

CITY OF GRANT
MINUTES

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

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

CALL TO ORDER

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

PUBLIC INPUT

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

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

PLEDGE OF ALLEGIANCE

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

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

SETTING THE AGENDA

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

CONSENT AGENDA

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

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

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

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

6
7 **STAFF AGENDA ITEMS**

8
9 **City Engineer, Brad Reifsteck**

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

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

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

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

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

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

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

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

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

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

4 Releasing the City from operating the MS4 permit would:

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

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

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

20
 21 **City Planner, Jennifer Haskamp**

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

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

32 **Table 1. Lot dimensions**

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

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

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

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

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

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

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

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

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

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

6
7 **City Attorney, Amanda Johnson**

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

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

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

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

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

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

33
34 **NEW BUSINESS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

44
45 **UNFINISHED BUSINESS**

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

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

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

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

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

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

11 None.

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

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

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

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

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

23
24 **ADJOURNMENT**

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

27

28

29 These minutes were considered and approved at the regular Council Meeting on January 6, 2026.
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35 _____
36 Kristina Handt, Interim Administrator/Clerk
37

Jeff Giefer, Mayor