

CITY OF GRANT
MINUTES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

DATE : : February 4, 2026
TIME STARTED : 6:30 p.m.
TIME ENDED : 7:58 p.m.
MEMBERS' PRESENT : Councilmember Cornett,
 Cremona, Anderson and Mayor Giefer. Council
 Member Rog via teleconference due to a work
 commitment.
MEMBERS ABSENT : None

Staff members present: City Engineer, Brad Reifsteck and Interim Administrator Clerk, Kristina Handt.

CALL TO ORDER

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

PUBLIC INPUT

Washington County Commissioner Fran Miron spoke about the CSAH 12 trail project and congratulated the city on the Safe Routes to School grant. He noted Mayor Giefer has reached out many times and is working hard for the city providing good communication with the County. Miron also noted has worked with Interim Administrator Handt in a number of communities over the years and was a good selection.

Superintendent Barb Duffrin, Mahtomedi Public Schools, was here for the discussion on the trail as well. She appreciated the partnership and working with Mayor Giefer. Duffrin also commented on working with Handt previously.

Jeff Schafer, 8688 Jamaca Ave N, raised questions about the printers, laptops, and papers purchased with COVID money and an accounting of where they are now. Schafer also noted the \$300-400 bill for electricity at the pole shed and questioned why it was so high for just a garage.

Jamie Kreeger, 7390 73rd Ct N, shared traffic safety concerns leaving the Gateway community neighborhood at CSAH 12 and Inwood Way, noting the challenges of making left hand turns during high traffic during school times. She provided a handout (attached to minute book) noting primary infrastructure hazards, fiscal stake and community investment and the request for partnership.

Will Pierce, 6161 Inwood Road, shared concerns about the expansion of affordable housing, fraud, Somali businesses, and other matters related to ICE.

The city met the five speaker maximum as noted on the agenda and public comment was ended.

PLEDGE OF ALLEGIANCE

1 **APPROVAL OF REGULAR AGENDA**

2
3 **Council Member Cremona moved to approve the agenda, as presented. Council Member**
4 **Cornett seconded the motion. Roll call- Cornett- Aye, Rog-Aye, Cremona-Aye, Anderson-Aye,**
5 **Giefer-Aye. Motion carried 5-0.**

6
7 **CONSENT AGENDA**

- 8 **A. January 2026 Bill List, \$276,554.63**
9 **B. January 6, 2026 City Council Meeting Minutes**

10
11 **Council Member Cornett moved to approve the consent agenda, as presented. Council Member**
12 **Cremona seconded the motion. Roll Call-Rog-Aye, Cremona-Aye, Anderson-Aye, Cornett-Aye,**
13 **Giefer-Aye. Motion carried 5-0.**

14
15 **STAFF AGENDA ITEMS**

16
17 **City Engineer, Brad Reifsteck**

18
19 **Consider Approval of Cooperative Agreement between the City of Grant and Washington**
20 **County for Engineering Costs for CSAH 12 Safe Routes to School Trail Segment–** City Engineer
21 Reifsteck reminded Council of the terms of the cooperative agreement with Washington County for
22 the CSAH 12 trail. The trail construction is being funded by a Safe Routes to School Grant but
23 engineering and other costs not covered by the grant are being split 50/50 between the city and the
24 county. Current estimates are the city’s half would be \$42,325 plus construction administration.

25
26 Reifsteck provided the following update regarding snow removal on the trail.

27 Trail Maintenance Findings:

- 28 • Washington County typically does not perform snow removal on any trail segments under its
29 jurisdiction, including those located in the City of Grant.
30 • School District Capacity

31 The City Administrator contacted school district staff regarding potential assistance with snow
32 removal. Staff reported very limited manpower and are unable to assume additional plowing
33 responsibilities.

- 34 • Coordination with the City of Mahtomedi

35 The Mayor and City Administrator reached out to Mahtomedi leadership regarding the adjacent trail
36 segment. Mahtomedi staff initially believed that Willernie’s contractor (Ken, who contracts with
37 Grant) plowed their trail. Ken confirmed he does not maintain that portion.

- 38 • Contractor Availability and Limitations

39 Ken stated he could plow the new Grant trail segment, but would need to use a pickup truck, which
40 presents a risk of turf damage along trail edges.

- 41 • Historical City Position

42 Staff recalled that during planning for the school site, the City’s position was to support trail
43 construction, but not assume responsibility for snow removal. This longstanding policy may provide
44 relevant guidance.

1 **Motion by Council Member Cremona, seconded by Council Member Cornett to approve the**
2 **Cooperative Agreement and that understanding we would assume winter maintenance of the**
3 **trail and that given that we would explore if Mahtomedi would do it and if their answer is no**
4 **the city would be responsible for snow maintenance. Roll Call- Cremona-Aye, Anderson-Aye,**
5 **Cornett-Aye, Rog-Aye, Giefer-Aye. Motion approved 5-0.**
6

7 **Consideration of Patching and Potholing Contract-** City Engineer Reifsteck explained most
8 recent agreement with ARC Paving expired on December 25, 2025, and the City requires continued
9 pothole patching and roadway maintenance on paved streets throughout 2026. He solicited quotes
10 from two contractors:

- 11
- 12 • FPI Paving Contractors, Inc. – \$715.00 per crew hour, Bituminous mix: \$80/ton
- 13 • ARC Paving, Inc. – \$825.00 per crew hour, Bituminous mix: at cost invoiced to the city
- 14

15 Based on past performance, service reliability, familiarity with City expectations, and the City's
16 ongoing maintenance needs, staff evaluated both proposals for 2026 services. A detailed analysis was
17 provided to council.
18

19 ARC Paving's hourly rate is higher than the alternate quote, staff evaluated the proposals based on
20 overall value and total anticipated cost to the City, rather than hourly rate alone. Considerations
21 included past performance, service reliability, efficiency, familiarity with City standards,
22 mobilization practices, travel time, and total annual cost.
23

24 In 2025, the City spent approximately \$114,000 on pothole patching and roadway repairs, which
25 included 355 tons of bituminous mix. Staff used this historical data to prepare a comparable cost
26 scenario for 2026.
27

28 For comparison purposes, staff assumed 355 tons of bituminous mix, approximately 20 trips to
29 project locations, and 120 hours of crew time actively performing work at the project site.
30

31 Under this scenario, FPI's quoted rate of \$715 per crew hour results in \$85,800 for 120 hours of on-
32 site work. While mobilization is included in the quoted hourly rate, FPI charges travel time on a port-
33 to-port basis. Based on an estimated 30 minutes of travel each way, staff anticipates approximately
34 one additional billable hour per trip, resulting in an estimated 20 additional hours of crew time, or
35 \$14,300. This results in a total estimated crew cost of \$100,100.
36

37 Bituminous mix under **FPI's** proposal would be billed at \$80 per ton. At 355 tons, this results in a
38 material cost of \$28,400. The total estimated cost for FPI, including crew time and materials, is
39 approximately **\$128,500**.
40

41 ARC Paving's quoted rate of \$825 per crew hour results in \$99,000 for the same 120 hours of on-site
42 work. ARC Paving is a local contractor and does not charge travel time to and from the project
43 location, resulting in no additional billable hours beyond time spent performing work.
44

1 ARC Paving purchases bituminous mix at market price from the same regional supplier used by most
2 paving contractors in the area. Based on 2025 data, ARC's average mix cost was approximately \$81
3 per ton. At 355 tons, this results in a material cost of \$28,755.

4
5 The total estimated cost for **ARC Paving**, including crew time and materials, is approximately
6 **\$127,755**, which is slightly lower than the comparable FPI estimate.

7
8 ARC Paving typically operates with a four-person crew. For this type of patching and pothole repair
9 work, crew size is less critical than efficiency and experience. ARC has consistently demonstrated
10 reliable performance and familiarity with City standards and roadway conditions.

11
12 The services quoted by both contractors are intended for small-area patching and pothole repair and
13 do not include the use of paving machines. Larger-area patching or full-width paving is not included
14 in this agreement and would be bid separately if needed.

15
16 Based on total cost comparison, historical performance, and operational considerations, staff believes
17 ARC Paving provides the best overall value to the City for 2026 roadway patching and pothole repair
18 services.

19
20 **Motion by Council Member Cremona, seconded by Council Member Cornett to award the**
21 **2026 contract to ARC Paving. Roll Call- Anderson-Aye, Cornett-Aye, Rog-Aye, Cremona-Aye,**
22 **Giefer-Aye. Motion approved 5-0.**

23 24 NEW BUSINESS

25 **Discussion of McKusick Road Project Initiation-** the purpose of the discussion is to request City
26 Council guidance on whether to initiate a street improvement project along McKusick Road between
27 88th Street North and Manning Avenue. This segment is currently scheduled only for basic
28 City-funded maintenance, but conditions and available funding opportunities may warrant
29 consideration of a more comprehensive roadway improvement project.

30
31 Residents along this segment have been informed that they may elect to petition for a full roadway
32 improvement project, such as a mill and overlay. Under City policy, more than 50% of affected
33 property owners must support a petition for the City to proceed under a petition-driven process. A
34 neighborhood meeting held on December 1, 2025, provided information on the petition procedure,
35 Minnesota Chapter 429 assessments, estimated improvement costs, per-parcel assessments, and
36 typical project timelines.

37
38 Feedback from that meeting suggested a preference among some residents for a City-initiated project,
39 rather than a resident petition, due to the differing funding opportunities available along various
40 portions of McKusick Road. Some segments will receive developer funding or potential grant
41 support, while the portion between Lofton Avenue and 88th Street is currently funded only through
42 local maintenance dollars. Historically, the City has used special assessments to fund roadway
43 reconstruction, applying budgeted maintenance funds to reduce the total assessment amount.

44
45 Staff is seeking City Council direction on the following:

- 1 1. Should the City initiate a full roadway improvement project for McKusick Road
- 2 between 88th Street North and Manning Avenue for the 2026 construction season?
- 3 2. If so, should the initiation be:
- 4
 - 5 • Council-ordered, or
 - 6 • Petition-driven, consistent with past practice and city policy?
- 7 3. Should staff proceed with preparing feasibility analysis, cost estimates, and assessment
- 8 projections for Council review?

9 After much discussion the council provided direction to staff to bring back a resolution for a council-

10 initiated feasibility study.

11

12 **Discussion of Variance Ordinance Update-** Interim Administrator Handt provided information to

13 Council about state statute changing in 2011 and the need to update city code to be consistent and

14 asked if council would like the city planner to update the variance code.

15

16 Council directed staff to update the variance ordinance to align with state statute.

17

18 **UNFINISHED BUSINESS**

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

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

21 Handt reminded Council of the Building and Code Official Report in the packet and noted she

22 continues to hear from folks who have been responded to. She also asked Council about starting the

23 discussion over on some of the policies they began looking at last fall noting it would be helpful to

24 look at comparable cities. She also mentioned the League has resources available about roles and

25 responsibilities we could review. Lastly with Council due to make a decision regarding her interim

26 status in April, she asked if an informal performance review simply asking what the administrator is

27 doing well, what could be done better is something the council would like to have in closed session at

28 the end of the March meeting. Council was agreeable to the performance review.

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

30 Mayor Giefer made mention of Handt's weekly updates and the helpful information and he had heard

31 residents appreciated the office hours. He noted Handt was able to save the city \$6,000 by following

32 up on an error that resulted in the city paying property taxes on the building they were sitting in that

33 they shouldn't have been and asked if information about the pre-emption legislation that would

34 require things like duplexes and be detrimental to Grant could be posted on the website. Handt noted

35 the difficulty of keeping the website updated as things changed so quickly at the legislature but would

36 continue to pass on updates from the League of Minnesota Cities.

37 **COMMUNITY CALENDAR FEBRUARY 5 THROUGH FEBRUARY 28, 2026:**

38 **Council Member Anderson read the following calendar announcements:**

39 **Mahtomedi Public Schools Board Meeting, Monday February 9th and February 23rd**

40 **Mahtomedi District Education Center, 7:00 p.m.**

41 **Stillwater Public Schools Board Meeting, Tuesday, February 17th Oak Park Learning Center,**

42 **5:30 p.m.**

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

1 **Presidents Day, Monday, February 16, 2026**

2

3 **ADJOURNMENT**

4 **Council Member Anderson moved to adjourn at 7:58 p.m. Council Member Cremona seconded**
5 **the motion. Motion carried 5-0.**

6 These minutes were considered and approved at the regular Council Meeting on March 3, 2026.

7

8

9

10

11

12 _____
Kristina Handt, Interim Administrator/Clerk

Jeff Giefer, Mayor

13

14

APPROVED