

**City of Grant  
City Council Agenda  
June 6, 2017**

*The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, June 6, 2017, in the Grant Town Hall, 8380 Kimbro Ave. 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. May 2, 2017 City Council Meeting Minutes
- B. May 2017 Bill List, \$53,251.77
- C. Kline Bros Excavating, Road Work, \$22,096.25
- D. Brochman Blacktopping, \$13,888.50
- E. KEJ, Winter Mix Pothole, \$13,410.00
- F. Croix Valley Inspector, \$10,677.25

5. **STAFF AGENDA ITEMS**
  - A. City Engineer, Brad Reifsteck
    - i. Consideration of 2017 Seal Coat Project for Quote Solicitation
    - ii. Consideration of Resolution No. 2017-11, Declaring Adequacy of Petition and Ordering Preparation of Report
    - ii. Consideration of 2017 Special Roads Projects
  - B. City Planner, Jennifer Haskamp (no action items)
  - C. City Attorney, Kevin Sandstrom
    - i. PUBLIC HEARING, Consideration of Ordinance No. 2017- 52, Moratorium on Land Use, Solar Farm Facilities
    - ii. Consideration of Resolution No. 2017-12, Authorization of Summary Publication of Ordinance No. 2017-52
6. **NEW BUSINESS**
  - A. Acceptance of 2016 Final Audit Report
7. **UNFINISHED BUSINESS**
8. **DISCUSSION ITEMS**
  - A. City Council Reports (any updates from Council, no action taken)
  - B. Staff Updates (updates from Staff, no action taken)
    - i. City Legals Process
9. **COMMUNITY CALENDAR JUNE 7 THROUGH JUNE 30, 2017:**

Mahtomedi Public Schools Board Meeting, Thursday, June 8<sup>th</sup> and 22<sup>nd</sup>, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, June 8<sup>th</sup> , Stillwater City Hall, 7:00 p.m.

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

CITY OF GRANT  
MINUTES

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**DATE** : May 2, 2017  
**TIME STARTED** : 7:01 p.m.  
**TIME ENDED** : 9:02 p.m.  
**MEMBERS PRESENT** : Councilmember Carr, Kaup, Sederstrom  
Lanoux and Mayor Huber  
**MEMBERS ABSENT** : None

Staff members present: City Attorney, Kevin Sandstrom; City Planner, Jennifer Haskamp; City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

**CALL TO ORDER**

The meeting was called to order at 7:01 p.m.

**PUBLIC INPUT**

(1) Mr. Bob Tufty, Jasmine Avenue, came forward and advised the burn restrictions have been lifted and burn permits are available.

(2) Mr. Chris Lucke, 7395 Ideal Avenue, came forward and stated he spoke with the Metropolitan Council who indicated there is no pressure on the City of Grant to develop or change density. They have no plans to extend water and sewer into Grant and he strongly opposes any annexation.

**PLEDGE OF ALLEGIANCE**

**SETTING THE AGENDA**

**Council Member Carr moved to approve the agenda, as presented. Council Member Kaup seconded the motion. Motion carried with Council Member Lanoux and Sederstrom voting nay.**

**CONSENT AGENDA**

April 4, 2017 City Council Meeting Minutes	Approved
April 2017 Bill List, \$51,396.36	Approved
Kline Bros. Excavating, Road Work, \$10,796.25	Approved

**Council Member Carr moved to approve the consent agenda, as presented. Council Member Kaup seconded the motion. Motion carried with Council Member Lanoux voting nay.**

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**STAFF AGENDA ITEMS**

**City Engineer, Brad Reifsteck**

**Consideration of Road Contractor Extension** – City Engineer Reifsteck advised the Road Contractor contract provides for a one year extension. The extension provides for the same rates as the last two years. He stated the Road Contractor has done a great job and recommended approval of the extension.

Mayor Huber stated the insurance requirements are in place and there is a termination clause. He added KEJ has been an excellent contractor for the City.

Council Member Lanoux stated the City needs to go out for a request for proposal due to the contract amount and the contractor is using subcontractors.

City Attorney Sandstrom advised the City does not need to go out for bids. The Council has the authorization to approve a contract extension.

**Council Member Carr moved to approve a one year contract extension with KEJ, as presented. Council Member Kaup seconded the motion. Motion carried with Council Member Lanoux voting nay and Council Member Sederstrom abstaining.**

**City Planner, Jennifer Haskamp**

**Consideration of Resolution No. 2017-08, Major Subdivision Application, Farms of Grant** – City Planner Haskamp advised the Applicant, Bob Appert on behalf of Streetcar Holdings is requesting approval of a Preliminary Plat to subdivide the properties located at 11253 and 11601 75<sup>th</sup> Street North. The properties have historically been known as the “Carlson Farm” and the “Masterman Farm” and both farms contain several PIDs of varying acreages (see table below). Collectively the Carlson Farm and Masterman Farm contain approximately 318 acres, and the Applicant is proposing to subdivide the properties into 29 rural residential lots and 2 large-lot agricultural properties. The following summary information is provided to assist in your review and consideration:

Applicant: Streetcar Holdings, LLC	Site Size: ~318 Acres (Total)
Owners: Robert Carlson Estate (Linda Powell, trustee) David Washburn (Masterman Farm)	Request: Major Subdivision – Preliminary Plat To create 31 lots
Zoning & Land Use: A-1 Proposed Plat Name: Farms of Grant	PIDs Carlson: 2503021310002 (6.18 Ac.) 2503021320001 (73.16 Ac.) 2503021340001 (74.96 Ac.)

	3603021210001 (40.05 Ac.)
Address: 11253 75 <sup>th</sup> Street N. (Carlson) 11601 75 <sup>th</sup> Street N. (Masterman)	PIDs Masterman: 2503021420003 (12.26 Ac.)
	2503021430002 (20.08 Ac.)
	2503021420002 (25.43 Ac.)
	2503021430001 (20.11 Ac.)
	3603021120002 (8.87 Ac.)
	3603021120001 (31.24 Ac.)

1  
2 The proposed Project will create 31 new lots on approximately 318 acres located just south of 75<sup>th</sup>  
3 Street North (CR-12) and west of Manning Avenue (CR-15). The existing properties currently make  
4 up two farms that have historically been known as the Carlson Farm and the Masterman Farm. The  
5 following key aspects of the proposed Project and provided as a summary of the Application:

- 6 • The Proposed project will create 31 new lots; 29 of the created lots will range in size between  
7 5.00 Acres and 7.31 Acres, and 2 of the lots will contain 53 and 74 acres respectively. There  
8 is an existing homestead on proposed Lot 1, Block 1 which contains approximately 53 acres,  
9 and there is an exclusion parcel/homestead located on the north boundary of the Project  
10 approximately 1,400' west of the eastern property line.
- 11 • The 29 “rural residential” lots will be a part of a homeowners’ association (HOA) and will be  
12 subject to a set of restrictive covenants that are yet to be developed. The Applicant and Owner  
13 have indicated that the HOA documents and Covenants will be developed after the  
14 Preliminary Plat, if approved, and prior to Final Plat approval.
- 15 • The two (2) large lots (approximately 53 and 74 acres) will be allowed to continue agricultural  
16 uses if desired by the existing, and/or future owners. There is an existing principal structure  
17 and accessory buildings on Block 1, Lot 1, while Block 1, Lot 17 does not contain a structure  
18 and would be developed as part of the Project, but would not become a part of the HOA. The  
19 right to continue agricultural uses will be protected within the Covenants, and will also be  
20 declared within the Development Agreement and recorded against the subject properties.
- 21 • The Applicant is proposing to phase the Project, and anticipates platting approximately 10 lots  
22 in each phase, starting first with the lots from the west with access from Lake Elmo Avenue  
23 and then progressing eastward. (See Phase Plan Exhibit F)

- 1       • While the Project is proposed to be phased, the Applicant would construct the entire extents of  
2       the roadway with the first phase.
- 3       • All 31 lots would be served with individual wells and individual septic systems. The  
4       Preliminary Plat has identified primary and secondary drainfields associated with each lot,  
5       excluding Lot 1, Block 1 that has an existing principal structure and thus an existing well and  
6       septic system that would continue to serve the property.
- 7       • The existing properties are bordered by Lake Elmo Avenue North (CR 17) on the western  
8       property line, and 75<sup>th</sup> Street North (CSAH 12) on the northern property line. Both roadways  
9       are County Roads and the proposed roadway as summarized in the subsequent bullet will  
10      require coordination and discussion with Washington County since they will be the permitting  
11      authority for access onto their roadways.
- 12      • The proposed Project includes one long curvilinear roadway that would provide access to all  
13      lots in Block 1 excluding Lot 1, and all lots in Block 2. The new roadway connects on the  
14      southwest corner of the property from Lake Elmo Avenue North and then traverses the  
15      southern half of the properties before heading north and connecting to 75<sup>th</sup> Street North  
16      (CSAH 12) on the northern boundary of the site.
- 17      • Lot 1, Block 1 will continue to utilize their existing driveway which connects to CSAH 12  
18      directly north of their principal and accessory buildings.
- 19      • The rural residential lot sizes are fairly large and could accommodate a variety of housing  
20      styles and plans. As such the Applicant anticipates all homes in the subdivision will be  
21      custom built, and that lots will be custom graded once house plans are developed.

22      City Planner Haskamp advised that on March 16, 2017 the Planning Commission held their regular  
23      Planning Commission meeting and a duly noticed Public Hearing for consideration of the proposed  
24      Farms of Grant Preliminary Plat (“Project”). After public testimony and discussion, the Planning  
25      Commission requested additional information from the Applicant to address the comments and  
26      concerns as presented during the meeting and public hearing.

27  
28      Following the meeting the Applicant submitted the additional information as requested, which was  
29      subsequently considered by the Planning Commission at their regular meeting on April 18, 2017.  
30      Staff prepared a report summarizing the additional information, which also included a list of draft  
31      conditions for review and consideration by the Planning Commission. On April 18, 20<sup>th</sup> the Planning  
32      Commission unanimously recommended approval to the City Council of the Farms of Grant  
33      Preliminary Plat with the draft conditions as presented and modified.  
34

1 As stated in the March 8, 2017 staff report, the proposed Project is subject to the City's and the  
2 BCWD's stormwater rules and regulations. The Applicant is working through the permitting process  
3 with the BCWD, and if any substantive changes to the preliminary plat are required to comply with  
4 the BCWD rules, the Project may be subject to additional review by the Planning Commission. Staff  
5 would recommend including this as a condition of Preliminary Plat approval.  
6

7 Washington County has reviewed the proposed access locations as stated within their letter dated  
8 March 23, 2017. The County has reviewed the Spack Memo and are requesting dedicated left-turn  
9 lanes at both CR-17 and CSAH 12. A meeting with the Applicant, Washington County and staff is  
10 likely to be held in the later part of this week. Staff will provide a verbal update from the meeting,  
11 provided the meeting occurs prior to the Council meeting.  
12

13 Additionally, the Applicant has submitted an application to Washington County for preliminary  
14 review of the soil sampling conducted for the septic drainfields. At the time of this report the County  
15 had not responded. Staff will provide a verbal update, if available, at the City Council meeting and  
16 would recommend including a condition that Final Plat will not be granted without preliminary  
17 review from Washington County.  
18

19 City Planner Haskamp noted draft resolution 2017-08 is provided for Council review and  
20 consideration. The Resolution is drafted with the recommended conditions as considered and  
21 amended by the Planning Commission.  
22

23 Council Member Carr stated the plan is a very nice clean subdivision on a beautiful piece of property  
24 and it is good for Grant. It maintains the current density and is a great development. The only  
25 concern is what may happen in the future with the larger parcels. The City does not allow cluster  
26 development and does not require park fees. He suggested they include in their agreement what types  
27 of uses will not be done on those parcels. He also recommended the screening be put on their own  
28 property as opposed to the neighbors.  
29

30 **Council Member Lanoux moved to approve the development contingent on the City reviewing**  
31 **the open meeting violation that was submitted. Council Member Sederstrom seconded the**  
32 **motion. Motion failed with Council Member Carr, Kaup and Mayor Huber voting nay.**  
33

34 City Engineer Reifsteck advised the County has jurisdiction over the potential road improvements and  
35 access points.  
36

37 City Planner Haskamp advised there has been lots of discussion with the County regarding the safety  
38 of the access and how many counts will be added to the system. An analysis was done on the entire  
39 project in terms of the residential lots. If there is a future change of use and intensity on the larger lots  
40 a new traffic study may be required. The right of way show on the plat is enough right of way to  
41 accommodate turn lanes.

42 Mr. Dave Washburn, Applicant, came forward and stated the screening trees were located on the  
43 neighbors property for better screening and discussions are still being held with them. The larger lots  
44 are good farm land and does meet the requirements of the Comprehensive Plan. He stated they are

1 aware of marketing situations in terms of future uses on that land and will take those suggestions  
2 under advisement.

3  
4 Mr. Bob Appert, Applicant, came forward and stated the project would begin this fall and the road  
5 will probably be constructed in its entirety. Snowmobile access on the property will be addressed  
6 within the HOA.

7  
8 Council Member Lanoux expressed appreciate for the applicants understanding of road and building  
9 costs and asked if he would sit on the Roads Committee.

10  
11 **Council Member Carr moved to adopt Resolution No. 2017-08, as presented. Council Member**  
12 **Kaup seconded the motion. Motion carried unanimously.**

13  
14 **City Attorney, Kevin Sandstrom**

15  
16 **Consideration of Moratorium for Ordinance Development** – City Attorney Sandstrom advised  
17 City of Grant has received inquiries about potential development of so-called “solar farms,” also  
18 referenced as solar energy systems, solar power plants, photovoltaic power stations, or solar parks.  
19 These systems are often built in large, open tracts of land such as existing farm fields. They essentially  
20 consist of a large parcel of property covered in a series of solar panels, and then a system of  
21 collection/distribution connected to the panels for the electricity created by those solar panels.

22  
23 The understanding is that the generated electricity is then often sold back to the local power company as  
24 a means of generating revenue from the solar farm, as opposed to sale to local residents or internal use  
25 of the electricity.

26  
27 These sort of property uses are typically regulated by conditional use permits or other zoning  
28 regulations. I can certainly foresee a number of potential issues with them, including visual clutter/sight  
29 line problems, storm water runoff, dangerous high voltage equipment, potential for being an attractive  
30 nuisance to children or vandals, impacts on wildlife, and potential health risks, which could be  
31 addressed with appropriate regulations. The City of Grant does not presently have any regulations in  
32 place to oversee the development and operation of solar farms.

33  
34 As the Council is likely aware, the law permits a moratorium ordinance to be enacted to restrict or  
35 prohibit certain types of development, so that the city can preserve the *status quo* and complete a  
36 comprehensive study and enact permanent zoning and licensing regulations relating to a given land use.  
37 A moratorium ordinance is well-suited to the present situation of a potential for solar farm development  
38 where the City has no existing regulations for such uses.

39  
40 Moratoriums are put in place by enactment and publication of an interim ordinance pursuant to Minn.  
41 Stat § 462.355, subd. 4, stating the need for a halt on certain development in order to conduct study and  
42 enact new regulations. The interim ordinance may regulate, restrict, or prohibit any use, development,  
43 or subdivision within the City for a period **not to exceed one year** from the date it is effective.

44



1 Because a moratorium is a zoning-related restriction, we recommend holding a **public hearing** prior to  
2 enactment of the moratorium, per Minn. Stat. § 462.352, subd. 3 (stating “No zoning ordinance or  
3 amendment thereto shall be adopted until a public hearing has been held thereon by the planning agency  
4 or by the governing body. A notice of the time, place and purpose of the hearing shall be published in  
5 the official newspaper of the municipality at least ten days prior to the day of the hearing.”) He added  
6 there is the potential for a text amendment application submittal to the City.

7  
8 Mayor Huber advised the City has done this type of moratorium on development in the past to draft  
9 ordinances for a specific use.

10  
11 Council Member Carr stated the City can draft an ordinance defining the use and limit the use in certain  
12 zones.

13  
14 Council Member Sederstrom stated it makes sense for the City to work through the text amendment  
15 application in an effort to save dollars.

16  
17 City Attorney Sandstrom advised the City has the ability to work through a text amendment application  
18 within a moratorium.

19  
20 **Council Member Kaup moved to direct staff to prepare a moratorium ordinance for the June**  
21 **Council meeting. Council Member Carr seconded the motion. Motion carried with Council**  
22 **Member Lanoux voting nay.**

23  
24 **NEW BUSINESS**

25  
26 **Consideration of City Assesor Contract Extension** – Mayor Huber advised the contract extension  
27 is for a term of another year with no additional costs. The City Assesor has been with Grant many  
28 years now and does do a great job.

29  
30 **Council Member Lanoux moved to approve the City Assesor Contract Extension, as presented.**  
31 **Council Member Sederstrom seconded the motion. Motion carried unanimously.**

32  
33 **Consideration of Resolution No. 2017-09, Request for Annexation** – Mayor Huber advised he  
34 received a call from the Mayor of Mahtomedi regarding two Grant Council Members approaching  
35 him about annexing two properties in Grant. A proposal from a developer was then mailed out after  
36 discussions with those two Council Members. The proposal was included in the Council packet and  
37 outlines a plan for the property if the land is annexed into the City of Mahtomedi. The City does not  
38 allow annexation and that is why they became a City.

39  
40 Council Member Lanoux referred to a document from 2002 that indicates there is a superfund site in  
41 the City of Grant. The City of Mahtomedi is willing to take that property and would take all public  
42 water and sewer out of Grant. The City should not fight this annexment as it would put the ice arena  
43 on the other side of the road. It would provide for a twenty acre park and no City liability. The  
44 annexation of both properties is a win win situation for both cities. The City would lose if this issue  
45 went to court.

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2 **Council Member Lanous moved to open up a public hearing before a determination is made on**  
3 **the annexation. Council Member Sederstrom seconded the motion. Motion failed with Council**  
4 **Member Carr, Kaup and Mayor Huber voting nay.**

5  
6 Council Member Carr stated the City will not have to fight in court for no annexation. The City of  
7 Mahtomedi did not want to annex the property many years ago. He indicated strong support for no  
8 annexation within the City of Grant. He stated he does not want to set precedence. A development  
9 would be welcome on that property. In addition, the letter sent out is inaccurate. The site in question  
10 used to be a dump site but it was cleaned up, which was good for Grant. He stated he is not against  
11 the hockey rink but it shouldn't be on that property. There are zero park fees in Grant and the City  
12 does not have the means to maintain a park. Maintance dollars would be better spent on the roads as  
13 everyone in Grant has their own park.

14  
15 Mayor Huber stated real progress in the City could be made if certain Council Members refrained  
16 from cherry picking simple statements for campaigning purposes only. An EAW is being done on the  
17 ice rink proposed location. The original CUP for District 832 was included in the packets that refers  
18 to development of the site and no City liability. In addition, the high school site has always had  
19 water.

20  
21 Council Member Carr stated when the property was annexed the City was a township. The City of  
22 Mahtomedi did not take the property then. The Township worked with the School District and kept  
23 the property. The matter was settled fourty years ago.

24 **Council Member Carr moved to adopt Resolution No. 2017-09, as presented. Council Member**  
25 **Kaup seconded the motion. Motion carried with Council Member Lanoux and Sederstrom**  
26 **voting nay.**

27  
28 **UNFINISHED BUSINESS**

29  
30 There was no unfinished business.

31  
32 **DISCUSSION ITEMS**

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

35  
36 Council Member Lanoux stated the City newsletter included fake news relating to the school district  
37 taxes.

38  
39 Mayor Huber advised there are two school districts within the City of Grant. The City is not going to  
40 put out two newsletters for the different districts. The budget article was information to residents  
41 relating to the City budget and taxes, not the school districts.

42  
43 **Staff Updates (no action taken):**  
44

1 **2017 Special Roads Projects** – City Engineer Reifsteck advised a list of potential projects will be  
2 included for the June Council meeting. The Transportation bill did include some small cities funding.

3  
4 **2017 Seal Coat/Road Project Neighborhood Meeting** – City Engineer Reifsteck advised a  
5 neighborhood meeting was held with the residents within the 2017 seal coat project area. It was a  
6 well-attended meeting and the process of special assessments within a road project. The deadline is  
7 May 26 to move forward with a special roads project.

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9 **City Legals Process** – City Attorney Sandstrom advised he will prepare a memo to send to the  
10 Council regarding the City legals process.

11  
12 **COMMUNITY CALENDAR MAY 3 THROUGH MAY 31, 2017:**

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14 **Mahtomedi Public Schools Board Meeting, Thursday, May 11<sup>th</sup> and 25<sup>th</sup>, Mahtomedi District  
15 Education Center, 7:00 p.m.**

16 **Stillwater Public Schools Board Meeting, Thursday, May 11<sup>th</sup>, Stillwater City Hall, 7:00 p.m.**

17 **City Office Closed, Monday, May 29<sup>th</sup>, Memorial Day Holiday**

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

19  
20 **ADJOURN**

21 **Council Member Kaup moved to adjourn at 9:02 p.m. Council Member Carr seconded the  
22 motion. Motion carried unanimously.**

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26 These minutes were considered and approved at the regular Council Meeting May 2, 2017.

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Kim Points, Administrator/Clerk

31 \_\_\_\_\_  
Jeff Huber, Mayor

Fund Name: All Funds

Date Range: 05/01/2017 To 05/30/2017

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
05/25/2017	Payroll Period Ending 05/31/2017	13419		N	Clerk Salary	100-41101-100-	\$ 3,545.23
	<b>Total For Check</b>	<b>13419</b>					<b>\$ 3,545.23</b>
05/25/2017	Lyle Signs, Inc.	13420	Sign Replacement Freight Charge	N	Road Sign Replacement	100-43110-330-	\$ 113.12
	<b>Total For Check</b>	<b>13420</b>					<b>\$ 113.12</b>
05/25/2017	AirFresh Industries	13421	PortaPot #26012/25789	N	Town Hall Porta Pot	100-43007-210-	\$ 125.00
	<b>Total For Check</b>	<b>13421</b>					<b>\$ 125.00</b>
05/25/2017	ADT Security Services	13422	Annual Service Charge	N	Town Hall Maintenance	100-43003-300-	\$ 676.08
	<b>Total For Check</b>	<b>13422</b>					<b>\$ 676.08</b>
05/25/2017	Brochman Blacktopping Co.	13423	Patching	N	Pothole Repairs	100-43109-300-	\$ 12,029.50
	<b>Total For Check</b>	<b>13423</b>					<b>\$ 12,029.50</b>
05/25/2017	MCFOA Treasurer	13424	Membership Fee	N	Miscellaneous Expenses	100-41306-210-	\$ 45.00
	<b>Total For Check</b>	<b>13424</b>					<b>\$ 45.00</b>
05/25/2017	Maroney's	13425	Clean Up Day Services	N	Town Hall Supplies	100-43001-384-	\$ 781.65
	<b>Total For Check</b>	<b>13425</b>					<b>\$ 781.65</b>
05/25/2017	T. A. Schifsky & Sons, Inc.	13426	Winter Asphalt	N	Pothole Repairs	100-43109-210-	\$ 203.84
	<b>Total For Check</b>	<b>13426</b>					<b>\$ 203.84</b>
05/25/2017	CenturyLink	13427	City Phone	N	City Office Telephone	100-41309-321-	\$ 123.40
	<b>Total For Check</b>	<b>13427</b>					<b>\$ 123.40</b>
05/25/2017	Bay West	13428	EAW	N	Escrow	916-49320-304-	\$ 2,300.00
	<b>Total For Check</b>	<b>13428</b>					<b>\$ 2,300.00</b>
05/25/2017	Berley Rick Administrators LLC	13429	Deductible for Claim #017648	N	Insurance	100-41302-301-	\$ 500.00
	<b>Total For Check</b>	<b>13429</b>					<b>\$ 500.00</b>
05/25/2017	CliftonLarsonAllen	13430	Inv#1516482	N	Audit Fees	100-41201-301-	\$ 7,000.00
	<b>Total For Check</b>	<b>13430</b>					<b>\$ 7,000.00</b>
05/25/2017	Waste Management	13431	Recycling	N	Recycling	100-43011-384-	\$ 4,585.56
	<b>Total For Check</b>	<b>13431</b>					<b>\$ 4,585.56</b>

Fund Name: All Funds

Date Range: 05/01/2017 To 05/30/2017

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>FA-O-P</u>	<u>Total</u>
05/25/2017	Todd Smith	13432	Monthly Assessment Services - May	N	Property Assessor	100-41208-300-	\$ 1,991.92
	<b>Total For Check</b>	<b>13432</b>					<b>\$ 1,991.92</b>
05/25/2017	WSB & Associates	13433	Engineering	N	Engineering Fees - General MS4	100-41203-300-100-43118-300-	\$ 3,186.00
		13433			Keswick Avenue Project	100-43171-300-	\$ 267.00
		13433			Escrow	922-49320-300-	\$ 23.50
		13433					\$ 1,144.00
	<b>Total For Check</b>	<b>13433</b>					<b>\$ 4,620.50</b>
05/25/2017	Ken Ronnan	13434	Video Tech Services	N	Cable Costs	100-41212-100-	\$ 55.00
	<b>Total For Check</b>	<b>13434</b>					<b>\$ 55.00</b>
05/25/2017	Eckberg Lammers	13435	Legal Services	N	Legal Fees - General	100-41204-301-	\$ 1,686.75
		13435			Legal Fees - Complaints	100-41205-301-	\$ 2,495.25
		13435			Legal Fees - Prosecutions	100-41206-301-	\$ 1,684.62
		13435			Escrow	916-49320-301-	\$ 878.75
	<b>Total For Check</b>	<b>13435</b>					<b>\$ 6,745.37</b>
05/25/2017	Graphic Resources	13436	Spring Newsletter	N	City Newsletter	100-41307-320-	\$ 1,442.99
	<b>Total For Check</b>	<b>13436</b>					<b>\$ 1,442.99</b>
05/25/2017	KEJ Enterprises	13437	Winter Mix Potholing	N	Pothole Repairs	100-43109-300-	\$ 13,410.00
	<b>Total For Check</b>	<b>13437</b>					<b>\$ 13,410.00</b>
05/25/2017	Washington County Transportation	13438	Snow and Ice Control	N	Snow & Ice Removal	100-43113-210-	\$ 1,463.34
	<b>Total For Check</b>	<b>13438</b>					<b>\$ 1,463.34</b>
05/25/2017	Croix Valley Inspector	13439	Building Inspector	N	Building Inspection	100-42004-300-	\$ 10,677.25
	<b>Total For Check</b>	<b>13439</b>					<b>\$ 10,677.25</b>
05/25/2017	KEJ Enterprises	13440	May 2017 Road Contractor	N	Animal Control	100-42006-300-	\$ 83.00
		13440			Town Hall Mowing	100-43006-300-	\$ 125.00
		13440			Ball Field Maintenance	100-43009-300-	\$ 125.00
		13440			Road Engineering Fees	100-43102-300-	\$ 166.14
		13440			Road Garbage Removal	100-43105-300-	\$ 167.00
		13440			Gravel Road Costs	100-43106-300-	\$ 20.84
		13440			Magnesium Chloride	100-43107-300-	\$ 41.67
		13440			Road Sign Replacement	100-43110-300-	\$ 83.84
		13440			Culvert Repair	100-43111-300-	\$ 20.84
		13440			Snow & Ice Removal	100-43113-300-	\$ 5,416.67
		13440			Road Brushing	100-43114-300-	\$ 2,250.00

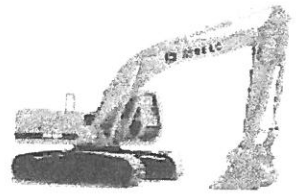
<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
05/25/2017	Xcel Energy	13441	Utilities	N	Town Hall Electricity	100-43004-381-	\$ 78.80
		13441			Well House Electricity	100-43010-381-	\$ 315.45
		13441			Street Lights	100-43117-381-	\$ 45.13
		<b>Total For Check</b>					<b>\$ 439.38</b>
05/25/2017	Washington County Assessment/Tax	13442	Tax Petition	N	Assessing	100-41550-300-	\$ 600.00
		<b>Total For Check</b>					<b>\$ 600.00</b>
05/25/2017	PERA	13443	PERA	N	Clerk PERA	100-41102-120-	\$ 365.79
		13443			Clerk PERA Withholding	100-41108-100-	\$ 317.02
		<b>Total For Check</b>					<b>\$ 682.81</b>
05/25/2017	IRS	EFT89	Payroll Taxes	N	Clerk FICA/Medicare	100-41103-100-	\$ 373.11
		EFT89			Clerk Medicare	100-41105-100-	\$ 70.72
		EFT89			Federal Withholding	100-41107-100-	\$ 447.58
		EFT89			Social Security Expens	100-41109-100-	\$ 302.39
		<b>Total For Check</b>					<b>\$ 1,193.80</b>
05/30/2017	Sprint	13444	City Cell Phone	N	Road Expenses - Other	100-43116-321-	\$ 33.21
		<b>Total For Check</b>					<b>\$ 33.21</b>
05/30/2017	SHC, LLC	13445	Planning	N	City Planner	100-41209-301-	\$ 2,389.50
		13445			Escrow	916-49320-301-	\$ 318.00
		13445				922-49320-301-	\$ 1,060.00
		13445				926-49320-301-	\$ 212.00
		13445				927-49320-301-	\$ 265.00
		13445				928-49320-301-	\$ 265.00
		<b>Total For Check</b>					<b>\$ 4,509.50</b>
05/30/2017	Press Publications	13446	Assessment Notice	N	Publishing Costs	100-41308-351-	\$ 25.57
		<b>Total For Check</b>					<b>\$ 25.57</b>
05/30/2017	Brochman Blacktopping Co.	13447	Patching	N	Pothole Repairs	100-43109-300-	\$ 1,859.00
		<b>Total For Check</b>					<b>\$ 1,859.00</b>
05/30/2017	Kline Bros Excavating	13448	Road Maintenance	N	Grader Contractor	100-43101-300-	\$ 11,000.00
		13448			Gravel Road Costs	100-43106-220-	\$ 450.00
		13448			Culvert Repair	100-43111-220-	\$ 5,900.00

Fund Name: All Funds

Date Range: 05/01/2017 To 05/30/2017

<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>
		13448			Ditch Repair	100-43133-220-	\$ 4,746.25
		<b>Total For Check</b>					<b>\$ 22,096.25</b>
05/30/2017	Marc Hertz	13449	COC Escrow Refund	N	Escrow	924-49320-301-	\$ 449.50
		<b>Total For Check</b>					<b>\$ 449.50</b>
		<b>Total For Selected Checks</b>					<b>\$ 113,323.77</b>

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



# Invoice

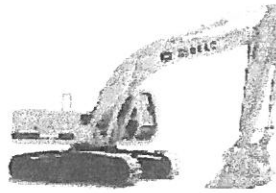
DATE	INVOICE #
5/29/17	2442

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

DESCRIPTION	QTY	UNIT COST	DUE DATE
			6/8/17
			AMOUNT
4-26-17 770B	6.5	80.00	520.00
4-26-17 740A	3.5	80.00	280.00
4-27-17 770B	8	80.00	640.00
4-27-17 740A	6.5	80.00	520.00
4-28-17 770B	5.5	80.00	440.00
4-28-17 740A	9	80.00	720.00
5-03-17 770B	4.25	80.00	340.00
5-05-17 740A	6	80.00	480.00
5-06-17 770B	3	80.00	240.00
5-09-17 770B	7.5	80.00	600.00
5-09-17 740A	8	80.00	640.00
5-10-17 740A	3.75	80.00	300.00
5-11-17 740A	2.75	80.00	220.00
5-16-17 770B	5.25	80.00	420.00
5-16-17 740A	5.75	80.00	460.00
5-19-17 770B	4	80.00	320.00
5-19-17 740A	4.25	80.00	340.00
5-23-17 770B	5	80.00	400.00
5-23-17 740A	6	80.00	480.00
5-24-17 770B	8	80.00	640.00
5-24-17 740A	2.5	80.00	200.00
5-25-17 740A	4.5	80.00	360.00
5-26-17 770B	8.5	80.00	680.00
5-26-17 740A	9.5	80.00	760.00
<b>AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE</b>			
<b>Total</b>			<b>11,000.00</b>



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



# Invoice

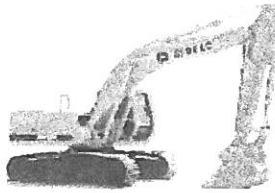
DATE	INVOICE #
5/29/17	2444

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	DITCHWORK 100-43126

DUE DATE
6/8/17

DESCRIPTION	QTY	UNIT COST	AMOUNT
3RD CULVERT FROM INGBERG ON 80TH. DITCH NOT DRAINING, CULVERT END FOUND 5 FEET INTO ROADWAY. DIG DITCH TO DRAIN SO IT COULD BE REPLACED LATER			0.00
4-24-17 E70 TRACKHOE	4	90.00	360.00
4-24-17 FLAGMAN	4	45.00	180.00
4-24-17 T600	1	75.00	75.00
80TH ST DITCHWORK			0.00
4-25-17 E70	4	90.00	360.00
4-25-17 1845C	4	85.00	340.00
4-25-17 LNT9000	4	75.00	300.00
4-25-17 T600	4	75.00	300.00
5-04-17 E70	6.25	90.00	562.50
5-04-17 1845C	6.25	85.00	531.25
5-04-17 LNT9000	6.25	75.00	468.75
5-04-17 T600	6.25	75.00	468.75
5-05-17 1845C	5	85.00	425.00
5-05-17 LNT9000	4	75.00	300.00
5-05-17 T600	1	75.00	75.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	<b>Total</b>		<b>4,746.25</b>

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



# Invoice

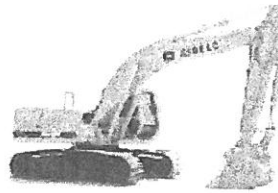
DATE	INVOICE #
5/29/17	2443

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	CULVERT WORK 100-43111

DUE DATE
6/8/17

DESCRIPTION	QTY	UNIT COST	AMOUNT
RESET 2ND CULVERT TO THE EAST FROM INGBERG ON 80TH ST. OLD CULVERT WAS HIT BY GAS LINE AND NEW CULVERT WAS SET ON TOP OF DAMAGED CULVERT SO NEW CULVERT WAS 15" TOO HIGH CAUSING DITCH TO NOT DRAIN AND WAS THE ONE WITH THE FREEZING PROBLEM.			2,300.00
REPLACE 15" X 46 FT CULVERT ON 80TH ST. 3RD CULVERT EAST OF INGBERG. CULVERT WAS NOT ONLY RUSTED OUT BUT HAD THE GAS MAIN STUCK THROUGH THE MIDDLE OF IT. HAD TO HAVE XCEL COME AND CUT THE CULVERT AWAY FROM THE GAS LINE. NEW CULVERT HAD TO BE INSTALLED UNDER THE GAS LINE.			3,600.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	<b>Total</b>		5,900.00

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



# Invoice

DATE	INVOICE #
5/29/17	2445

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

DUE DATE
6/8/17

DESCRIPTION	QTY	UNIT COST	AMOUNT
5-26-17 LOADS OF MOD C-5 FOR LAKE ELMO AVE HILL	4	75.00	300.00
5-26-17 COMPACT LAKE ELMO AVE AFTER RESHAPING	2	75.00	150.00
<p>AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE</p>			<b>Total</b>
			450.00

Brochman Blacktopping Co.  
 12770 Mckusick Rd.  
 Stillwater, Mn. 55082

# Invoice

Date 5/25/2017  
 Invoice # 4526

**Bill To**

City Of Grant  
 111 Wildwood Rd.  
 Po. Box. 577  
 Willernie, MN 55090

Terms Due on receipt

Due Date 5/25/2017

Item	Description	Qty	Price	Amount
asphalt mix	Tons	2	55.00	110.00
Truck	With driver (hours)	3.5	88.00	308.00
Skid loader	With bucket / operator (hours)	3.5	78.00	273.00
Roller	With operator (hours)	3	73.00	219.00
Man hours	Labor	3.5	57.00	199.50
Tack	gallons	15	3.00	45.00
	Subtotal			1,154.50
	Labor & materials for asphalt patching at the intersection of Jarvis & 60th St. No. and Jocelyn Ave. No. loop around lake (Grant) MN 55082. 05/22/2017			
asphalt mix	Tons	1.5	55.00	82.50
Truck	With driver (hours)	2	88.00	176.00
Skid loader	With bucket / operator (hours)	2	78.00	156.00
Roller	With operator (hours)	2	73.00	146.00
Man hours	Labor	2	57.00	114.00
Tack	Gallons	10	3.00	30.00
	Subtotal			704.50
Thank you! for your business.			Subtotal	\$1,859.00
			Sales Tax (0.0%)	\$0.00
			Total	\$1,859.00
brochmanpaving@msn.com			Payments/Credits	\$0.00
651-439-5379			Balance Due	\$1,859.00
651-439-5379				

Brochman Blacktopping Co.  
 12770 Mckusick Rd.  
 Stillwater, Mn. 55082

# Invoice

Date 4/26/2017  
 Invoice # 4498

**Bill To**

City Of Grant  
 111 Wildwood Rd.  
 Po. Box. 577  
 Willernie, MN 55090

Terms Due on receipt Due Date 4/26/2017

Item	Description	Qty	Price	Amount
asphalt mix	Tons	1.5	55.00	82.50
Truck	With driver (hours)	2.5	88.00	220.00
Skid loader	With operator (hours)	3.5	78.00	273.00
Roller	With operator (hours)	2	73.00	146.00
Skid loader	Broom with operator (hours)	1	85.00	85.00
Man hours	Labor	2.5	57.00	142.50
	Subtotal			949.00
	Labor & materials for asphalt patch repair at Jody Ave. No. (Grant) 04-14-2017			

Thank you! for your business.

Subtotal	\$949.00
Sales Tax (0.0%)	\$0.00
Total	\$949.00
Payments/Credits	\$0.00
Balance Due	\$949.00

brochmanpaving@msn.com

651-439-5379

651-439-5379

\$346.60  
~~949.00~~

Brochman Blacktopping Co.  
 12770 Mckusick Rd.  
 Stillwater, Mn. 55082

# Invoice

Date 5/16/2017  
 Invoice # 4512

**Bill To**

City Of Grant  
 111 Wildwood Rd.  
 Po. Box. 577  
 Willernie, MN 55090

Terms Due on receipt Due Date 5/16/2017

Item	Description	Qty	Price	Amount
asphalt mix	Tons	4.5	55.00	247.50
Truck	With driver (hrs.)	5.5	88.00	484.00
Skid loader	With bucket (hrs.)	4	78.00	312.00
Roller	With operator (hrs.)	4	73.00	292.00
Man hours	Labor	7.5	57.00	427.50
Tack	Gallons	20	3.00	60.00
	Subtotal			1,823.00
	Labor & materials for asphalt patch repair at 101St., Juno Ave. No., 103rd St. No., Kelman Ct. No. (Grant) MN. 55082 (05-02-2017)			
asphalt mix	Tons	7.5	55.00	412.50
Truck	With driver (hrs)	13.5	88.00	1,188.00
Skid loader	With bucket (hrs.)	1	78.00	78.00
Roller	With Operator (hrs.)	8	73.00	584.00
Man hours	Labor	13.5	57.00	769.50
Tack	Gallons	25	3.00	75.00
	Subtotal			3,107.00
	Labor & materials for asphalt patch repair at Joilet, 101St No, Juno Ave. No., Kelman Ct. No. two curb repairs. (Grant) MN 55082. ( 05-03-2017)			
Thank you! for your business.		Subtotal		
		Sales Tax (0.0%)		
		Total		
		Payments /Credits		
		Balance Due		

brochmanpaving@msn.com

651-439-5379  
 651-439-5379

Brochman Blacktopping Co.  
 12770 Mckusick Rd.  
 Stillwater, Mn. 55082

Invoice

Date 5/16/2017  
 Invoice # 4512

**Bill To**  
 City Of Grant  
 111 Wildwood Rd.  
 Po. Box. 577  
 Willernie, MN 55090

Terms Due on receipt

Due Date 5/16/2017

Item	Description	Qty	Price	Amount
asphalt mix	Tons			
Truck	With driver (hrs.)	2.5	55.00	137.50
Roller	With operator (hrs.)	6	88.00	528.00
Man hours	Labor	4	73.00	292.00
Tack	Gallons	10	57.00	570.00
	Subtotal	10	3.00	30.00
	Labor & materials for asphalt patch repair at Justen Trl. No., 96th St., Janero Ct. No. (Grant) MN. 55082 (05-04-2017)			1,557.50
asphalt mix	Tons			
Truck	With driver (hrs.)	4.5	55.00	247.50
Skid loader	With bucket (hrs.)	8	88.00	704.00
Roller	With operator (hrs.)	1	78.00	78.00
Man hours	Labor	6	73.00	438.00
Tack	Gallons	12	57.00	684.00
	Subtotal	15	3.00	45.00
	Labor & materials for asphalt patch repair at Kimbro Ave. No. (Grant) MN 55082 (05-04-2017)			2,196.50
asphalt mix	Tons			
Truck	With driver (hrs.)	7.5	55.00	412.50
		8	88.00	704.00
Thank you! for your business.		Subtotal		
		Sales Tax (0.0%)		
		Total		
		Payments/Credits		
		Balance Due		

brochmanpaving@msn.com

651-439-5379  
 651-439-5379

Brochman Blacktopping Co.  
 12770 Mckusick Rd.  
 Stillwater, Mn. 55082

*Invoice*

Date 5/16/2017  
 Invoice # 4512

**Bill To**  
 City Of Grant  
 111 Wildwood Rd.  
 Po. Box. 577  
 Willemie, MN 55090

Terms Due on receipt Due Date 5/16/2017

Item	Description	Qty	Price	Amount
Skid loader	With bucket (hrs.)	2	78.00	156.00
Roller	With operator (hrs.)	8	73.00	584.00
Man hours	Labor	8	57.00	456.00
Tack	Gallons	8	3.00	24.00
	Subtotal	28		84.00
	Labor & materials for asphalt patching repair at Kimbro Ave. No. (Grant) MN 55082 (05-12-2017)			2,396.50
Thank you! for your business.				
			Subtotal	\$11,080.50
			Sales Tax (0.0%)	\$0.00
			Total	\$11,080.50
			Payments/Credits	\$0.00
			Balance Due	\$11,080.50

brochmanpaving@msn.com

651-439-5379  
 651-439-5379



KEJ Enterprises

# Invoice

Ken Johnson  
 611 Florence Avenue  
 Mahtomedi, MN 55115

Date	Invoice #
4/24/2017	649

<b>Bill To</b>
City of Grant PO Box 577 Willernie, Minn 55090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
4	3/6 Pothole patching Joliet & Irish 2 men	180.00	720.00
7.5	3/20 Pothole patching Joliet 3 men	225.00	1,687.50
6.5	3/21 pothole patching Joliet & Justin 3 men	225.00	1,462.50
8.5	3/30 Pothole patching Grenlefe & 101st 2 men	180.00	1,530.00
9	3/31 pothole patching Irish & Grenlefe 2 men	180.00	1,620.00
8	4/3 pothole patching Hadley & Indigo 2 men	180.00	1,440.00
8	4/4 pothole patching McKusik 2 men	180.00	1,440.00
8	4/5 Pothole patching McKusik 2 men	180.00	1,440.00
4.5	4/6 pothole patching McKusik 2 men	180.00	810.00
4	4/7 pothole patching McKusik 2 men	180.00	720.00
3	4/8 pothole patching McKusik 2 men	180.00	540.00
<b>Total</b>			\$13,410.00

May 12, 2017

To: Kim Points City Clerk

From: jack Kramer Building Official

Re, Request payment for the following Completed building permits.

1. Moser Homes                      Permit # 2014-210  
City Fee: \$ 6,378.15 x.75% = \$ 4,783.61  
Plan Check Fee: \$ 4,145.79 x.100% = \$ 4,145.79  
Total Fee:.....= \$ 8,929.40
2. Terry Weyandt                      Permit# 2016- 8  
City Fee: \$ 111.25 x.75% = \$ 83.43  
Total Fee:.....= \$ 83.43
3. Nancy Swanson                      Permit # 2016-10  
City Fee: \$ 125.25 x.75% = \$ 93.93  
Total Fee:.....= \$ 93.93
4. Chris Gosgrove                      Permit # 2016-11  
City Fee: \$ 80.00 x . 75% = \$ 60.00  
Total Fee:.....= \$ 60.00
5. Barton Const. Ser.                      Permit # 2016-12  
City Fee: \$ 321.25 x.75% = \$ 240.93  
Total Fee:.....= \$ 240.93
6. Jason Quist                      Permit # 2016-13  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
7. Bartylla Plumbing, Inc.                      Permit # 2016-14  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
8. St Marie Sheetmetal                      Permit # 2016-15  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
9. Kath HVAC                      Permit # 2016-16  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00

- 10. Chad Kieper                      Permit # 2016-18 ✓  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
- 11. Brad Niderson                      Permit # 2016-19 ✓  
City Fee: \$ 38.75 x.75% = \$29.06  
Plan Check Fee; \$ 25.18 x. 100% = \$ 28.15  
Total:..... = \$ 57.21
- 12. George Bruehl                      Permit # 2016-21 ✓  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
- 13. Cozzies Tavern & Grill      Permit # 2016- 22 ✓  
City Fee; \$ 125.25 x.75% = \$ 93.93  
Total Fee;.....= \$ 93.93
- 14. Woodbury Lutheran Church      Permit # 2016-23 ✓  
City Fee: \$ 492.75 x.75% = \$ 369.56  
Total Fee;.....= \$ 369.56
- 15. Air Mechanical                      Permit # 2016-24 ✓  
City fee: \$ 80.00 .75% = \$ 60.00  
Total Fee:.....= \$ 60.00
- 16. Appliance Connections      Permit # 2016-26 ✓  
City fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00
- 17. J & J Remodeling                      Permit # 2016- 27 ✓  
City Fee: \$ 97.25 x.75% = \$ 72.93  
Total Fee:.....= \$ 72.93
- 18. Buildtec                                  Permit # 2016-28 ✓  
City Fee: \$ 181.25 x.75% = \$ 135.93  
Total Fee:.....= \$ 135.93
- 19. Haussner Plumbing                      Permit # 2016-29 ✓  
City Fee: \$ 80.00 x.75% = \$ 60.00  
Total Fee:.....= \$ 60.00

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Total Fee's.....= \$ 10,677.25



## **Memorandum**

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

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

**Date:** *May 30, 2017*

**Re:** *2017 Roadway Maintenance*

---

### **Actions to be considered:**

Council authorizes staff to solicit quotes for seal coat work and authorize Brochman Blacktopping to complete patching.

### **Facts:**

In 2017, roadway maintenance is planned for the following streets:

- Kelvin Ave
- 61st Street N
- 67th Lane N
- 67Street N
- 60Th Lane N
- 65TH Street N

The Seal Coat/Roadway maintenance plan allows the city to provide residents an opportunity to petition for a larger overlay or rehabilitation project and utilize City maintenance dollars.

A standard letter was sent to the property owners along each roadway receiving maintenance. An open house was held on April 20th, 2017 to answer resident questions and requesting resident petitions for roadway improvements be submitted no later than May 27th. A petition was received for 65th Street.

If residents and the city elect to move forward with the planned patching, Brochman Blacktopping is already under contract for the city's patching work and is prepared to complete the work. The seal coat quotes will be solicited from contractors and bids will be brought back next month for Council approval.

The budget for 2017 is \$58,000. The 2017 Seal Coat/Roadway Maintenance Plan is attached for review.

**Action:** Discussion. Direct staff to solicit quotes for seal coating.

**Attachment:** 2017 Seal Coat and Roadway Maintenance Plan



Building a legacy – your legacy.

701 Xenia Avenue South  
Suite 300  
Minneapolis, MN 55416  
Tel: 763-541-4800  
Fax: 763-541-1700

## **Memorandum**

**To:** *Honorable Mayor and City Council, City of Grant  
Kim Points, Administrator, City of Grant*  
**From:** *Brad Reifsteck, PE, City Engineer  
WSB & Associates, Inc.*  
**Date:** *May 30, 2017*

**Re:** *Resident Petition for Roadway Improvements*

---

### **Actions to be considered:**

Resolution Declaring Adequacy of Petition and Ordering Preparation of Report.

### **Facts:**

A petition was received by the City on May 24<sup>th</sup>, 2017 from Daniel Collins at 10177 N 65<sup>th</sup> Street requesting a feasibility study be completed for roadway improvements along 65<sup>th</sup> Street N, east of Keats Ave. The Petition was signed by at least one property owner for each parcel and 87.5% of all property owners signed the petition.

This street was included as part of the 2017 CIP scheduled for roadway maintenance.

**Action:** Discussion.

**Attachments:** Resolution, Map, Petition, Letter

# Example

Today's Date

City of Grant

PO BOX 577

Willernie, MN 55090

Dear City Honorable Mayor and City Council Members,

I am writing to ask the City Council to consider roadway improvements along Street Name from Street Address to Street Address. Our neighborhood understands if at least thirty-five (35) percent of the abutting properties owners sign the petition, the Council may order the completion of a Feasibility Report, the first step in the Special Assessment Process. We also understand if at least seventy-five percent of the abutting properties owners to be assessed sign the petition, the council will order the project.

I have attached a petition signed by 87.5 % of the abutting property owners, which meets the requirement mentioned above, and who are agreeable to funding this project per the City's Special Assessment Policy.

Sincerely,



Property Owner Name & Address

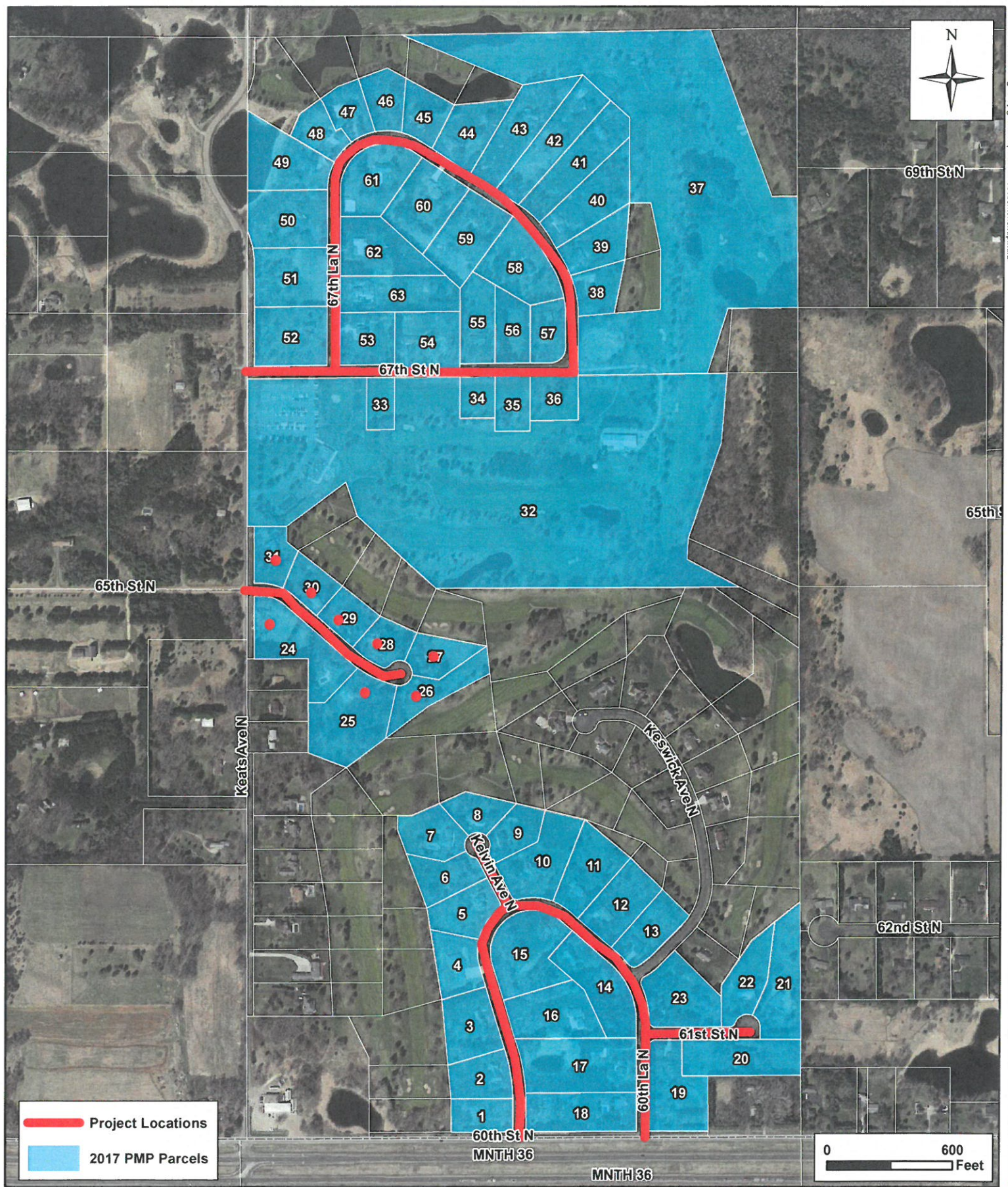
Enclosure: Signed Petition

Daniel A Collins (L.W.D.A)  
10177 N 65th ST  
STILLWATER, MN 55082  
651-770-6494

Resident Petition Authorizing Roadway Improvement Project Feasibility Report

MapID	PROPERTY ADDRESS	OWNER NAME	SIGNATURE	DATE
24	10085 65TH ST N GRANT MN 55082	ROLLEFSON MICHAEL R & HOLLY M	<i>Michael Rollefson</i>	5/4/17
25	10133 65TH ST N GRANT MN 55082	MCHUTCHISON DEBRAH SUE HOIDA	<i>Debrah Mchutchison</i>	5/9/17
26	10177 65TH ST N GRANT MN 55082	COLLINS DANIEL A & LINDA L	<i>Daniel Collins</i>	5/9/17
27	10188 65TH ST N GRANT MN 55082	MOGREN THOMAS G	<i>Thomas Mogren</i>	5/9/17
28	10144 65TH ST N GRANT MN 55082	HOPKINS RONALD R & JANICE M	<i>Ronald Hopkins</i>	5-9-17
29	10100 65TH ST N GRANT MN 55082	FEHLING JAMES A & MICHELE L	<i>James Fehling</i>	5/14/17
30	10066 65TH ST N GRANT MN 55082	ODLAND RICHARD P & LYNDA G	<i>Richard Odland</i>	5-3-17
31	6575 KEATS AVE N GRANT MN 55082	STINSKI CHERYL	<i>Lynda Odland</i>	5-3-17

Note: Signing this petition is not an agreement by the property owner to be specially assessed for the project nor does it waive the property owner rights to a public hearing.



# 2017 Pavement Management Program (PMP) Map Grant, Minnesota





**CITY OF GRANT**

**WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 2017-11**

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

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

1. A certain petition requesting the reconstruction of 65<sup>th</sup> Street N east of Keats Ave, filed with the City Council May 24th, 2017, is hereby declared to be signed by the required percentage of owners of property affected thereby. This declaration is made in conformity to Minn. Stat. Section 429.035.
2. The petition for proposed improvement is hereby referred to the city engineer and that person is instructed to report to the Council with all convenient speed advising the Council in a preliminary was as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affect parcels.

Adopted this 6<sup>th</sup> day of June, 2017 by the City Council of Grant, Minnesota.

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Jeff Huber, Mayor

ATTEST:

---

Kim Points, City Clerk



Building a legacy – *your* legacy.

701 Xenia Avenue South  
Suite 300  
Minneapolis, MN 55416  
Tel: 763-541-4800  
Fax: 763-541-1700

## **Memorandum**

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

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

**Date:** *May 30, 2017*

**Re:** *2017 Special Roads Project*

---

### **Actions to be considered:**

Council to decide on the 2017 Special Road Project.

### **Facts:**

Each year the City of Grant allocates approximately \$25,000 for a special roadway project apart from the yearly maintenance projects and roadway pothole patching.

At the last Council meeting staff was directed to select a few good candidates for the 2017 Special Road Project. This year's Special Road Project candidates include the following:

- Keats Avenue – North 1/3 of roadway to complete patching from previous year special road project
- Guard rail installation on 83<sup>rd</sup> Street
- Gravel Road maintenance to stabilize and blend in more rock content on select gravel roads
- Joliet Ave – North of 96<sup>th</sup>

**Action:** Discussion.

**ORDINANCE NO. 2017-52**

**CITY OF GRANT  
WASHINGTON COUNTY, MINNESOTA**

**AN INTERIM ORDINANCE PLACING TEMPORARY  
MORATORIUM ON SOLAR FARM FACILITIES  
IN THE CITY AND DIRECTING A STUDY TO BE CONDUCTED**

**WHEREAS**, the City’s comprehensive plan, zoning, licensing, and development regulations may not adequately address various impacts to the public health, safety, morals, and general welfare presented by installation and/or operation of solar energy systems, solar power plants, photovoltaic power stations, solar parks, or so-called “solar farms” (such systems hereinafter collectively referred to as “solar farm”); and,

**WHEREAS**, to provide for adequate time for study, analysis, and the finalization of a city code amendments regarding solar farms and to preserve the status quo within the City, the City desires to enact a temporary prohibition on the applications for and the issuance of permits and licenses for solar farms.

The City Council of the City of Grant, Washington County, Minnesota does hereby ordain as follows:

**SECTION 1. THE FOLLOWING MORATORIUM ORDINANCE IS ADOPTED:**

**PURPOSE.**

1.1 The purpose of this interim ordinance is to protect the planning process and the health, safety, and welfare of the citizens of Grant by placing temporary moratorium requirements on solar farms within the City. The ordinance will allow the City to complete a comprehensive study and enact permanent zoning and licensing regulations relating to solar farms. This ordinance does not have the effect of imposing a limitation or restriction on the content of any communicative materials.

**FINDINGS.**

2.1 Preliminary research show that certain solar farm installations may have an adverse impact on surrounding properties. Those impacts may include visual clutter/sight line problems, storm water runoff, dangerous high voltage equipment, potential for being an attractive nuisance to children or vandals, impacts on wildlife, and potential health risks, among others. The City Council of the City of Grant recognizes that adverse impacts could occur in Grant. Therefore, the City Council makes the following findings regarding the need to regulate Solar Farm Facilities.

a) Solar Farm facilities uses have an impact on the neighboring properties surrounding them, as well as upon the City as a whole, which is distinct from the impact caused by other commercial uses;

2.2 The City Council is also concerned that the City's zoning regulations are inadequate to accomplish an appropriate level of regulation regarding solar farm facilities.

2.3 In addition to the proper zoning classifications of such uses there are a number of significant planning and land use issues pertaining to the regulation of such uses, including but not limited to the following:

- a) Whether such uses should be permitted by conditional use permit, certificate of compliance, or other regulatory method;
- b) The particular districts in which such uses shall be allowed as permitted uses;
- b) The concentration and density of such uses in the City; and,
- c) The effect of such uses on other uses in the surrounding area.

2.4 There is a need for a study to be conducted so that the City, as part of its planning process, can adopt comprehensive land use and zoning regulations pertaining to solar farms.

2.5 Minnesota Statutes, Section 462.355, sub. 4, permit the adoption of interim zoning ordinances during the planning process.

#### **PLANNING AND ZONING STUDY; MORATORIUM.**

3.1 A study is authorized to be conducted by City staff and the City planning commission to determine whether solar farms should be permitted in the City, and if so, how solar farms should be regulated within the City. The scope of the study should include, but is not limited to, the following:

- a) The particular zoning districts in which solar farms should be allowed as permitted uses;
- b) The density and concentration of such uses; and,
- c) The effect of such uses on other uses in the surrounding area; and,
- d) The appropriate conditional use permit requirements.

3.2 Upon completion of the study, the matter is to be considered by the planning commission for a formal recommendation to the city council.

3.3 Pending completion of the study and adoption of any amendments to the City's official controls, a moratorium is established pursuant to Minn. Stat. § 462.355, subd. 4, which prohibits the issuance of any development approvals of solar farms, including but not limited to building permits, preliminary plats, re-zonings, variances, conditional use permits, site places, or

licenses.

3.4 This ordinance will be effective for a period of twelve (12) months after its effective date.

**ENFORCEMENT.**

4.1 Violation of any portion of this ordinance shall be a misdemeanor punishable by imprisonment for up to 90 days and a fine of \$1,000.00 or both, plus the costs of prosecution. Each day that a violation occurs shall be considered a separate offense.

4.2 The City may enforce any provision of this ordinance by mandamus, injunction or any other appropriate civil remedy in any court of competent jurisdiction.

**SEPARABILITY.**

5.1 Every section, provision or part of this ordinance is declared separable from every section, provision or part of this ordinance. If any section, provision, or part of this ordinance is adjudged to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other section, provision, or part of this ordinance.

By the affirmative vote of a majority of the City Council, and effective upon publication as required by law, the City of Grant hereby approves and enacts the foregoing Ordinance this \_\_\_\_\_ day of \_\_\_\_\_, 2017,.

ATTEST:

PASSED:

\_\_\_\_\_  
Kim Points, City Clerk

\_\_\_\_\_  
Jeffrey Huber, Mayor

**CITY OF GRANT  
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 2017-12**

**A RESOLUTION OF THE CITY OF GRANT, WASHINGTON COUNTY,  
MINNESOTA, PROVIDING FOR THE SUMMARY PUBLICATION OF  
ORDINANCE NO. 2017-52**

WHEREAS, On June 6, 2017 at the regular Grant City Council meeting, by majority vote, the City Council adopted Ordinance No. 2017-52; an Interim Ordinance Placing a Temporary Moratorium on Zoning Applications for Solar Community Farm Use in the City and Directing that Studies of Official Controls Related Thereto be Conducted; and

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

WHEREAS, the City Council for the City of Grant has determined that publication of the title and a summary of Ordinance No. 2017-52 would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the City Council for the City of Grant has reviewed the summary of Ordinance No. 2017-52 attached and incorporated herein as **Exhibit A**; and

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

1. Approves the text of the summary of Ordinance No. 2017-52 attached as **Exhibit A**.
2. Directs the City Clerk to post a copy of the entire text of Ordinance No. 2017-52 in all public locations designated by the City Council.
3. Directs the City Clerk to publish the summary in the City's legal newspaper within ten days.
4. Directs the City Clerk to file the executed Ordinance upon the books and records of the City along with proof of publication.

Dated this 6<sup>th</sup> day of June 2017.

\_\_\_\_\_  
Jeff Huber, Mayor

ATTEST:

Kim Points, City Clerk

**EXHIBIT A**

**Ordinance Summary**

**Ordinance No. 2017-52**

**AN ORDINANCE FOR INTERIM MORATORIUM ON SOLAR COMMUNITY  
FARMS  
FOR THE CITY OF GRANT, MINNESOTA**

On June 6, 2017 the City of Grant adopted an ordinance to amend Section 24-22 to place an interim moratorium for ordinance development on Solar Community Farms in the City of Grant, Minnesota.

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

**ECKBERG LAMMERS**  
**MEMORANDUM**

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**To:** Mayor and Council of Grant  
**From:** Kevin S. Sandstrom, City Attorney's Office  
**Date:** May 10, 2017  
**Re:** City of Grant Civil Litigation Policy (01200-31051, doc # 44)

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Dear Mayor and Council,

This Memorandum is provided in response to a series of inquiries that Councilmember Sederstrom provided to the City Administrator in April, 2017 entitled "City of Grant Legal Policy—civil litigation" as included in the most recent council packet. Civil litigation in the City of Grant has certainly been active in recent years, which I assume may be a driving force for the inquiries. I will attempt to answer the various inquiries.

**Authority and direction for Civil Litigation:**

Most of the litigation in Grant tends to be property- related code violation issues, and in that respect, civil litigation in Grant is most often a complaint-drive process. In other words, residents are entitled and encouraged to file a complaint when they believe a relevant city code or state statutory violation is occurring. Per the city's Policy Handbook, specifically the City of Grant Complaint Policy, City Staff then has an obligation to investigate the complaint. Investigation is often performed by Grant's City Administrator, City Building Official, City Planner, City Engineer, and/or City Attorney, as appropriate and necessary. If a violation is deemed to be occurring, then City Staff, as a matter of longstanding policy and practice, takes steps to remedy the issue and gain compliance. More often than not, for typical code violations, the compliance process starts with demand letters being sent by the City Administrator and/or City Building Official. If not effective, then per the Policy, the City Attorney's office generally steps in to "initiate the legal process," which most often means we commence civil litigation to resolve the matter. Alternatively, a criminal citation and criminal prosecution may be an additional method of seeking and gaining compliance. In some circumstances, city staff determines that more urgent action is needed and commencement of civil litigation or criminal prosecution occurs much sooner.

Notably, in the City's Complaint Policy, there is generally no expectation of Council involvement in the process, except at the very end of the policy, which states that if all steps have been taken to remedy a violation, it is in fact remedied, but then "substantially the same violation happens again within one year," then the Policy says that the City may take appropriate actions "as directed by the Grant City Council."

Another litigation matter of recent note is the Jack Smith campaign practices complaint, which occurred in the fall of 2015. Given the time-sensitive nature of such violations of the Fair Campaign Practices Act per state statute, the City Attorney, in consultation with the City Clerk, opted to promptly take legal action and file a lawsuit with the Office of Administrative Hearings



on that matter to protect the City's interest against fraudulent campaign materials. The City's claims, and decision to pursue the matter, were vindicated by the favorable decisions by both the three-judge panel at the Office of Administrative Hearings, as well as an affirmance of the outcome by the Court of Appeals on March 13, 2017.

To answer your first few inquiries, regarding code violation issues, civil litigation is undertaken as necessary to remedy code violations, enforce the City's legal rights, and to deal with other urgent legal claims. Litigation is therefore generally undertaken without direction or involvement from the Council unless deemed necessary or advisable in Staff's opinion. There is no particular person who's "job description" includes authority for civil litigation approval. Rather, it is determined by various persons' discussion with the City Attorney, and the City Attorney's determination that civil action is in the best interests of the City in resolving a particular legal issue facing the City.

**Outcomes of Litigation:**

As to the outcomes of litigation, given that most matters involve city code violations, generally the end goal is gaining compliance with applicable codes and remedying existing violations. Success is measured by achieving these goals. In this regard, the City Attorney's office has been successful in attaining compliance in the last several zoning disputes filed in the District Court.

Regarding litigation updates, the City Attorney's office is certainly willing and able to provide updates to council on civil litigation matters as requested or on a periodic basis. Whether the council is interested in receiving such updates is within the council's discretion. The City Attorney's office is certainly interested in direction on whether such updates are desired.

**League of Minnesota Cities involvement:**

Generally the City is not expected, nor does it undertake, to notify the League of Minnesota Cities or the League's Insurance Trust of pending litigation or its outcomes, unless the litigation involves a claim against the City that is subject to the City's insurance coverage. That insurance coverage generally only applies to defense of certain types of lawsuits brought against the City. In those scenarios, the League Insurance Trust is promptly notified, and in fact if the matter is covered by insurance, then the League selects, hires, pays for, and provides defense counsel for the City, subject to any deductible. In those insurance defense scenarios, the League remains involved in the litigation process throughout the life of the lawsuit.

The city's insurance coverage is not implicated by lawsuits undertaken by the City to enforce city code, rectify code violations, or enforce the City's rights regarding fraudulent campaign practices, so the League has no input or concern in such matters.

Regarding the recent lawsuit served by Councilman Lanoux against the City on May 2, 2017, that matter does place the City in a defensive position regarding a claim asserted against it, and as a result, the League's insurance is implicated. I have forwarded that matter to the League's claim processing department for review and determination if it is covered by insurance.

**ECKBERG LAMMERS**  
**MEMO**

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**To:** City of Grant  
**From:** Kevin S. Sandstrom, City Attorney  
**Date:** May 23, 2017  
**Re:** Lanoux Open Meeting Law Complaint (01200-31051, doc # 51)

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**Issue:**

At the council meeting on May 2, 2017, Larry Lanoux provided a formal written complaint asserting that the City's Planning Commission engaged in an Open Meeting Law ("OML") violation on March 16, 2017. Pursuant to the City's procedures, the City Attorneys' office investigated this complaint and provides this memo in response.

**Facts:**

On March 16, 2017, the City's Planning Commission (hereinafter "P.C.") held a duly noticed meeting and public hearing on the Farms of Grant subdivision. Mr. Lanoux's complaint alleges that following the adjournment of the meeting, four of the seven planning commission members (Robert Tufty, Jerry Helander, Jeff Schafer, and John Rog) engaged in an OML violation by discussion of city business after the close of the meeting. As evidence, Mr. Lanoux attaches a photograph to his complaint. The complaint also alleges Clerk Kim Points and Planner Jennifer Haskamp were involved in this violation. They are depicted in the photograph as well.

**Investigation:**

I investigated this matter by discussing the same with Kim Points, Jennifer Haskamp, John Rog, Robert Tufty, Jerry Helander, and Jeff Schafer. My investigation determined the following:

First, Mr. Lanoux is incorrect when he asserts that the photograph alone demonstrates an OML violation. The photograph shows Jerry Helander, Jon Rog, and Jeff Schaffer, who are only three members of a seven-member P.C.. The other persons pictured are Kenny Ronin (city videographer), Kim Points (City Administrator), and Jennifer Haskamp (City Planner). A quorum of the P.C. would constitute at least four members, so a quorum is not pictured in Mr. Lanoux's photograph. Mr. Lanoux asserts that Robert Tufty was involved in the claimed OML violation, but Mr. Tufty is not pictured. Even so, the mere fact that four or more members of the P.C. are all located in a room together does not alone constitute a violation of the OML.

In speaking to the aforesaid witnesses, all of them provided consistent recollections of the timeframe in question. The P.C. meeting had recently adjourned, and the City Staff and remaining P.C. members were generally packing up their things and preparing to leave the meeting space. As they did so, they were saying their goodbyes and having general conversations and causal "chit chat" about non-city business. Ms. Haskamp had some technical difficulties with her Power Point presentation during the meeting, and at the time the photograph

was taken by Mr. Lanoux, Ms. Haskamp had asked videographer Kenny Ronin for assistance with her computer. Although some portion of Ms. Haskamp's presentation was located on the screen, the focus of the efforts was solving her technical difficulties, rather than presenting official information to the P.C. members.

Mr. Schafer was saying goodbye to the city staff and happened to glance up at the screen at the time the photograph was taken, but he affirms that no discussion of city business was occurring at that time. Mr. Schafer confirms he was not involved in the conversation occurring between Jerry Helander and John Rog as shown on the left of the photograph.

Both John Rog and Jerry Helander confirm that their conversation as shown in the photograph involved casual conversation about non-city business, namely idle chit chat. Particularly, Mr. Rog was further introducing himself and welcoming Jerry Helander to the planning commission and getting to know him on a more personal level, given that it was Mr. Helander's first meeting as a recently appointed commissioner, and was Mr. Rog's first meeting as chairman of the P.C.

All of the witnesses confirm that the photograph was taken within several minutes of the meeting being adjourned, and in fact, Mr. Lanoux was present throughout the meeting and was also going in and out of the building during this timeframe after adjournment. It is believed Mr. Lanoux stepped outside the building to snap the photo through the window of the building, in an apparent attempt to insulate himself from his claimed assertion of an OML violation.

#### **Law and Conclusion:**

As was determined over 30 years ago and is frequently cited from the Minnesota Supreme Court, an OML violation occurs only when a quorum of the members of a governmental body are present AND official governmental business and information relevant to that governmental body is "discussed, decided or received" as a group. *Moberg v. Indep. Sch. Dist. No. 281*, 336 N.W.2d 510, 518 (Minn. 1983). Open meeting law does not apply to chance or social gatherings. *St. Cloud Newspapers, Inc. v. Dist. 742 Cmty. Sch.*, 332 N.W.2d 1, 7 (Minn. 1983).

Notably, the P.C. had: (1) just completed a duly noted open meeting and public hearing, (2) determined that their official business was concluded, and (3) decided to adjourn the meeting-- it would make little sense for the P.C. members to continue receiving official city information, discussing it, and/or deciding upon it, given that they had opted to adjourn their meeting. Thus the statements of the witnesses as collected during my investigation are consistent with expected conduct following the adjournment of a formal P.C. meeting, namely that merely casual conversations were occurring about items other than official city business.

My determination is that the post-adjournment casual conversations that occurred as depicted in the photograph attached to Mr. Lanoux's complaint are akin to a chance or social gathering, did NOT involve the discussion of official city business by a quorum of the P.C., and therefore, do NOT constitute a violation of the open meeting law.

It appears Mr. Lanoux's complaint is unfounded and may be dismissed. I do not expect any further action on this matter on the part of the City will be necessary.