHEREAS, the City of Grant desires to apply for LRIP funding with Washington County as the Project Sponsor for the Proposed Project; and

WHEREAS, the City of Grant approves the Proposed Project and pledges support to fund the engineering, right-of-way, non-LRIP eligible costs, as well as project costs in excess of the LRIP grant amount; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Grant, with Washington County as the Project Sponsor, supports implementation of the Proposed Project identified above and authorizes the submission of the application to request funding through the Minnesota Department of Transportation's LRIP and pledges support to fund the engineering, right-of-way, inspection, and other non-LRIP eligible costs, as well as project costs in excess of the LRIP grant amount.

City Council Report for November 2025

To: Kim Points City Clerk

From: Jack Kramer Building & Code Enforcement Official

City Code Violations:

1. Carol Warren & Scott & Judy Hop 11800 Keats Ave. N. Violation of City Code Section 32-346 Minimum Area, Maximum Height and Other Dimensional Standards (9) (c) Density Restrictions (1) Parcel # 03.030.21.11.001.

a. The City received a formal complaint that the property owner is allowing additional dwelling units on the property. The complaint indicated that accessory structure as well as a travel trailer are being used as residences, I sent a letter dated October 19, 2025 regarding the violation.

2. ARC Paving 7559 Jamaca Ave. Parcel # 27.030.21.23.0004. Violation of Conditional Use Permit.

a. The City received two formal complaints regarding excessive noise and fumes from the equipment. I investigated the complaint with a visit to the property at a different time of the day. The use of the property is consistent with the type of business using the property.

Based on my observations it appears that the complaint is noted at the start of the business in the morning and at the end of the workday. The activity is within the norm with this type of business.

Abated Violations:

1. Two Silo Winery 7040-117th. St. N Parcel # 05.030.21.27.0001 Violation of Conditional Use Permit Item #22.

a. The City received a complaint that the business owners have failed to meet the requirements of CUP Item # 22 required a minimum of (10) ten Black Hill Spruce or similar species of trees to be planted along the easterly border of the overflow parking area. The property. There was a total of (5) trees planted at the time of my inspection.

The business owner contacted me and indicated that he has planted the five other required trees. The property is now in compliance.

b. Ms. Flora Brama 8650-60th. St. N. Parcel # 34.030.21.42.0005 Violation of City Code Section 32-312 The principal Dwelling (c) Certain Structures Prohibited for Dwelling.

The City received a formal complaint that the pole building located on the property was being used as a residence since 2019. I sent a letter to the property owner advising him of the violation. The property owner admitted to residing in the pole barn due to economic reasons.

The property owner submitted a building permit application and plans for a new residence, which was issued and construction has begun. The property will be in compliance when the Certificate of Occupancy is issued for the new home.

Building Permit Activity:

1. Thirty-Four (34) building permits have been issued with a total valuation of \$ 6,853,438.50

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive style with a large initial "J" and a stylized "K".

Jack Kramer

Building Official

2025-266	HVAC Commercial	Wildlife Rehab Center	10629 Janaca Ave. N.	10/6/2025	\$ 93,615.00	\$ 951.75	\$ 713.81	\$ -
2025-267	Plumbing Commercial	Wildlife Rehab Center	10629 Janaca Ave. N.	10/8/2025	\$ 137,915.00	\$ 1,206.55	\$ 904.91	\$ -
2025-268	Roof Top Solar System	Prescott	10481 Joliwet Ave. N.	10/9/2025	\$ 34,255.50	\$ 492.75	\$ 369.56	\$ 320.28
2025-269	Furnace	Carufel	9301 Ivy Ave. N.	10/10/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-270	Re-Roof	Sanchez	9285-84th. St. N.	10/10/2025	\$ 14,000.00	\$ 251.75	\$ 188.81	\$ -
2025-271	Windows	Slaymaker	9865 Justen Trail N.	10/13/2025	\$ 5,000.00	\$ 111.25	\$ 83.43	\$ -
2025-272	Re-Roof	Vasco	10150-101st. St. N.	10/14/2025	\$ 28,000.00	\$ 422.05	\$ 316.53	\$ -
2025-273	Entry Door	Fitzgerald	6502 Jamaca Ave.	10/15/2025	\$ 12,287.00	\$ 223.25	\$ 167.43	\$ -
2025-274	Deck	Soukup	6262-117th. St. N.	10/15/2025	\$ 41,250.00	\$ 563.45	\$ 422.58	\$ 366.24
2025-275	Repair Siding	Adams	8280 Imperial Ct. N.	10/16/2025	\$ 12,000.00	\$ 209.25	\$ 156.93	\$ -
2025-276	Chimney Repair	Vasko	10150-101st. N.	10/17/2025	\$ 2,500.00	\$ 83.25	\$ 62.43	\$ -
2025-277	House & Garage	Schwieters	11580 Honeye Ave N	10/17/2025	\$ 4,500,000.00	\$ 16,633.75	\$ 12,475.31	\$ 10,811.93
2025-278	House & Garage	Thomson / Brama	9696 -60th. St. N.	10/18/2025	\$ 250,000.00	\$ 1,833.75	\$ 1,375.31	\$ 1,191.93
2025-279	New Home Plumbing	Thomson / Brama	9696-60th St. N.	10/18/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-280	New Home HVAC	Thomson / Brama	9696-60th St.	10/18/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-281	Plumbing Remodel	Chastou	9060 Knollwood Dr.	10/18/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-282	Gas Line Pool Heater	Belin	7430-Keswick Ct. N.	10/22/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-283	Entrance Door	Felipe	8570 Kimbro Ave. N.	10/23/2025	\$ 9,810.00	\$ 181.25	\$ 135.93	\$ -
2025-284	Plumbing Remodel	Bye	10660 -69th. St. N.	10/25/2025	\$ 11,900.00	\$ 209.25	\$ 156.93	\$ 136.01
2025-285	Roof Top Solar System	Bonner	6299 Keats Ave. N.	10/25/2025	\$ 17,906.00	\$ 153.65	\$ 76.82	\$ -
2025-286	Windows	Wick	8920 Itaska Ave. N.	10/25/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-287	Air Conditioner	ISI Croix Ballet	11520-110th. St. N.	10/25/2025	\$ 13,000.00	\$ 223.25	\$ 167.43	\$ -
2025-288	Roof Top Solar System	Kim	6480 Jamaca Ave.N.	10/25/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-289	Boiler	Toe	8650-60th. St. N.	10/27/2025	\$ 50,000.00	\$ 643.75	\$ 482.81	\$ -
2025-290	Basement Finish	Schimke	6174 Inwood Ct N.	10/27/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-291	Gas Line to Generator	Hamen	10350 Hadley Ave.	10/30/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-292	Gas Line to Generator	Pendergast	7110-101st. N.	10/30/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-293	Gas Line to Generator	Blythe	7740 Fieldridge Rd. N.	10/31/2025	\$ 1,400,000.00	\$ 6,868.75	\$ 5,151.56	\$ 4,464.68
2025-294	House & Garage	Zawadski Homes	7370 Keswick Court N.	10/31/2025	\$ 65,000.00	\$ 748.75	\$ 561.56	\$ -
2025-295	Siding & Windows	Rappa	10274 Kismet Lane. N.	10/31/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-296	Garage Heater	McAuley	11285 Genelefe Ave. N.	10/31/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-297	Gas Fireplaces	Kootenia Homes	7390 Keswick Ave.N.	11/2/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-298	GasLine to Generator	Woodbury Lutheran CH.	9050-69th. St. N.	11/3/2025	N/A	\$ 80.00	\$ 60.00	\$ -
2025-299	Kitchen Remodel	Dryer / Lanham	11749 Keats Ave. N.	11/5/2025	\$ 155,000.00	\$ 1,301.75	\$ 976.31	\$ -
Monthly total					\$ 6,853,438.50	\$ 34,433.20	\$ 25,786.39	\$ 17,291.07