



CITY OF GRAND RAPIDS

Meeting Agenda Full Detail City Council

Monday, February 24, 2020

5:00 PM

City Hall Council Chambers

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids City Council will be held on Monday, February 24, 2020 at 5:00 p.m. in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL

MEETING PROTOCOL POLICY

Please be aware that the Council has adopted a Meeting Protocol Policy which informs attendees of the Council's desire to conduct meetings in an orderly manner which welcomes all civil input from citizens and interested parties. If you are unaware of the policy, copies (orange color) are available in the wall file by the Council entrance.

PUBLIC FORUM

COUNCIL REPORTS

APPROVAL OF MINUTES

20-0939 Consider approving City Council minutes for Monday, February 10, 2020 Worksession and Regular meetings.

Attachments: [February 10, 2020 - Regular Meeting](#)
[February 10, 2020 - Worksession](#)

VERIFIED CLAIMS

20-0954 Consider approving the verified claims for the period February 4, 2020 to February 17, 2020 in the total amount of \$836,504.02.

Attachments: [Council Bill List 02-24-20.pdf](#)

CONSENT AGENDA

Any item on the consent agenda shall be removed for consideration by request of any one Councilmember, City staff, or the public and put on the regular agenda for discussion and consideration.

1. 20-0940 Consider authorizing City staff to begin the process of creating an eligibility list for Part-Time Hospital Security Officer.

2. 20-0941 Consider approving on-sale liquor license for NoPo Coffee Company, LLC.

3. 20-0942 Consider approving a trail route for CP 2015-3, Highway 2 West Trail
Attachments: [location map 012120](#)

4. 20-0944 Consider voiding lost Accounts Payable check #141230, issue a new check, and waiving bond requirements for check issued to Cole Hardware, Inc., in the amount of \$318.53.
Attachments: [Affidavit of Lost Check.pdf](#)

5. 20-0947 Consider approving Golf Course Employee

6. 20-0948 Consider approving the appointment of Bradley Timm to part-time Hospital Security Officer.

7. 20-0950 Consider approving temporary liquor license for Itasca Economic Development Corporation, event scheduled March 18, 2020.

8. 20-0951 Consider accepting the resignation of Greg Chandler from the Public Utilities Commission and authorize filling the vacancy.

SETTING OF REGULAR AGENDA

This is an opportunity to approve the regular agenda as presented or add/delete by a majority vote of the Council members present an agenda item.

ACKNOWLEDGE BOARDS & COMMISSIONS

9. 20-0949 Review and acknowledge approved minutes for Boards and Commissions.
Attachments: [December 18, 2019 Human Rights Commission Minutes](#)
 [January 14, 2020 Arts & Culture Meeting minutes](#)
 [January 21, 2020 Golf Board minutes](#)

DEPARTMENT HEAD REPORT

10. 20-0960 Police Department - Chief Johnson

COMMUNITY DEVELOPMENT

11. 20-0952 Consider approval of the final plat of The Pillars.
Attachments: [Final Plat Document: The Pillars](#)
 [Resolution Approving Final Plat: The Pillars](#)
 [Grand Rapids Subdivision Agreement v2](#)

COUNCIL

12. [20-0957](#) Consider appointments to Boards & Commissions.

PUBLIC HEARINGS

13. [20-0946](#) Conduct a public hearing to consider the rezoning of two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).
Attachments: [Zoning Map Amendment: Area maps- zoning & future land use](#)
[Zoning Map Amendment Request: Application w/narrative](#)
14. [20-0945](#) Consider the recommendation of the Planning Commission regarding adoption of an ordinance, amending the Official Zoning Map by rezoning two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).
Attachments: [Zoning Map Amendment: Ordinance w/Exhibit A](#)
15. [20-0956](#) Conduct a Public Hearing to consider adoption of the updated Comprehensive Plan.
Attachments: [Comprehensive Plan- Hyperlink](#)
16. [20-0955](#) Consider approving a resolution adopting the updated Comprehensive Plan for the City of Grand Rapids dated February 24, 2020.
Attachments: [Comprehensive Plan: Resolution for Adoption](#)

ADJOURNMENT

NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 9, 2020, AT 5:00 P.M.

NOTE: These times are approximate only and are subject to change. If you are interested in a topic of discussion you should appear at least 10 minutes before its scheduled time.

Hearing Assistance Available: This facility is equipped with a hearing assistance system.

Attest: Kimberly Gibeau, City Clerk



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0939 **Version:** 1 **Name:** Council minutes
Type: Agenda Item **Status:** Approval of Minutes
File created: 2/11/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving City Council minutes for Monday, February 10, 2020 Worksession and Regular meetings.
Sponsors:
Indexes:
Code sections:
Attachments: [February 10, 2020 - Regular Meeting](#)
[February 10, 2020 - Worksession](#)

Date	Ver.	Action By	Action	Result
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Consider approving City Council minutes for Monday, February 10, 2020 Worksession and Regular meetings.



CITY OF GRAND RAPIDS

Minutes - Final - Draft City Council

Monday, February 10, 2020

5:00 PM

City Hall Council Chambers

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids City Council was held on Monday, February 10, 2020 at 5:00 p.m. in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL

Present 4 - Councilor Dale Christy
Mayor Dale Adams
Councilor Rick Blake
Councilor Tasha Connelly
Absent 1 - Councilor Michelle Toven

Staff present:

Tom Pagel, Chad Sterle, Matt Wegwerth, Barb Baird, Rob Mattei, Will Richter, Steve Schaar

MEETING PROTOCOL POLICY

PUBLIC FORUM

None.

COUNCIL REPORTS

Mayor Adams recognizes the City Finance Department for receiving the Government Finance Officers Association Certificate of Achievement in government and financial accounting for the 27th year in a row.

APPROVAL OF MINUTES

Consider approving minutes for Monday, January 27, 2020 Regular meeting.

A motion was made by Councilor Tasha Connelly, second by Councilor Dale Christy, to approve Council minutes as presented. The motion PASSED by unanimous vote.

VERIFIED CLAIMS

Consider approving the verified claims for the period January 21, 2020 to February 3, 2020 in the total amount of \$440,508.95.

A motion was made by Councilor Rick Blake, second by Councilor Dale Christy, to approve the verified claims as presented. The motion carried by the following vote.

Aye 4 - Councilor Dale Christy
Mayor Dale Adams
Councilor Rick Blake
Councilor Tasha Connelly

CONSENT AGENDA

1. Consider approving a professional services agreement with SEH Inc. for services related to the reconstruction of Runway 16/34 at the GPZ Airport.
Approved by consent roll call
2. Consider adopting a resolution approving budgeted transfers from the General Fund to the Special Revenue Funds-Domestic Animal Control Facility and Central School.
Adopted Resolution 20-15 by consent roll call
3. Consider adopting a resolution appointing Election Judges for 2020 Elections.
Adopted Resolution 20-16 by consent roll call
4. Consider the designation of law firm to perform labor and employment legal services for the City of Grand Rapids.
Approved by consent roll call
5. Consider adopting a resolution accepting a Commercial Redevelopment grant from the Minnesota Department of Iron Range Resources (IRRR) for the Itasca Community College Student Center Project.
Adopted Resolution 20-17 by consent roll call
6. Consider accepting notice of retirement from Lisa Flaherty, Accounting Technician/Accounts Payable.
Approved by consent roll call
- 7a. Consider hiring Pat Pollard as a Regular Part-time employee in the Engineering Department.
Approved by consent roll call

Approval of the Consent Agenda

A motion was made by Councilor Tasha Connelly, second by Councilor Rick Blake, to approve the Consent agenda as amended. The motion carried by the following vote

Aye 4 - Councilor Dale Christy
Mayor Dale Adams
Councilor Rick Blake
Councilor Tasha Connelly

SETTING OF REGULAR AGENDA

A motion was made by Councilor Dale Christy, second by Councilor Tasha Connelly, to approve the Regular agenda as amended. The motion PASSED by unanimous vote.

8. Consider a motion approving the RFQ's for a public sculpture and pavement art as recommended by the Arts & Culture Commission.

City Administrator Pagel presents the five year public art plan as recommended by the Arts & Culture Commission.

A motion was made by Councilor Tasha Connelly, second by Councilor Rick Blake, to approve the Request for Qualifications for public sculpture and pavement art, recommended by the Arts & Culture Commission. The motion PASSED by unanimous vote.

ADJOURNMENT

A motion was made by Councilor Rick Blake, second by Councilor Tasha Connelly, to adjourn the meeting at 5:16 PM. The motion PASSED by unanimous vote.

Respectfully submitted:

Kimberly Gibeau
Kimberly Gibeau, City Clerk



CITY OF GRAND RAPIDS

Minutes - Final - Draft City Council Work Session

Monday, February 10, 2020

4:30 PM

Conference Room 2A

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting/Worksession of the Grand Rapids City Council was held on Monday, February 10, 2020 at 4:30 p.m. in City Hall Conference Room 2A, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL: On a call of roll, the following members were present:

Present 4 - Mayor Dale Adams, Councilor Dale Christy, Councilor Rick Blake, and Councilor Tasha Connelly
Absent 1 - Councilor Michelle Toven

Discussion Items

1. Discuss Highway 2 West Trail

City Engineer Matt Wegwerth provides update on project, including current status and what to expect moving forward. After considering two options for trail placement, Norway or Highway 2, Mr. Wegwerth is recommending Highway 2. Approximately \$550k in grant funds will be used for the project and the remaining balance will be bonded. However, staff will continue to seek other grants and funding opportunities.

Received and Filed

2. Review 5:00 PM Regular Meeting

After review, item #7 from Consent is moved to the Regular agenda as item #8 and an item is added to consent as item #7a. No other changes or additions are noted.

ADJOURN

There being no further business, the meeting adjourned at 4:58 pm.

Respectfully submitted:

Kimberly Gibeau
Kimberly Gibeau, City Clerk



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0954 **Version:** 1 **Name:** VERIFIED CLAIMS
Type: Agenda Item **Status:** Verified Claims
File created: 2/20/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving the verified claims for the period February 4, 2020 to February 17, 2020 in the total amount of \$836,504.02.

Sponsors:

Indexes:

Code sections:

Attachments: [Council Bill List 02-24-20.pdf](#)

Date	Ver.	Action By	Action	Result
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Consider approving the verified claims for the period February 4, 2020 to February 17, 2020 in the total amount of \$836,504.02.

Requested City Council Action

Make a motion approving the verified claims for the period February 4, 2020 to February 17, 2020 in the total amount of \$836,504.02.

DATE: 02/19/2020
 TIME: 15:37:31
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 02/24/2020

VENDOR #	NAME	AMOUNT DUE

GENERAL FUND		
CITY WIDE		
0300200	CDW GOVERNMENT INC	2,474.59
0315455	COLE HARDWARE INC	2.99
0914690	INSIGHT PUBLIC SECTOR SLED	1,312.80
TOTAL CITY WIDE		3,790.38
ADMINISTRATION		
0718060	GRAND RAPIDS HERALD REVIEW	120.75
1215630	LOREN SOLBERG CONSULTING, LLC	2,993.70
TOTAL ADMINISTRATION		3,114.45
BUILDING MAINTENANCE-CITY HALL		
0113233	AMERIPRIDE SERVICES INC	50.60
0315455	COLE HARDWARE INC	135.94
0920060	ITASCA COUNTY TREASURER	205.57
1605665	PERSONNEL DYNAMICS LLC	75.68
1801555	RAPID PEST CONTROL INC	66.00
1901535	SANDSTROM'S INC	162.71
TOTAL BUILDING MAINTENANCE-CITY HALL		696.50
COMMUNITY DEVELOPMENT		
0300200	CDW GOVERNMENT INC	287.76
0718060	GRAND RAPIDS HERALD REVIEW	69.00
0920060	ITASCA COUNTY TREASURER	94.89
TOTAL COMMUNITY DEVELOPMENT		451.65
FINANCE		
1805195	REDPATH AND COMPANY, LTD	8,533.00
TOTAL FINANCE		8,533.00
FIRE		
0100010	5 STAR PEST CONTROL &	225.00
0121721	AUTO VALUE - GRAND RAPIDS	194.39
0315455	COLE HARDWARE INC	35.46
0401804	DAVIS OIL INC	745.07
0601690	FASTENAL COMPANY	77.87
0920060	ITASCA COUNTY TREASURER	89.76

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CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/24/2020

VENDOR #	NAME	AMOUNT DUE

GENERAL FUND		
FIRE		
	TOTAL FIRE	1,367.55
INFORMATION TECHNOLOGY		
0300200	CDW GOVERNMENT INC	229.46
	TOTAL INFORMATION TECHNOLOGY	229.46
PUBLIC WORKS		
0104799	ADVANCED SERVICES INC	54.00
0221650	BURGGRAF'S ACE HARDWARE	56.95
0301685	CARQUEST AUTO PARTS	464.21
0315455	COLE HARDWARE INC	112.15
0401804	DAVIS OIL INC	5,769.49
0518366	ERICKSON'S ITASCA LUMBER INC	136.80
0601690	FASTENAL COMPANY	34.08
0609305	FIGGINS TRUCK & TRAILER REPAIR	299.30
0920060	ITASCA COUNTY TREASURER	731.81
1000080	J T SERVICES OF MN INC	1,673.00
1200500	L&M SUPPLY	624.72
1301213	MARTIN'S SNOWPLOW & EQUIP	126.15
1303039	MCCOY CONSTRUCTION & FORESTRY	383.21
1421155	NUCH'S IN THE CORNER	147.00
1503150	OCCUPATIONAL DEVELOPMENT CTR	5,500.00
1621125	PUBLIC UTILITIES COMMISSION	10,300.42
1801899	RAYS SPORT & CYCLE	248.16
1900225	SEH	835.00
2000522	TNT AGGREGATES, LLC	767.50
	TOTAL PUBLIC WORKS	28,263.95
FLEET MAINTENANCE		
0315455	COLE HARDWARE INC	21.94
0920060	ITASCA COUNTY TREASURER	87.28
1301720	MATCO TOOLS	88.15
1605740	PETROCHOICE HOLDINGS INC	2,214.59
	TOTAL FLEET MAINTENANCE	2,411.96
POLICE		
0121721	AUTO VALUE - GRAND RAPIDS	36.99
0221650	BURGGRAF'S ACE HARDWARE	59.85

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INVOICES DUE ON/BEFORE 02/24/2020

VENDOR #	NAME	AMOUNT DUE

GENERAL FUND		
POLICE		
0717990	GRAND AUTO SPA LLC	33.00
0914722	IACP	190.00
0918575	IRON RANGE TIRE SERVICE INC	619.60
0920060	ITASCA COUNTY TREASURER	3,593.02
1201827	LAW ENFORCEMENT EXECUTIVE	100.00
1305060	MEDS-1 AMBULANCE SERVICE INC	448.78
1901535	SANDSTROM'S INC	76.54
1920233	STREICHER'S INC	1,393.40
T001267	CITY OF CHASKA	1,000.00
	TOTAL POLICE	7,551.18
CENTRAL SCHOOL		
0113233	AMERIPRIDE SERVICES INC	53.32
1605665	PERSONNEL DYNAMICS LLC	378.40
1901535	SANDSTROM'S INC	96.08
	TOTAL	527.80
AIRPORT		
0315455	COLE HARDWARE INC	7.98
0401804	DAVIS OIL INC	109.18
0504825	EDWARDS OIL INC	1,223.32
0920060	ITASCA COUNTY TREASURER	159.28
1621500	PUMP & METER SERVICES INC	897.00
	TOTAL	2,396.76
CIVIC CENTER		
GENERAL ADMINISTRATION		
0113233	AMERIPRIDE SERVICES INC	127.00
0118230	ARENA WAREHOUSE, LLC	1,391.50
0221650	BURGGRAF'S ACE HARDWARE	27.13
0315455	COLE HARDWARE INC	11.98
0501656	EARTHGRAINS COMPANY INC, THE	80.85
0718008	GRAND RAPIDS AREA COMMUNITY	229.25
0920021	ITASCA COMMUNITY COLLEGE	488.07
0920060	ITASCA COUNTY TREASURER	38.52
1201430	LAKE SUPERIOR CUTTING EDGE LLC	140.00
1309090	SUPERONE FOODS NORTH	31.18
1309192	MN FRATERNAL ORDER OF POLICE	261.29

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CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/24/2020

VENDOR #	NAME	AMOUNT DUE

CIVIC CENTER		
GENERAL ADMINISTRATION		
1605611	PEPSI BEVERAGES COMPANY	2,725.57
1615423	POKEGAMA ELECTRIC INC	1,627.50
1801610	RAPIDS PLUMBING & HEATING INC	2,027.00
1901535	SANDSTROM'S INC	5,427.05
2116600	UPPER LAKE FOODS INC	1,591.07
T000239	GRAND RAPIDS/GREENWAY SWIM	49.30
TOTAL GENERAL ADMINISTRATION		16,274.26
CEMETERY		
0920060	ITASCA COUNTY TREASURER	83.72
1200500	L&M SUPPLY	13.44
TOTAL		97.16
DOMESTIC ANIMAL CONTROL FAC		
0113233	AMERIPRIDE SERVICES INC	30.00
0920060	ITASCA COUNTY TREASURER	106.60
TOTAL		136.60
CAPITAL EQPT REPLACEMENT FUND		
CAPITAL OUTLAY-CIVIC CENTER		
0900055	ICS CONSULTING INC	1,250.00
TOTAL CAPITAL OUTLAY-CIVIC CENTER		1,250.00
GR ARTS & CULTURE CPTL PRJS		
1900225	SEH	460.00
TOTAL		460.00
2018 INFRAST/CPT MNT IMP BONDS		
2018 NE IMPROVEMENTS		
1900225	SEH	-4,620.81
TOTAL 2018 NE IMPROVEMENTS		-4,620.81

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CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/24/2020

VENDOR #	NAME	AMOUNT DUE

2019	INFRASTRUCTURE BONDS	
	2019 STREET IMP PROJECT	
1900225	SEH	5,012.53
	TOTAL 2019 STREET IMP PROJECT	5,012.53
STORM WATER UTILITY		
0401804	DAVIS OIL INC	10,759.51
0920060	ITASCA COUNTY TREASURER	627.72
1200500	L&M SUPPLY	14.25
1621125	PUBLIC UTILITIES COMMISSION	1,871.01
2009725	TITAN MACHINERY INC	3,105.07
	TOTAL	16,377.56
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	\$ 94,321.94
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0100053	AT&T MOBILITY	3,563.22
0114210	D. ANDERSON - CHANGE FUND	8,600.00
0305530	CENTURYLINK QC	259.00
0315451	CITY OF COLERAINE	252.50
0315454	TRAVIS COLE	47.00
0405310	DOMINIC DEGUISEPPI	19.86
0609699	FIRSTNET LEARNING, INC	380.00
0701505	JEREMY GAMBILL	569.43
0718015	GRAND RAPIDS CITY PAYROLL	528,467.40
0718070	GRAND RAPIDS STATE BANK	65.00
0815440	HOLIDAY STATIONSTORES LLC	562.38
0900060	ICTV	1,448.94
0914295	JEFFREY INGLE	363.58
0920055	ITASCA COUNTY RECORDER	46.00
0920059	ITASCA COUNTY SHERIFFS DEPT	216.24
1105225	CITY OF KEEWATIN	984.91
1205090	LEAGUE OF MINNESOTA CITIES	610.00
1301146	MARCO TECHNOLOGIES, LLC	90.00
1301250	ROBERT MATTEI	51.75
1301650	SEAN MARTINSON	363.58
1305046	MEDIACOM LLC	22.05
1309098	MINNESOTA MN IT SERVICES	439.88
1309180	MN STATE FIRE CHIEFS ASSOC	285.00
1309199	MINNESOTA ENERGY RESOURCES	1,356.30
1309304	MN DEPT OF PUBLIC SAFETY	25.00
1309332	MN STATE RETIREMENT SYSTEM	3,406.00
1309335	MINNESOTA REVENUE	2,382.55
1315654	NATHAN MORLAN	69.00

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CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/24/2020

VENDOR #	NAME	AMOUNT DUE

CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
1401705	CITY OF NASHWAUK	708.40
1405850	NEXTERA COMMUNICATIONS LLC	431.26
1516220	OPERATING ENGINEERS LOCAL #49	112,646.00
1605734	JON PETERSON	69.00
1609561	PIONEER TELEPHONE	9.89
1621130	P.U.C.	40,979.51
2000490	TDS Metrocom	698.52
2018555	CHAD TROUMBLY	47.00
2114750	UNUM LIFE INSURANCE CO OF AMER	259.94
2209665	VISA	8,736.37
2209705	VISIT GRAND RAPIDS INC	16,206.84
2301700	WM CORPORATE SERVICES, INC	2,523.37
2305300	MATTHEW WEGWERTH	19.41
T001224	ADAM SWANSON	3,900.00
TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: \$		742,182.08
TOTAL ALL DEPARTMENTS		836,504.02



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-0940	Version:	1	Name:	Consider authorizing City staff to begin the process of creating an eligibility list for Part-Time Hospital Security Officer.
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	2/11/2020	In control:		In control:	City Council
On agenda:	2/24/2020	Final action:		Final action:	
Title:	Consider authorizing City staff to begin the process of creating an eligibility list for Part-Time Hospital Security Officer.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Consider authorizing City staff to begin the process of creating an eligibility list for Part-Time Hospital Security Officer.

Background Information:

The Part-time Hospital Security Officer list has diminished due to a few of the part-timers accepting full-time positions. We typically like to keep a call list of approximately 10 part-time employees; we currently have seven on the active roster, of which six have full-time positions, making it difficult to fill available shifts.

The proposed timeline is as follows:

February 25 - March 13	Advertise
March 16-20	Review applications
March 23-31	Preliminary background checks
April 1-3	Interviews
April 13	Request to hire
April 14-27	First day of employment

Staff Recommendation:

City staff would like to begin the process of recruiting for additional staff to fill in for shifts. We will come back to the City Council in April to request approval for hire.

Requested City Council Action

Make a motion to authorize City staff to begin the process of creating an eligibility list for Part-Time Hospital Security Officer.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0941 **Version:** 1 **Name:** NoPo Coffee On-Sale Liquor License
Type: Agenda Item **Status:** Consent Agenda
File created: 2/11/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving on-sale liquor license for NoPo Coffee Company, LLC.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Consider approving on-sale liquor license for NoPo Coffee Company, LLC.

Background Information:

NoPo Coffee Company currently holds an on-sale wine license with strong beer authorization. They are requesting a license allowing them to sell on-sale liquor as well. If approved, the license would be converted from on-sale wine with strong beer to full on-sale liquor. All required insurance and fees have been received.

Staff Recommendation:

Staff has reviewed the application and recommends approval.

Requested City Council Action

Make a motion approving on-sale liquor license for NoPo Coffee Company, LLC.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0942 **Version:** 1 **Name:** CP 2015-3 Approval of trail route
Type: Agenda Item **Status:** Consent Agenda
File created: 2/13/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving a trail route for CP 2015-3, Highway 2 West Trail
Sponsors:
Indexes:
Code sections:
Attachments: [location map 012120](#)

Date	Ver.	Action By	Action	Result
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Consider approving a trail route for CP 2015-3, Highway 2 West Trail

Background Information:

CP 2015-3 is a proposed multi-use trail from 17th Avenue NW, along 5th Street NW and Truck Highway 2, to the intersection of CR 63/Hwy 2. At the February 10th work session, trail options were presented for the segment from 20th Avenue NW to 23rd Avenue NW. Two options have been reviewed, along Highway 2 or along Norway Street, and it is the recommendation of the City Engineer to move forward with the Highway 2 route option. The reasons for this recommendation are as follows:

- Highway 2 is the most direct route. This is the logical path to connect 20th and 23rd. Norway would be an "out of the way" connection that may not appeal to users.
- Highway 2 is the safest route. It eliminates the need to travel up/down the hill on 23rd Avenue which could be a hazard. It will be located far enough from Highway 2 to provide a safe travel corridor.
- Highway 2 is the most visible route. This route allows for direct access to the trail by users and keeps the trail visible to the traveling public
- Highway 2 limits the impact to the residential neighborhood. The route along Norway is not supported by adjacent residents due to the impact to the yards and to the neighborhood.

Staff Recommendation:

City Engineer Matt Wegwerth recommends approving the trail route along Highway 2 for CP 2015-3

Requested City Council Action

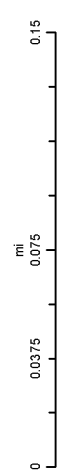
A motion approving the trail route along Highway 2 for CP 2015-3

ArcGIS Web Map



Norway Option

Highway 2 Option





CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0944 **Version:** 1 **Name:**

Type: Agenda Item **Status:** Consent Agenda

File created: 2/14/2020 **In control:** City Council

On agenda: 2/24/2020 **Final action:**

Title: Consider voiding lost Accounts Payable check #141230, issue a new check, and waiving bond requirements for check issued to Cole Hardware, Inc., in the amount of \$318.53.

Sponsors:

Indexes:

Code sections:

Attachments: [Affidavit of Lost Check.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider voiding lost Accounts Payable check #141230, issue a new check, and waiving bond requirements for check issued to Cole Hardware, Inc., in the amount of \$318.53.

Background Information:

Accounts payable check #141230 issued to Cole Hardware, Inc. on November 26, 2019 is lost in the mail. Marlene Cole for Cole Hardware, Inc. has completed an Affidavit of Lost Check.

Requested City Council Action

Make a motion to void lost Accounts Payable check #141230, issue a new check, and waiving bond requirements for check issued to Cole Hardware, Inc., in the amount of \$318.53.

AFFIDAVIT

STATE OF) Minnesota

) SS

COUNTY OF) Itasca

COLE HARDWARE INC, being first duly sworn on oath, states that he/she resides at **508 NE 4TH ST, GRAND RAPIDS, MN, 55744** and that he/she is the payee named in a check number **141230**, issued to **COLE HARDWARE INC**, drawn by **CITY OF GRAND RAPIDS** dated **11/26/2019**, for the sum of **\$318.53**; that to my knowledge this check was never endorsed by me, that I did not authorize anyone to endorse it for me, and that the circumstances of the loss or destruction of the check are as follows:

LOST IN MAIL

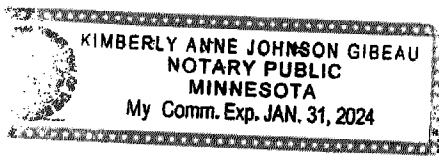
I am making this Affidavit in conjunction with my request that the **City of Grand Rapids** issue a duplicate check. I understand that I make this Affidavit under oath and that I may be subject to criminal penalty if my statements in this Affidavit are false.

SIGNED Marlene K. Cole

Subscribed and sworn to before me

This 14 day of February, 2020.

Kimberly Anne Johnson Gibeau
Notary Public





CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0947 **Version:** 1 **Name:** Approve Golf Course Employee
Type: Agenda Item **Status:** Consent Agenda
File created: 2/19/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving Golf Course Employee
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Consider approving Golf Course Employee

Background Information:

Assistant Golf Course Superintendent Cody Alleman is a 3/4 full time employee. He is due to resume employment beginning March 2, 2020.

Staff Recommendation:

Approve employment for Assistant Golf Course Superintendent Cody Alleman at \$19.00 per hour. Cody is considered 3/4 full time and will receive same benefit package as 2019.

Requested City Council Action

Approve employment for Assistant Golf Course Superintendent Cody Alleman at \$19.00 per hour. Cody is considered 3/4 full time and will receive same benefit package as 2019. This is a golf course budgeted expense to be funded from golf course funds.
Employment will begin March 2, 2020 and will end November 30, 2020.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0948 **Version:** 1 **Name:**
Type: Agenda Item **Status:** Consent Agenda
File created: 2/19/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving the appointment of Bradley Timm to part-time Hospital Security Officer.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Consider approving the appointment of Bradley Timm to part-time Hospital Security Officer.

Background Information:

Brad Timm is a retired State Patrol Officer from the Grand Rapids Patrol District and an outstanding law enforcement officer. He has worked worked several security jobs since his retirement, including security at Grand Itasca prior to the City of Grand Rapids taking over management of hospital security.

Staff Recommendation:

[Enter Recommendation Here]

Requested City Council Action

Make a motion appointing Bradley Timm to the position of part-time Hospital Security Officer, contingent upon satisfactory background, physical and psychological testing.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0950 **Version:** 1 **Name:** IEDC Temp Liquor
Type: Agenda Item **Status:** Consent Agenda
File created: 2/19/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider approving temporary liquor license for Itasca Economic Development Corporation, event scheduled March 18, 2020.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Consider approving temporary liquor license for Itasca Economic Development Corporation, event scheduled March 18, 2020.

Background Information:

IEDC has submitted an application for a 1 - 4 day temporary on-sale liquor license for an event at their office location on March 18, 2020. Fees and insurance documentation have been received.

Staff Recommendation:

Approve and authorize submission to State of Minnesota for issuance.

Requested City Council Action

Make a motion approving temporary liquor license for IEDC, event scheduled for March 18, 2020 and authorize submission to State of Minnesota.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0951 **Version:** 1 **Name:** Chandler Resignation
Type: Agenda Item **Status:** Consent Agenda
File created: 2/19/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider accepting the resignation of Greg Chandler from the Public Utilities Commission and authorize filling the vacancy.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Consider accepting the resignation of Greg Chandler from the Public Utilities Commission and authorize filling the vacancy.

Background Information:

Greg Chandler has submitted his resignation, effective February 29, 2020. This leaves an unexpired term through March 1, 2021.

Staff Recommendation:

Accept resignation and authorize filling the unexpired term.

Requested City Council Action

Make a motion accepting the resignation of Greg Chandler from the Public Utilities Commission and authorize filling the unexpired term.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0949 **Version:** 1 **Name:** Board & Commission Minutes
Type: Minutes **Status:** Approved
File created: 2/19/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Review and acknowledge approved minutes for Boards and Commissions.
Sponsors:
Indexes:
Code sections:
Attachments: [December 18, 2019 Human Rights Commission Minutes](#)
[January 14, 2020 Arts & Culture Meeting minutes](#)
[January 21, 2020 Golf Board minutes](#)

Date	Ver.	Action By	Action	Result
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Review and acknowledge approved minutes for Boards and Commissions.

CITY OF GRAND RAPIDS HUMAN RIGHTS COMMISSION

CALL TO ORDER: Pursuant to due notice and call thereof a regular meeting of the Grand Rapids Human Rights Commission was held in Conference Room 2A, Grand Rapids City Hall, Grand Rapids, Minnesota, on Wednesday, December 18, 2019 at 4:00 p.m.

CALL OF ROLL: On a Call of Roll, the following members were present: Commissioners Learmont, Schirber, Moren, Lopez-Cortes, Erickson, Turman, Ensley, Friesen and Leming-Salisbury. Absent: None.

Staff: Kimberly Gibeau

CALL TO ORDER: Chair Moren called the meeting to order at 4:00 p.m.

SETTING AGENDA:

Additions to old business:

- None

Additions to new business:

- Police Dept. Facebook
- Comprehensive Plan
- Discuss possible book purchase

Motion by Commissioner Learmont, second by Commissioner Schirber to approve the agenda as amended. Motion passed by unanimous vote.

APPROVAL OF MINUTES:

Motion by Commissioner Lopez-Cortes, second by Commissioner Erickson to approve minutes for November 27, 2019 as presented. Motion passed by unanimous vote.

FINANCIALS:

Review of financials; no change.

Motion by Commissioner Lopez-Cortes, second by Commissioner Leming-Salisbury to approve the financials as presented. Motion passed by unanimous vote.

Moved forward from old business:

- 1) Request from Support Within Reach to co-sponsor "Start By Believing" campaign: Sherry Shadley presented background information on organization, current projects, purpose and goals. There will be an educational film series at ICC, with some presentations including speakers. Ms. Shadley is requesting Commission consideration for sponsoring events in 2020 in the amount of \$890.

PUBLIC COMMENT/ACCOLADES:

Commissioner Leming-Salisbury distributed a sample script to assist members in addressing/answering issues and complaints brought forward by community members. Also shared was a handout sharing information on native studies. Both are made part of the permanent record.

CIRCLE OF HEALING:

Noted success of home grown teacher program; secured grant from Ball Club community for \$5000 for playground.

BIG VIEW UPDATE:

End of year. January 9th – Children’s Defense Fund presentation from 11:00 am – 1:00 pm at the Grand Rapids Area Library.

OLD BUSINESS:

- 1) Consider request from Support Within Reach: This will be considered at the January 2020 meeting, after the 2020 budget is in place.
- 2) 2020 Work Plan – Reviewed draft plan developed by Commissioners Erickson and Learmont. Following reorganizing some items and identifying clear action plan, the following motion was made.

Motion by Commissioner Friesen, second by Commissioner Leming-Salisbury to approve the 2020 Workplan. Motion passed by unanimous vote.

NEW BUSINESS:

- 1) Police Department Facebook post: The Grand Rapids Police Department has begun a new process of “Warrant Wednesdays,” consisting of posting names and photos of individuals that currently have a warrant for their arrest. This is viewed as inappropriate and in poor taste. The posts have since been removed. Members feel this should be addressed by the Commission in a statement or request to the Police Department to show respect to these protected individuals and keep it on a professional level. A committee is formed to plan address.
- 2) Comprehensive Plan: Discussed upgrading of City of Grand Rapids Comprehensive Plan, which is currently underway. It does not appear to address Human Rights at all. Does the Commission want to get involved, requesting Human Rights issues be addressed in the plan? Staff recommends contacting Community Development Director, Rob Mattei and City Administrator, Tom Pagel, requesting they attend a meeting to provide information about the Comp Plan.
- 3) Consider book purchase: There is a recommendation to purchase children and young adult diversity books to distribute for use in the Library and School District 318.

Motion by Commissioner Friesen, second by Commissioner Schirber to purchase books on diversity for children and young adults to be shared with the Library and the school district for an amount not to exceed \$1,200. Motion passed by unanimous vote.

CALLS/COMPLAINTS/INQUIRIES:

- Commissioner Ensley noted that she had been involved in a situation with a wellness check requested of the Grand Rapids Police Department. The officers that were on the call were very rude.
- Commissioner Lopez-Cortes stated that an individual told her that he was advised that his supervisor at CVS Target Pharmacy admitted that he was homophobic and the individual walked out of work and filed a complaint.

ITEMS FOR NEXT AGENDA:

- Consider request for sponsoring Support Within Reach program “Start By Believing.”
- “Know Your Rights” presentation – Audel Shokohzadeh.
- Committee report: Addressing inappropriate and unprofessional behavior of the Grand Rapids Police Department.

There being no further business, the meeting adjourned at 5:50 PM.

Respectfully submitted: Kimberly Gibeau, City Clerk



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

ARTS AND CULTURE COMMISSION MINUTES

CALL TO ORDER: Pursuant to due notice and call thereof the regular meeting of the Grand Rapids Arts and Culture Commission was held in Conference Room 2A of the Grand Rapids City Hall, 420 N. Pokegama Avenue, Grand Rapids, Minnesota on Tuesday, January 14, 2020 at 3:45 PM.

Call of Roll: On a call of roll, the following members were present: Anne-Marie Erickson, David Marty, Jessie Siiter, Gail Otteson, Tom Sippola, Kayla Aubid, Kari Hedlund, Myrna Peterson (virtual presence) and Ed Zabinski (arrived at 4:06 PM). Absent: None.

Others: Sonja Merrild

Staff Present: Tom Pagel, Kim Gibeau

Administrator Tom Pagel called the meeting to order.

Public: None.

Setting the Agenda:

Motion by Aubid, second by Marty to approve the agenda as presented. Motion passed by unanimous vote.

Election of Officers:

The first meeting of the year requires election of Chair, Vice-Chair and Secretary.

Motion by Erickson, second by Otteson nominating Ed Zabinski as Chair for 2020. Motion passed by unanimous vote.

Motion by Marty, second by Aubid nominating Anne-Marie Erickson as Vice-Chair for 2020. Motion passed by unanimous vote.

Motion by Marty, second by Erickson nominating Jessie Siiter as Secretary for 2020. Motion passed by unanimous vote.

Vice-Chair Erickson presided over the meeting in the absence of Chair Zabinski.

Correspondence: None.

Approval of Minutes:

Motion by Marty, second by Hedlund to approve the minutes for December 3, 2019 as presented. Motion passed by unanimous vote.

Financials: Reviewed financials for end of 2019. Noted that the new operating budget for 2020 is \$7,500.00.

Artist in Residence: There is currently one new applicant for the next series. Possibility for current residents to apply for next series.

New Business:

Chair Zabinski arrived at 4:06 pm and presided over the remainder of the meeting.

Discuss organizing public forum on Public Art:

Sonja Merrild reviewed work with Forecast Public Art and final piece of contract to hold a public forum with the community. Discussed possible collaboration with Grand Rapids Arts Fair in July 2020 or combining with a First Friday Art Walk. Commissioner Aubid will look at different options and come back to group with suggestions.

Old Business:

Discuss Northbank mural project, Grant discussion and Kiosk:

Still working on these items. Changemaker Retreat grant was approved for \$1200. Jon Thunder, Artist, is interested in working with MacRostie and Thisledew, Department of Corrections on a project working with incarcerated individuals, connecting them with surrounding communities prior to release.

Mayor's Arts Award: Has been publicly announced and accepting applications. Discussed selection process and concerns about possible conflict of interest with members associated with nominees. Questions regarding criteria and need to clarify the policy. Staff will follow up. The Commission has a budget of \$300 earmarked for the award and this will be presented in April 2020 to the recipient. Deadline is set for January 31, 2020 and nominations received will be brought to the February 4th meeting for review.

New Business (continued):

Discuss recommendations for 2020 Public Art: Subcommittee consisting of Commissioners Aubid, Hedlund, Zabinski and Administrator Tom Pagel present recommendations. Following discussion, Mr. Pagel will draft a request for qualifications for consideration. If approved, the request will be forwarded to the City Council for authorization. The process will follow the map set out by Forecast Public Art in the search for sculptors and muralist from last year. Members overall preference is for one large sculpture opposed to two smaller pieces.

Items for next agenda:

- Northbank mural project, Grant discussion & Kiosk – Katie Marshall, MacRostie
- Request for Qualifications for Public Art sculpture
- Poetry Contest
- Mayor's Art Award

There being no further business, the meeting adjourned at 5:04 pm.

Respectfully submitted:

Kimberly Gibeau, City Clerk

GRAND RAPIDS GOLF COURSE BOARD
REGULAR MONTHLY MEETING
January 21, 2020
7:30 AM

Present: Pat Pollard, Larry O'Brien, Kelly Kirwin, John Bauer

Absent: Brad Gallop

Staff: Bob Cahill Director of Golf
Steve Ross Grounds Superintendent

- I. Pat Pollard called the meeting to order.
- II. John Bauer made a motion to accept the minutes of the December 17, 2019 Board meeting. Kelly Kirwin seconded the motion. The motion passed.
- III. Consideration of monthly bills: Kelly Kirwin made a motion to approve the bill list. John Bauer seconded the motion. The motion passed.

AT&T MOBILITY	54.42
CDW GOVERNMENT INC	1,812.64
ROBERT CAHILL	551.54
CHAMBER OF COMMERCE	350.00
CITY OF COHASSET	306.88
GARTNER REFRIGERATION CO	637.56
CITY OF GRAND RAPIDS	161.50
GRAND RAPIDS CITY PAYROLL	13,859.99
GRAND RAPIDS HERALD REVIEW	360.00
MINNESOTA REVENUE	25.64
MINNESOTA TORO	2,966.82
NEXTERA COMMUNICATIONS LLC	3.72
OPERATING ENGINEERS LOCAL #49	1,402.00
P.U.C.	1,075.26
ROSS GOLF COURSE	4,542.86
SEPTIC CHECK	500.00
STOKES PRINTING & OFFICE	10.38
TDS Metrocom	183.57
TWINCITIESGOLF.COM INC	750.00
UNITED STATES GOLF ASSOCIATION	150.00
UNUM LIFE INSURANCE CO OF AMER	2.05
LARRY A ROY	200.00
TOTAL ALL VENDORS:	29,906.83

IV. Visitors: None

V. Grounds Superintendent: Steve Ross reported. Steve felt the amount of snow so far and minor ice conditions early, shouldn't be a problem for the greens. Several pieces of equipment were repaired by Toro at no cost. They were slightly out of warranty, but Toro still covered the expense.

VI. Concessions: No report.

- VII. Director of Golf: Bob Cahill reported. Bob discussed financials from 2019. While cash was reduced moderately, it was planned and involved capital expenses. Batteries for some of the carts will need to be replaced either 2020 or 2021. We will wait till later in the year to expend any money on equipment.
- VIII. Old Business: None
- IX. New Business: None
- X. Correspondence and Open Discussion: None.
- XI. Adjourn: Kelly Kirwin made a motion to adjourn the meeting. John Bauer seconded the motion. The motion passed.

Respectfully Submitted,

Larry O'Brien
Recording Secretary



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0960 **Version:** 1 **Name:**

Type: Agenda Item **Status:** Department Head Report

File created: 2/20/2020 **In control:** City Council

On agenda: 2/24/2020 **Final action:**

Title: Police Department - Chief Johnson

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Police Department - Chief Johnson



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-0952	Version:	1	Name:	Consider approval of the final plat of The Pillars.
Type:	Agenda Item	Status:			Community Development
File created:	2/19/2020	In control:			City Council
On agenda:	2/24/2020	Final action:			
Title:	Consider approval of the final plat of The Pillars.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Final Plat Document: The Pillars Resolution Approving Final Plat: The Pillars Grand Rapids Subdivision Agreement v2				

Date	Ver.	Action By	Action	Result
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Consider approval of the final plat of The Pillars.

Background Information:

A preliminary plat entitled “The Pillars” was submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, and filed with the City on December 6, 2019. The property included within the preliminary plat is 14.45 acres in area, including proposed right-of-way, and its location can generally be described as west of the Grand Itasca Clinic and Hospital, north of the Golf Course Road (Co. Rd. 23), and accessed from the west by way of the newly constructed 8th Street SW within the plat of Great River Acres.

At the regular meeting, on January 8, 2020, the Planning Commission took up consideration of the preliminary plat of The Pillars, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon addressing two recommendations made by the staff review committee: Provide a street lighting plan for 8th St. SW prior to final plat approval, the Subdivision Agreement, to be considered at the final plat approval, shall incorporate a parkland dedication fee, in lieu of dedication of land and in accordance with Section 30-266.

The City Council, at their regular meeting on January 13, 2020, accepted the recommendation of the Planning Commission, and approved the preliminary plat as recommended by the Planning Commission.

The final plat documentation, in complete form, was filed with the City, with the required recommendations of the Planning Commission and City Council having been acknowledged and addressed. The plat petitioners are now requesting approval of the final plat of The Pillars.

The Planning Commission reviewed the final plat document at their meeting held on February 6, 2020 and forwarded, to the City Council, a recommendation for approval, contingent upon the following items being addressed:

- The execution of the associated Subdivision Agreement.
- In accordance with Minnesota Statute §§505.02, Subdivision 1, the Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.

Requested City Council Action

Pass a motion accepting the recommendation of the Planning Commission and adopting the attached resolution approving the Final Plat of The Pillars and authorize the Mayor and City Clerk to sign the plat documents and associated Subdivision Agreement.

THE PILLARS

Part of the Northeast Quarter of the Northeast Quarter of Section 30,
Township 55 North, Range 25 West, Itasca County, Minnesota

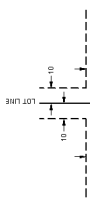


ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE ITASCA COUNTY COORDINATE SYSTEM (NAD83)

MINNESOTA DEPARTMENT OF NATURAL RESOURCES
1500 ROYAL BOAT LANDING
ST. CLOUD, MN 56301
SECTION 172291-1-103012-20
2/16/2024

PARCEL LINE DATA			
SEWAGE	LENGTH	DIRECTION	DELTA
L1	50.26	S 89°22'27" E	07424.26'
L2	42.27	N 69°23'27" W	03427.27'
L3	33.01	S 10°29'56" W	03301.01'
L4	33.19	N 10°29'56" E	03319.19'

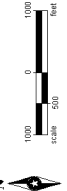
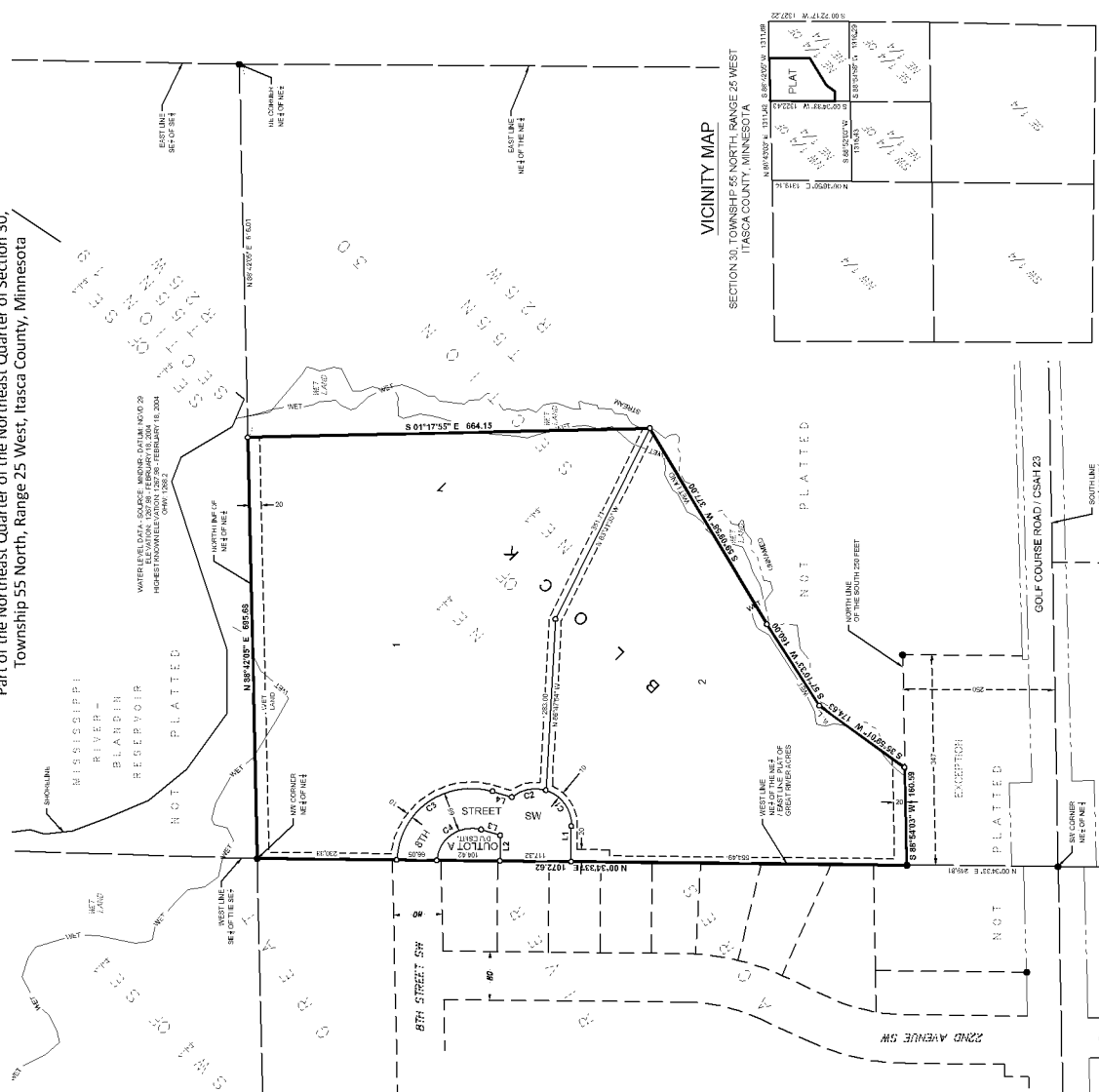
PARCEL CURVE DATA			
CURVE	INADIUS	CHORDANCE	CHORD ANGLE
C1	60.00'	78.42'	N 81°37'00" E 07842.00'
C2	60.00'	56.46'	N 11°19'24" W 05704.10'
C3	122.59'	224.51'	N 32°18'18" W 10435.59'
C4	57.00'	102.29'	S 34°43'30" E 10249.00'



DRAINAGE AND UTILITY EASEMENT (DETAIL)
(NO SCALE)
DRAINAGE AND UTILITY EASEMENTS ARE 10.00 FEET ALONG BELOW AND PART OF WAY LINE UNLESS OTHERWISE INDICATED OTHERWISE

LEGEND

- RIGHT OF WAY
- DRAINAGE AND UTILITY EASEMENT
- BLOCK LINE
- PLAT BOUNDARY
- BOUNDARY
- FOUND MONUMENT
- 6" (P) PLASTIC CAPPED REBAR (PUS #566)
- WETLAND
- SECTION



KNOW ALL PERSONS BY THESE PRESENTS, That Grand Itasca Clinic and Hospital, a Minnesota nonprofit corporation, the owner of the following described property located in the City of Grand Rapids, County of Itasca, State of Minnesota, to-wit:

That part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Thirty (30), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet thereof, according to the United States Government Survey thereof, Itasca County, Minnesota, lying within the following described figure:

BEGINNING at the Northwest Corner of the said NE 1/4 of the NE 1/4, thence North 89 degrees 42 minutes 05 seconds East, along the north line of the said NE 1/4 of the NE 1/4, a distance of 669.65 feet, thence South 1 degree 17 minutes 54 seconds East, a distance of 100.00 feet, thence South 33 degrees 33 minutes 35 seconds West, thence South 35 degrees 01 minutes 01 seconds West, a distance of 14.52 feet to the north line of the said South 250 feet of the West 347 feet, thence South 88 degrees 54 minutes 00 seconds West, a distance of 100.00 feet, thence South 33 degrees 33 minutes 35 seconds East, along said west line, a distance of 1072.52 feet to the Point of Beginning and there terminating. Excepting all minerals and mineral rights.

Has caused this same to be surveyed and plotted as THE PILLARS, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Grand Itasca Clinic and Hospital, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer on this _____ day of _____, 20____.

Signed: Grand Itasca Clinic and Hospital
Jean MacDonnell, President & CEO
STATE OF _____
COUNTY OF _____
This instrument was signed and dated before me on this _____ day of _____, 20____ A.D. by Jean MacDonnell, President & CEO, of Grand Itasca Clinic and Hospital.

Notary Public
My Commission Expires _____
Christa A. Lujan, Notary Public
Lujan & Lujan, its hereby certifies that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, and this plat is a correct representation of the country survey, that all mathematical data and labels are correctly designated on this plat, that all monuments depicted on this plat have been or will be correctly set and located as shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dates this _____ day of _____, 20____
Christa A. Lujan, Professional Land Surveyor
Minnesota License No. 45983
STATE OF MINNESOTA
COUNTY OF SAINT LOUIS
This instrument was acknowledged before me on this _____ day of _____, 20____ A.D. by Christa A. Lujan, Minnesota License Number 45983.

Michelle Hayes, Notary Public
St. Louis County, Minnesota
My Commission Expires 01-31-2025

CITY OF GRAND RAPIDS
We do hereby certify that on this _____ day of _____, 20____ the City of Grand Rapids approved this plat.
Signed: City of Grand Rapids

Dore Adams, Mayor
Kensley Galeski, City Clerk
ITASCA COUNTY AUDITOR
I do hereby certify that there are no delinquent taxes on the above described property as of this _____ day of _____, 20____.

Jeffrey T. Walker
Auditor / Treasurer
Itasca County, Minnesota
ITASCA COUNTY RECORDER
I do hereby certify that the within instrument was filed in this office for record this _____ day of _____, 20____ at _____ o'clock _____ M as Document Number _____.

Nicole Zaitsev
Notary Public
Itasca County, Minnesota

Grand Rapids City Council member _____ introduced the following resolution and moved for its adoption:

THE CITY OF GRAND RAPIDS, MINNESOTA

RESOLUTION NO. 20-__

**THE FINAL PLAT ENTITLED
“THE PILLARS”**

WHEREAS, on January 8, 2020 the Planning Commission conducted a public hearing on the preliminary plat of *The Pillars*, and

WHEREAS, on January 8, 2020 the Planning Commission recommended approval of said preliminary plat, contingent upon addressing two recommendations identified by the staff review committee, and

WHEREAS, the City Council approved the preliminary plat of *The Pillars* as recommended by the Planning Commission on January 13, 2020, and

WHEREAS, the Planning Commission reviewed the final plat of *The Pillars* on February 6, 2020 and found the plat to be in compliance with the City Code, and recommended approval of said final plat contingent upon the following conditions being adhered to;

- The execution of the associated Subdivision Agreement.
- In accordance with Minnesota Statute §§505.02, Subdivision 1, the Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat, and

WHEREAS, the final plat of *The Pillars* conforms to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Rapids as follows:

That the plat of *The Pillars*, a subdivision of the City of Grand Rapids, is hereby approved.

Approved by the City Council of the City of Grand Rapids this 24th day of February, 2020.

Dale Adams, Mayor

Attest:

Kim Gibeau, City Clerk

Grand Rapids City Council member _____ seconded the foregoing resolution and the following voted in favor thereof; _____; and the following voted against same _____; whereby the resolution was declared duly passed and adopted.

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT (this "Agreement") is made and entered into as of _____, 2020, by and Grand Itasca Clinic and Hospital a Minnesota nonprofit corporation (hereinafter referred to collectively as the "Subdivider") and the City of Grand Rapids, a Minnesota municipal corporation (the "City").

RECITALS

- A. Subdivider has submitted a preliminary Plat to subdivide certain real estate located within the corporate limits of the City; said preliminary Plat is entitled The Pillars. (Exhibit A)
- B. This City has, pursuant to its Subdivision Ordinance (the "Ordinance"), approved on a preliminary basis the Plat of The Pillars (the "Plat"). (Exhibit B)
- C. The City has determined that, should Subdivider comply with the terms of this Agreement, the language and intent of the Ordinance will be complied with and it would be appropriate for the City to approve a final version of the Plat, which then may be appropriately filed.

AGREEMENT

- 1. **CONSIDERATION.** This is a mutual Agreement, which the parties acknowledge is supported by adequate consideration, and which shall be legally binding upon the parties.
- 2. **PARK LAND DEDICATION.** In lieu of dedication of parkland within the Plat, the Subdivider, as is provided in the Ordinance, will make a cash payment to the City in the amount of \$16,074.00 (Sixteen thousand seventy-four dollars and 00/100) immediately upon execution of this agreement.
- 3. **REQUIRED IMPROVEMENTS** The Subdivider agrees to construct at the Subdivider's sole cost the following improvements within the Plat, and in conformity with all applicable standards, ordinances, and with the final construction plans for those improvements upon

their review and approval by the City Engineering Department. The Required Improvements will involve the completion of: grading, aggregate base, street pavement, curb and gutter, sidewalk, sanitary sewer main, water main, storm water infrastructure, storm water retention pond (Outlot A), signing, street lighting, and turf establishment along:

(a) Extension of 8th Street SW and Cul-de-sac.

4. SCHEDULE FOR REQUIRED IMPROVMENTS. The City and Subdivider agree that the Required Improvements, described in above paragraph, shall be substantially completed on or before June 30, 2022.

The above-described improvements shall be in compliance with all applicable statutes, codes, and ordinances and with the construction standards of the City at the Subdivider's expense.

It shall be the duty of the Subdivider to retain the services of an independent testing agency during the construction phase of the improvements listed above in Paragraphs 3 to conduct material and construction quality testing in accordance with the Schedule of Materials and Testing (Exhibit D). The Subdivider will forward a copy of the testing agencies reports, regarding the results of this testing, to the City.

It shall be the duty of the Subdivider to notify the City of the completion of the Work in writing and to thereby request a final inspection of the Work by employees of the City. A civil engineer, registered in the State of Minnesota and retained by the Subdivider, shall provide written certification to the City that the improvements have been completed in accordance with the approved plans and specifications.

The City, following inspection of the Required Improvements and the determination that the Required Improvements have been satisfactorily completed, shall give notice of the date of actual completion and acceptance to the Subdivider. Notice of deficiencies and of required corrections shall be given to the Subdivider, who shall re-notify the City in writing when corrections have been made and may be inspected.

No Certificate of Occupancy shall be granted to any property nor shall any person occupy any property until:

(a.) The Required Improvements are substantially completed in accordance with the terms set forth by this Agreement.

5. CONSTRUCTION PLANS. Construction plans and specifications for the required improvements, conforming in all respects with the standards of the City Engineer and the ordinance of the city, shall be prepared at the Subdivider's expense by a professional engineer who is registered in the state, and the plans shall contain his or her seal. Such plans, together with the quantities of construction items, shall be submitted to the City Engineer for his/her approval and for his estimate of the total cost of the required improvements; upon approval they shall become a part of this Agreement (Exhibit C). The original plans approved by the City Engineer plus two prints, and electronic as-

builds, shall be furnished to the city to be filed by the City Engineer as a record in the Engineering Department.

6. FINANCIAL GUARANTEE: The Subdivider agrees to furnish the City with a financial guarantee in the form of a cash escrow; an irrevocable letter of credit provided by a Minnesota financial institution or other financial institution reasonably acceptable to the City; or in the form of other financial instruments which provide equivalent assurance to the City and which are approved by the City Director of Finance.

The Subdivider shall furnish the City with a financial guarantee in the amount of \$332,014.32 dollars, which constitutes 110 percent of the City Engineering Department's estimated cost of outstanding improvements as outlined in Paragraph 3 (which estimate is attached as Exhibit C hereto), and such financial guarantee shall continue in full force and effect until the City Council has approved and accepted all of the Work undertaken to be done, and shall thereby release the surety and/or Subdivider from any further liabilities; provided, however, that the City Council shall reduce the amount of the financial guarantee upon partial completion of the Work as certified by the City Administrator in his/her reasonable discretion after consultation with the City Engineering Department and the Subdivider's general contractor.

The financial guarantee shall be conditioned upon the full and faithful performance of all elements of this Agreement, and upon compliance with applicable statutes, codes, and ordinances of the City, and shall further be subject to the following provisions, which shall be deemed to be incorporated in such financial guarantee and made part thereof.

When any instrument such as an irrevocable letter of credit, submitted as a financial guarantee for the Work, contains provision for an expiration date, after which the instrument may not be drawn upon, notwithstanding the status of the Work, it is hereby agreed that the following special conditions shall apply:

The expiration date of all such instruments shall be no earlier than December 31st, of the year in which it is issued or the closest business day in the case of weekends and legal holidays.

The Subdivider (or in the case of a Letter of Credit, the bank or other issuer of the Letter of Credit) shall notify the City in writing, by certified mail, at least sixty (60) days prior to the expiration date of the instrument, that (1) the instrument will not be renewed upon expiration; or (2) the instrument will be renewed and extended for at least six months beyond the initial expiration date.

In the case of the intention not to renew an instrument upon expiration, the Subdivider hereby agrees that an appropriate new instrument shall be submitted at least thirty (30) days prior to expiration of the initial instrument, to guarantee the completion of remaining work unless, prior to the expiration date, the City Council has found that all work has been completed and has, therefore, released the Subdivider from the obligation to provide a guarantee. If a new financial instrument is not timely

submitted, and the City Council has not so released the Subdivider, the Subdivider shall be in a breach of this Agreement.

In the case of an intention to renew the instrument, the Subdivider hereby agrees that a written notice of extension from the financial institution providing the instrument shall be submitted to the City at least thirty (30) days prior to the expiration date in the initial instrument. The term of any extension shall be approved by the City.

7. **SITE DENSITY.** In accordance with Section 30-809, Division 13 Shoreland Management, of the Grand Rapids Municipal Code of Ordinances, base site density calculations, and density multipliers, assuming PUD (Planned Unit Development) design requirements are met, and adhered to, have been established for Lots 1 and 2, Block 1, Plat of The Pillars, as depicted within Exhibit E. Development on either Lot 1 or Lot 2, consuming available units/density in advance of development on the remaining Lot, shall leave a remaining balance of units/density for development on the undeveloped Lot which is required to follow the allowable density transfer requirements established within Section 30-809(e) of the Municipal Code.

8. **OPEN SPACE PRESERVATION.** In accordance with Section 30-809 of the Grand Rapids Municipal Code of Ordinances, development on Lots 1 and 2, Block 1, Plat of the Pillars (residential or commercial), are required to follow the procedures for determining site base density and if necessary, density increase multipliers using the PUD design requirements established within Section 30-809(f) of the Municipal Code.

9. **SURVEY MONUMENTS.** In accordance with Minnesota Statute §§505.02, Subdivision 1, the Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.

10. **REMEDIES FOR BREACH.** At any time after the completion date and any extension thereof, if any of the Work is deemed incomplete, or if a letter of credit or surety will expire without renewal prior to completion, the City may proceed in any one or more of the following ways to enforce the undertakings herein set forth, and to collect any and all overhead expenses incurred by the City in connection therewith, including but not limited to engineering, legal, planning, and litigation expenses; but the enumeration of the remedies hereunder shall be in addition to other remedies available to the City.

- (a) Specific Performance. The City may in writing direct the surety or the Subdivider to cause the Work to be undertaken and completed within a specified reasonable time. If the surety and/or the Subdivider fail to cause the Work to be done and completed in a manner and time acceptable to the City, the City may proceed in an action for specific performance to require such work to be undertaken.
- (b) Completion by the City. The City, after 10 days notice to Subdivider, may enter the premises and proceed to have the Work done either by contract, by day labor, or by regular City forces, and neither the Subdivider nor the

corporate surety may question the manner of doing such work or the letting of any such contracts for the doing of any such work, or the doing of such work. Upon completion of such work, the surety and/or the Subdivider shall promptly pay the City the full cost thereof as aforesaid.

- (c) Funds on Deposit. In the event that the financial guarantee is in the form of cash, certified check, irrevocable letter of credit, or other arrangement making the financial guarantee immediately accessible to the City, the City may immediately draw on a letter of credit, cash, a certified check, or demand payment by a surety. It may then deposit the financial guarantee in its general account. The City may then proceed to complete the Work, reimburse itself for the cost of completion as defined hereunder, and return the balance to the Subdivider.

10. **AGREEMENT TO PAY ATTORNEY'S FEES AND EXPENSES.** Whenever any default occurs and the City employs attorneys or incur other reasonable expenses in enforcement or performance of the obligations under this agreement, the Subdivider agrees on demand to pay the City the reasonable fees or expenses incurred by the City.

11. **MISCELLANEOUS TERMS.** This Agreement shall also be subject to the following terms and conditions:

- (a) This Agreement shall be interpreted in accordance with the laws of the State of Minnesota.
- (b) The terms of this Agreement shall not be amended, supplemented, or varied, except by written agreement signed by the parties.
- (c) All terms of this Agreement which are binding upon Subdivider shall run with the land and shall be binding upon all heirs, successors, assigns, mortgages, lien holders, trustees, receivers, or any other person or entity which shall succeed to any rights of Subdivider in the Real Estate.
- (d) The Subdivider shall provide the City with copies of the recorded Subdivision Agreement, Plat, Covenants & other legal instruments pertaining to the Plat upon their filing with the County Recorder. No building permits will be issued by the City until this written verification has been provided.

This Agreement is made and entered into as of the date and year written above.

SUBDIVIDER

CITY OF GRAND RAPIDS

By: _____

By: _____

Its: President and CEO

Its: Mayor

By: _____

Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Jean MacDonell, the President and CEO of Grand Itasca Clinic and Hospital, a Minnesota nonprofit corporation, the Subdivider.

Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF ITASCA)

The foregoing instrument was acknowledged by the City of Grand Rapids before me this _____ day of _____, 2020, by _____ and _____, the _____ and _____, respectively, of the City.

Notary Public

This instrument drafted by:
City of Grand Rapids
Community Development Department
420 N. Pokegama Avenue
Grand Rapids, MN 55744

EXHIBIT A

Preliminary Plat of The Pillars

EXHIBIT B

Final Plat of The Pillars "The Plat"

EXHIBIT C

City Engineering Department's Cost Estimate

CITY OF GRAND RAPIDS						
OPPIDAN - PILLARS						
COST ESTIMATE						
LINE NO.	ITEM NO.	DESCRIPTION	UNITS	UNIT PRICE	TOTAL QUANTITY	TOTAL PRICE
1	2021.501	MOBILIZATION	LUMP SUM	\$15,000.00	1	\$15,000.00
2	2101.505	CLEARING	ACRE	\$5,000.00	0.8	\$4,000.00
3	2101.505	GRUBBING	ACRE	\$5,000.00	0.8	\$4,000.00
4	2104.502	SALVAGE WATERMAIN FITTINGS	EACH	\$250.00	3	\$750.00
5	2104.502	SALVAGE HYDRANT	EACH	\$500.00	1	\$500.00
6	2105.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	\$2.50	2300	\$5,750.00
7	2105.507	COMMON EXCAVATION (P)	CU YD	\$5.00	3335	\$16,675.00
8	2105.507	SELECT GRANULAR BORROW (CV)	CU YD	\$22.00	735	\$16,170.00
9	2105.507	SUBGRADE EXCAVATION	CU YD	\$7.00	735	\$5,145.00
10	2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	\$30.00	525	\$15,750.00
11	2360.509	TYPE SP 12.5 BITUMINOUS MIX (2.C)	TON	\$90.00	250	\$22,500.00
12	2360.509	TYPE SP 9.5 BITUMINOUS MIX (2.C)	TON	\$95.00	150	\$14,250.00
13	2501.502	18" RC PIPE APRON	EACH	\$2,500.00	1	\$2,500.00
14	2502.503	4" PERF PE PIPE DRAIN	LIN FT	\$15.00	100	\$1,500.00
15	2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	\$650.00	1	\$650.00
16	2503.503	15" RC PIPE SEWER DES 3006 CLASS V	LIN FT	\$70.00	27	\$1,890.00
17	2503.503	18" RC PIPE CLASS III	LIN FT	\$75.00	17	\$1,275.00
18	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$390.00	1	\$390.00
19	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$585.00	1	\$585.00
20	2503.602	CONNECT TO EXISTING WATERMAIN	EACH	\$1,500.00	2	\$3,000.00
21	2503.603	8" PVC PIPE SEWER	LIN FT	\$33.00	251	\$8,283.00
22	2503.603	SANITARY SEWER INSPECTION	LIN FT	\$2.50	251	\$627.50
23	2504.602	INSTALL SALVAGE 6" GATE VALVE AND BO	EACH	\$775.00	1	\$775.00
24	2504.602	8" GATE VALVE AND BOX	EACH	\$2,100.00	3	\$6,300.00
25	2504.602	INSTALL SALVAGE HYDRANT	EACH	\$2,500.00	1	\$2,500.00
26	2504.603	6" WATER MAIN DUCTILE IRON CL 52	LIN FT	\$70.00	10	\$700.00
27	2504.603	8" WATER MAIN DUCTILE IRON CL 52	LIN FT	\$50.00	419	\$20,950.00
28	2504.608	WATER MAIN FITTINGS	POUND	\$9.25	1000	\$9,250.00
29	2506.502	CASTING ASSEMBLY	EACH	\$825.00	6	\$4,950.00
30	2506.502	CONST DRAINAGE STRUCTURE DES SPECI	EACH	\$2,400.00	1	\$2,400.00
31	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	EACH	\$4,100.00	3	\$12,300.00
32	2506.503	CONST DRAINAGE STRUCTURE DESIGN F	LIN FT	\$290.00	3	\$870.00
33	2511.507	RANDOM RIPRAP CLASS III	CU YD	\$75.00	23	\$1,725.00
34	2521.518	4" CONCRETE WALK	SQ FT	\$5.50	540	\$2,970.00
35	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$18.00	770	\$13,860.00
36	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$69.50	9	\$625.50
37	2545.502	HANDHOLE	EACH	\$475.00	1	\$475.00
38	2545.502	LIGHT FOUNDATION DESIGN E MODIFIED	EACH	\$950.00	3	\$2,850.00
39	2545.502	LIGHTING UNIT TYPE SPECIAL	EACH	\$2,700.00	3	\$8,100.00
40	2545.503	2" NON-METALLIC CONDUIT	LIN FT	\$6.40	325	\$2,080.00
41	2545.503	UNDERGROUND WIRE 1/C 12 AWG	LIN FT	\$1.00	430	\$430.00
42	2545.503	UNDERGROUND WIRE 1/C 6 AWG	LIN FT	\$1.50	430	\$645.00
43	2545.503	UNDERGROUND WIRE 1/C 8 AWG	LIN FT	\$1.50	430	\$645.00
44	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1	\$5,000.00
45	2564.502	INSTALL SIGN PANEL TYPE C	EACH	\$175.00	5	\$875.00
46	2564.518	SIGN PANEL TYPE C	SQ FT	\$65.00	19	\$1,235.00
47	2571.524	CONIFEROUS	TREE	\$450.00	4	\$1,800.00
48	2571.524	DECIDUOUS	TREE	\$425.00	6	\$2,550.00
49	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$140.00	6	\$840.00
50	2573.503	SILT FENCE, TYPE MS	LIN FT	\$2.40	580	\$1,392.00
51	2574.207	6" TOPSOIL BORROW	CU YD	\$40.00	320	\$12,800.00
52	2575.601	EROSION CONTROL	LUMP SUM	\$5,000.00	1	\$5,000.00
53	2582.503	4" DOUBLE SOLID LINE MULTI COMP GR IN	LIN FT	\$4.80	270	\$1,296.00
54	2575.504	EROSION CONTROL BLANKET	SQ YD	\$3.00	1300	\$3,900.00
55	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$2.10	530	\$1,113.00
ESTIMATED CONSTRUCTION COST						\$274,392.00
CONTINGENCY (10%)						\$27,439.20
ESTIMATED TOTAL COST						\$301,831.20

EXHIBIT D

Schedule for Materials and Testing

Product	Test Type	Approximate Frequency	Remark
Trench Compaction	Compaction	1 per 1000 cy (CV)	Owners Rep shall contact Testing Firm to take sample and perform test
Embankment	Compaction	1 per 10,000 cy (CV)	Owners Rep shall contact Testing Firm to take sample and perform test
Aggregate	Gradation	1 per source	Owners Rep shall contact Testing Firm to take sample and perform test
Aggregate	Compaction (Modified Penetration index method)	1 per 500 cy (CV)	Owners Rep shall contact Testing Firm to perform test
Bituminous	All required testing	1 set per 500 tons per mix blend at start of production	Contractor
Bituminous	Pavement Coring (coring of wear course will be waived)	1 set per 500 tons per mix blend at start of production	Contractor to deliver sample to owners rep
Concrete (sidewalk, curb and driveways)	Cylinder Sample and Slump and Air Tests	1 per 300 cy testing 1 st truck	Owners Rep shall contact Testing Firm to take sample and perform test
Water main	Pressure	In accordance with AWWA C600	See specifications
Water main	Bacteria	In accordance with AWWA C651	See specifications
Water main	Conductivity	Entire System	See specifications
Sanitary Sewer	Deflection	Entire system, 30 days after install	95% inside diameter
Sanitary Sewer	Air Test	Entire system	See specifications

EXHIBIT E

Site Density Calculations



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0957 **Version:** 1 **Name:** Board & Commission appointments
Type: Agenda Item **Status:** Administration Department
File created: 2/20/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Consider appointments to Boards & Commissions.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Consider appointments to Boards & Commissions.

Background Information:

On March 1, 2020, several boards and commissions have member terms expiring. Appointment needs consist of:

Golf Board	one-non resident and one resident	3 year terms
Planning Commission	one regular term	4 year term
Park, Rec & Civic Ctr.	two regular terms	3 year terms
PUC	one regular term	4 year term
	one unexpired term	1 year term

Staff Recommendation:

Appoint members to boards & commissions as recommended by Council members.

Requested City Council Action

Make a motion appointing individuals to Boards & Commissions recommended.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-0946	Version:	1	Name:	Conduct a public hearing to consider the rezoning of two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-famil
Type:	Public Hearing	Status:			Public Hearing
File created:	2/18/2020	In control:			City Council
On agenda:	2/24/2020	Final action:			
Title:	Conduct a public hearing to consider the rezoning of two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Zoning Map Amendment: Area maps- zoning & future land use Zoning Map Amendment Request: Application w/narrative				

Date	Ver.	Action By	Action	Result
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Conduct a public hearing to consider the rezoning of two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).

Background Information:

Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, filed an application for a Zoning Map Amendment with the City on January 8, 2020. The application requests the City's consideration of the rezoning of the following described property from its current SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential-high density): **pending Final Plat approval*

Lot 2, Block 1, plat of The Pillars, Itasca County, Minnesota

The petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, involves 5.8 acres of land (currently entering the final plat approval stages) and can be generally described as being the southern most lot in the plat of The Pillars - *outlined in yellow (see map #1)*. Map #1 illustrates the subject property in relation to the existing zoning in the area: a combination of R-1/SR-1 (One-Family Residential) adjacent to the south and west, and a combination of SM /M (Medical) to the north and east.

The Zoning Map Amendment, if approved, would facilitate the completion of the purchase of the subject property by Oppidan Holdings, LLC, and ultimately the development of a 120-unit senior living community (independent living, assisted living, and memory care) providing: underground parking, a fitness center, theater room, pub/gathering room, salon and spa, chapel, roof deck and outdoor activity space.

A sample listing of the uses permitted by right in an SR-4 zoning district are as follows:

- Single family detached, twin homes, two family attached, multi-family, rooming houses for 7 + roomers, group and foster homes for 17 or more residents, senior housing w/services for greater than 17 residents, daycare/nurseries- 14 or fewer persons, accessory buildings, neighborhood parks, and public athletic facilities.

A sampling of other uses permitted in SR-4 with additional restrictions includes:

- Bed and breakfast accommodations, emergency housing facilities, group and foster homes for 6 or fewer persons, churches, daycare/nurseries- 15 or more persons, and elementary and secondary schools.

The 2011 Comprehensive Plan's general vision for land use in the area of this proposed subdivision (*see map #2*) is that of Medical Campus, which is consistent with the existing use of the eastern portion of the greater parcel owned by Grand Itasca. Properties to the west and south are shown as future Multi-family Residential.

In addition to the petitioned rezoning, staff recommended that the Planning Commission consider an expansion of the Zoning Map Amendment request by including the Grand Rapids Economic Development Authority's (GREDA) parcel (Lot 1, Block 1, Great River Acres), outlined in red on maps #1 and #2, to SR-4 (Shoreland Multiple-family Residential-high density).

This expansion of SR-4 zoning to the petitioned parcel and the GREDA parcel would be consistent with both the 2011 Comprehensive Plan Future Land Use Map as well as the proposed 2020 Comprehensive Plan's Future Land Use Map recently recommended by the Steering Committee.

Goal 5 of the 2011 Comprehensive Plan Future Land Use section states: *"The viability of the medical campus area is enhanced when the Neighborhood Mixed Use and Multi-Family land uses are integrated into and around the medical campus, as portrayed in the Future Land Use Map.*

The Housing goals within the 2011 Comprehensive Plan and the proposed updated Comprehensive Plan address a need for the development of a diverse housing stock with a mixture of affordability, providing for lifecycle housing and resulting in an interconnected pattern of housing types.

Together, the petitioned request for this Zoning Map Amendment and the additional inclusion of SR-4 zoning on Lot 1, Block 1 of Great River Acres will result in the overall development of single-family, multi-family and senior independent apartment, assisted living and memory care housing units within this expanding area of the City.

The Planning Commission reviewed the rezoning petition at their February 6, 2020 regular meeting, and, based on their findings, which are incorporated into the draft ordinance, forwarded a recommendation for approval of the petitioned rezoning of the subject property owned by Grand Itasca Clinic and Hospital and the expanded area.

Requested City Council Action

Conduct a public hearing to consider the rezoning of two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).

Eric Trast

m: Rob Mattei
Sent: Saturday, February 22, 2020 10:59 AM
To: Dale Christy; Dale Adams; Tasha Connelly; Michelle Toven; Rick Blake; Kim Gibeau; Tom Pagel; Eric Trast
Subject: Fwd: ****Rezoning Opposition***

I received this message pertaining to the rezoning on this Monday's agenda. If you would like to discuss, my number is 244-2924

Sent from my iPhone

Begin forwarded message:

From: DEAN J SINGSANK <dsingsank@gmail.com>
Date: February 22, 2020 at 8:38:20 AM CST
To: Rob Mattei <rmattei@ci.grand-rapids.mn.us>
Subject: ****Rezoning Opposition***

Rob-

We are opposed to the rezoning and proposed development site plan East of our building lot (980 SW 22nd Av) unless these concerns are addressed:

-There is a wider, dense and tall tree screening between adjacent residential lots and located on the proposed development site. We have a NE view from our lot. Other future lot owners will have a direct East view. Nobody is representing them.

-Relocate the access road to the proposed development from the roundabout near the hospital. They are partners to this project not us and future lot owners. We did not purchase the lot to look at a parking lot and retention pond from our back yard. We don't want asRed ex t more drive by traffic. Same goes for our future neighbors.

-Have you planned on doing a traffic survey (SW 22nd AV- North of Golf Course Road) that includes additional traffic generated from the proposed rezoning to the East and North of our lot?

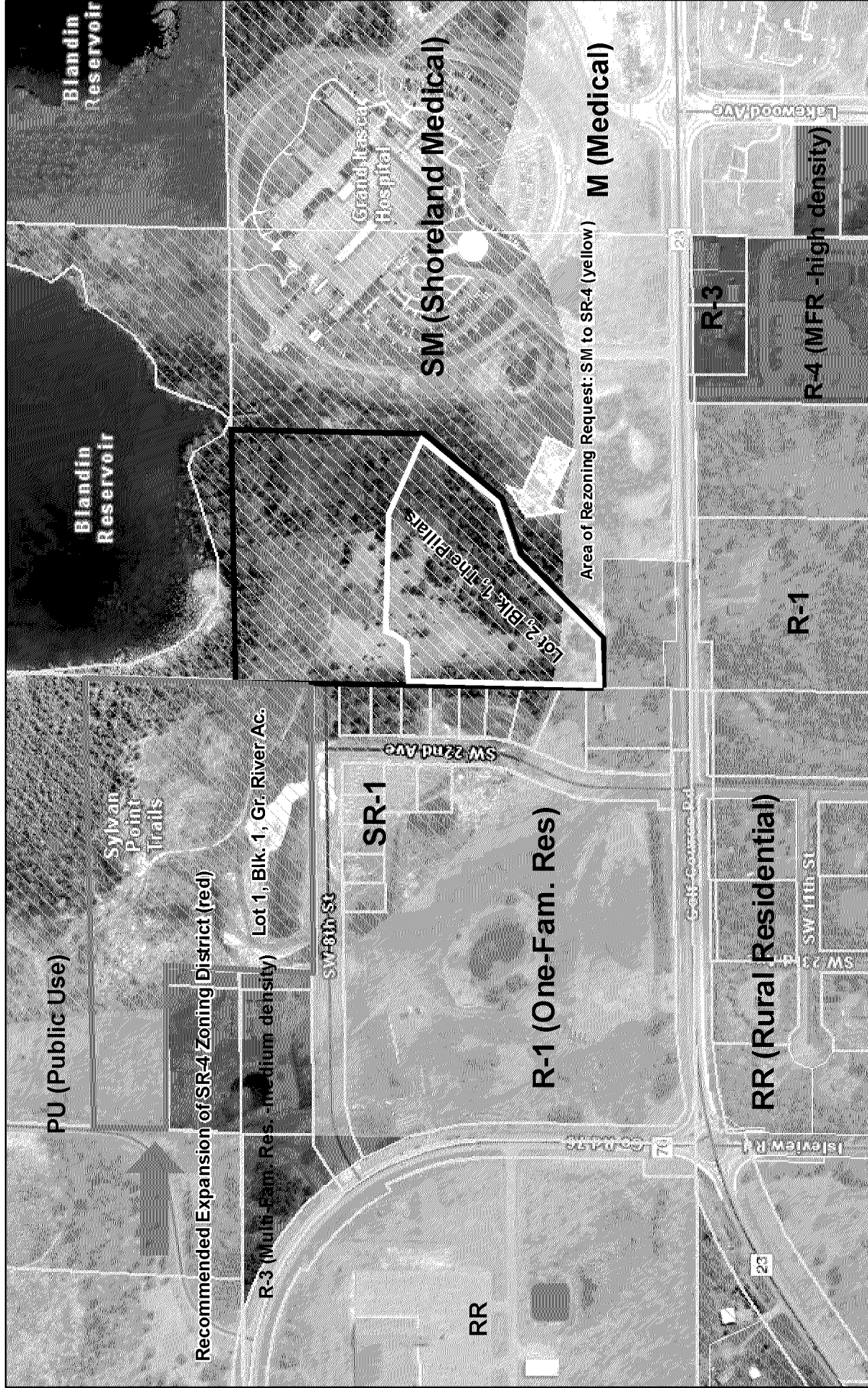
-Residential lots were in part subsidized by a grant. What does that agency say?

-Have you considered how negative this East rezoning and proposed development will affect additional lot sales and home values? We are the only lot buyer to date and are reconsidering our decision to build on the site.

Dr Dean J and Mary Singsank

Sent from my iPhone

The Pillars Zoning Map Amendment Request (SM to SR-4)



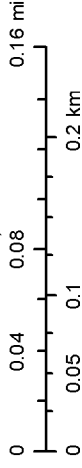
January 29, 2020

Surrounding Area Parcels

Tax Parcels (1) - Grand Rapids Tax Parcels

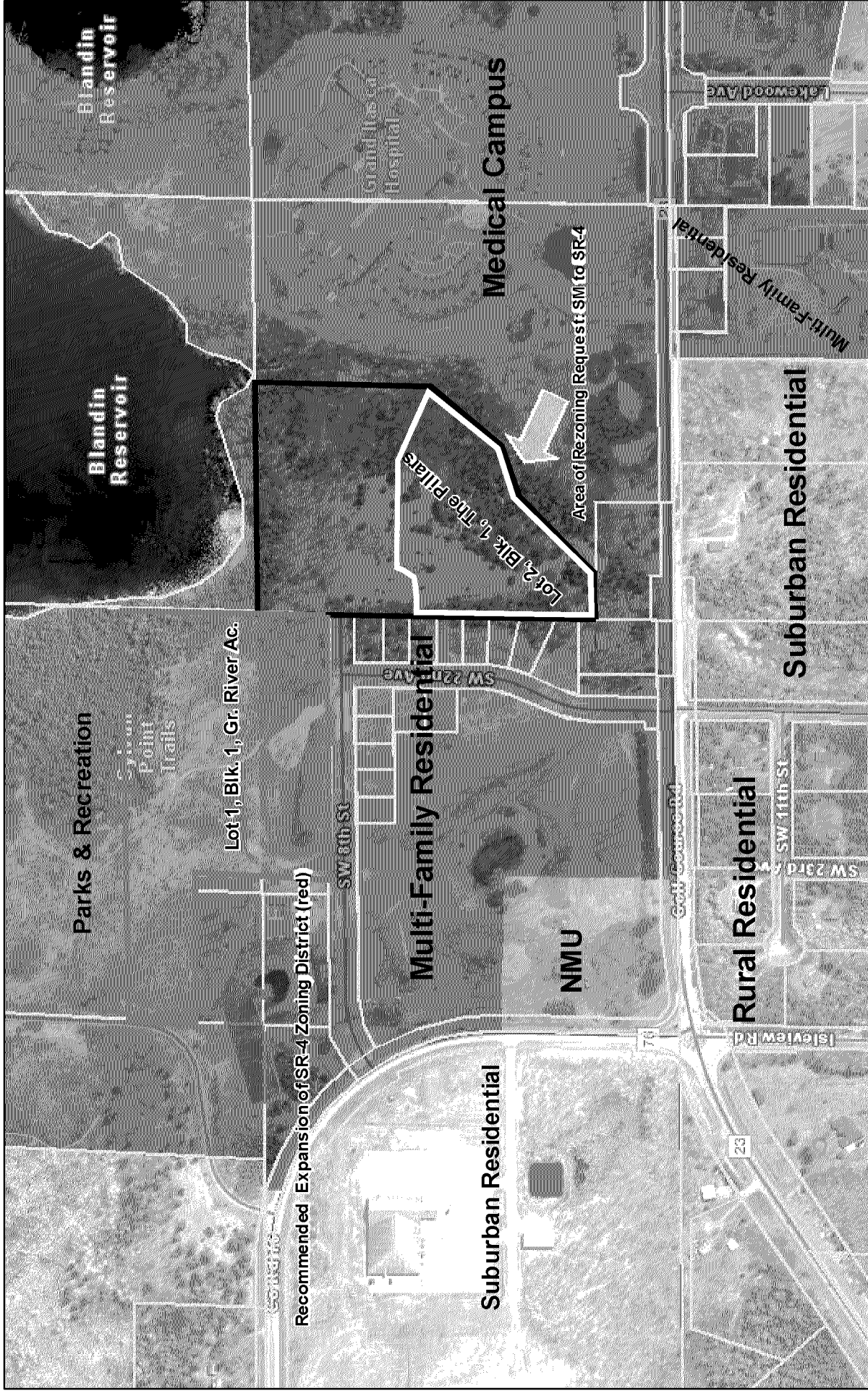
Airport Safety Zones

1:4,827



City of Grand Rapids

The Pillars Zoning Map Amendment Request-Future Land Use Layers

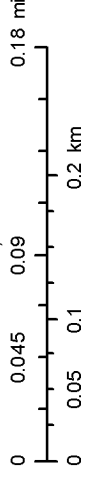


January 27, 2020

Surrounding Area Parcels

Airport Safety Zones

1:5,288



City of Grand Rapids



Petition for Rezoning (Zoning Map Amendment)
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Oppidan Holdings, LLC
 Name of Applicant
 400 Water Street, Suite 200
 Address
 Excelsior MN 55331
 City State Zip
 952-294-0353
 Business Telephone/e-mail

Grand Itasca Hospital
 Name of Owner (If other than applicant)
 1601 Golf Course Road
 Address
 Grand Rapids MN 55744
 City State Zip
 218-999-1702 tchris11@fairview.org
 Business Telephone/e-mail

Parcel Information:

Tax Parcel #: 91-030-1102 Property Size: 5.8 acres
 Existing Zoning: Medical Requested Zoning: SR-4
 Existing Use: Vacant, undeveloped
 Proposed Use: 120-unit senior housing development
 Property Address/Location: 1601 Golf Course Road, Grand Rapids, MN
 Legal Description: See attached.
 (attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.


 Signature(s) of Applicant(s)

11/7/2020
 Date


 Signature(s) of Owner(s) (If other than applicant)

11/7/2020
 Date

Office Use Only

Date Received 1/8/2020 Certified Complete 1/9/2020 Fee Paid \$505⁰⁰
 Planning Commission Recommendation Approved _____ Denied _____ Meeting Date 2/6/2020
 City Council Action Approved _____ Denied _____ Meeting Date 2/24/2020
 Summary of Special Conditions of Approval: _____

Required Submittals (5 copies of each & electronic versions of all pertinent information):

- Application Fee - \$505.00 *1 Location Map Map Showing Surrounding Zoning
 Proof of Ownership – (a copy of a property tax statement or deed will suffice)

**1 The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Justification of Proposed Rezoning: Please answer all of the following questions (attach additional pages if needed). The Planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

A. What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

See attached.

B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

C. Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?

D. Demonstrate the need for additional property in the proposed zoning district.

E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? _____

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. _____

G. How does the proposed rezoning conform to the City's Comprehensive Plan? _____

H. Is the timing proper for the proposed rezoning? _____

I. Any additional information that the Petitioner would like to supply. _____

Additional Instructions:

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

Findings for Approval:

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

Rezone Application

- A. What are the surrounding land uses? Describe the existing uses and zoning classification in the area surrounding the subject property.

The area surrounding this site has been zoned residential and is currently being developed by the City of Grand Rapids. Plans include several single-family homes and a nearby elementary school. The proposed senior housing community fits well with this community model creating a unique opportunity for intergenerational interactions. The proximity to the Grand Itasca is ideal for general healthcare appointments and necessary hospitalization needs.

- B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

The proposed senior living community is a very complimentary use to the area. It fits well within the residential setting and provides an alternative living situation to aging seniors that may not be comfortable in a single-family home, or those who are looking to eliminate yard work and home maintenance from their lives. As mentioned, this also creates an opportunity for intergenerational interaction between the senior housing community, the elementary school and the neighborhood. Additionally, the Senior Housing community is conveniently located adjacent to the hospital which will allow for convenient access to healthcare and doctor appointments. We plan on creating programs with the hospital to provide for services aimed specifically to our residents.

- C. Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc.)

The City is currently working to bring necessary infrastructure to this site and the surrounding development. There is no infrastructure in place but there will be at the time of development. A new street provides access to the site area. As part of the proposed development, street work, side walks and all necessary utilities will be brought to the site per City code.

- D. Demonstrate the need for additional property in the proposed zoning district.

There is a specific demand identified for Seniors Housing in the Grand Rapids market. We have provided a third-party market study to the city for their review. Our community will not provide enough apartments to satisfy all of the demand identified but will provide a great alternative for many seniors in the market.

- E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods?

The proposed Pillars of Grand Rapids Senior Living community matches the growth and development of the area. This entire site and the surrounding area were undeveloped and will now bring a needed amenity and housing option for seniors in the Grand Rapids market that are looking for an environment rich in amenities, activity, socializing with a specific relationship to the Grand Itasca hospital. Our operator, Ebenezer, is owned by Fairview Hospital which owns the Grand Itasca Hospital. The alignment is ideal.

- F. Demonstrate that the proposed rezoning is the minimum change to allow a reasonable use of the property.

The property is proposed to be rezoned from Medical to SR-4. In order to construct a meaningful number of Senior apartments that are needed based on the market study this zoning classification is required. The number of apartments are also aligned to operational efficiencies required to support the high cost of construction as well as cost of labor in today's environment.

- G. How does the proposed rezoning conform to the City's Comprehensive Plan?

The proposed senior living community falls directly in line with the City of Grand Rapids' Comprehensive Plan. The addition of this community in a developing area adds to the diversity of housing provided in the area by blending with the City's proposed single family homes currently under development.

This proposed community provides safe, healthy living options for the seniors of Grand Rapids and surrounding communities. Great care goes into designing not only a safe and nurturing building for seniors, but also for the areas surrounding the site. Each roadway, bike path, and park bench are designed with safety and functionality and accessibility in mind for our aging population while also blending seamlessly into the surrounding neighborhood.

One of the best features of this site is its forestry and topography. While some of this will change due to the development itself, we intend to blend this community with its surrounding nature as much as possible. Views and site lines will be unmatched, and we intend to enhance this natural setting as much as possible.

Additionally, one of the founding principles of the Pillars senior living communities is lifelong learning. In working with Ebenezer, we strive to create unique opportunities for our residents through community partnerships, intergenerational activities, access to education and programming and through unique programs such as WellnessVR (Virtual Reality). Oppidan communities benefit from opportunities made possible through the Pillars Fund which provides unique opportunities for memory care residents living within our communities. These funds allow residents to create art, music and memories otherwise not possible.

- H. Is the timing proper for the proposed rezoning?

Oppidan has complied with the City process to determine the proper time to apply for a rezone. Application for preliminary plat was submitted in December and this Rezone Application is being submitted with the Final Plat Application.

- I. Any additional information that the Petitioner would like to supply?



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-0945	Version:	1	Name:	Consider the recommendation of the Planning Commission regarding adoption of an ordinance, amending the Official Zoning Map by rezoning two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland On
Type:	Agenda Item	Status:			Public Hearing
File created:	2/18/2020	In control:			City Council
On agenda:	2/24/2020	Final action:			
Title:	Consider the recommendation of the Planning Commission regarding adoption of an ordinance, amending the Official Zoning Map by rezoning two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).				

Sponsors:

Indexes:

Code sections:

Attachments: [Zoning Map Amendment: Ordinance w/Exhibit A](#)

Date	Ver.	Action By	Action	Result
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Consider the recommendation of the Planning Commission regarding adoption of an ordinance, amending the Official Zoning Map by rezoning two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density).

Background Information:

After the public hearing on this matter, the City Council will want to consider the public testimony received and review the recommendation put forward by the Planning Commission.

The Council can accept the recommendation of the Planning Commission, if they are in agreement with it, and adopt the ordinance as prepared, or the Council can make its own findings to support its reasons for approving or denying the proposed rezoning.

Requested City Council Action

Consider the recommendation of the Planning Commission regarding adoption of an ordinance, amending the Official Zoning Map by rezoning two properties from their current zoning designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density), and authorize its publication in summary form.

Council member _____ introduced the following Ordinance and moved for its adoption:

ORDINANCE NO. 20-_____

AN ORDINANCE OF THE CITY OF GRAND RAPIDS, MINNESOTA, APPROVING THE REZONING OF PROPERTIES FROM A COMBINATION OF PU (PUBLIC USE)/SPU (SHORELAND PUBLIC USE), SR-1 (SHORELAND ONE-FAMILY RESIDENTIAL), AND SM (SHORELAND MEDICAL) DESIGNATION TO THAT OF SR-4 (SHORELAND MULTIPLE-FAMILY RESIDENTIAL- HIGH DENSITY)

WHEREAS, on February 6, 2020, the Planning Commission approved a motion forwarding a favorable recommendation to the City Council regarding the rezoning of property legally described as,

A portion of: NE NE LESS S 250FT OF W 347FT & LESS CO RD, all in Section 30, Township 55N, Range 25W, Itasca County, Minnesota, to be legally described as: Lot 2, Block 1, Plat of The Pillars (pending final plat approval);

and, the Planning Commission's recommendation was further expanded to include the rezoning of property legally described as;

Lot 1, Block 1, Great River Acres, Itasca County, Minnesota;

from its currently established combination of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) zoning designation to that of a SR-4 (Shoreland Multiple-family Residential- high density) zoning designation, and

WHEREAS, the City Council conducted a public hearing on that request at their regular meeting on February 24, 2020 and all were heard, and

WHEREAS, the City Council did concur with the recommendations of the Planning Commission, including the expanded area to be rezoned, and determined that the Zoning Map Amendment would be in the best interest of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA:

That the properties legally described above and as shown on the attached "Exhibit A", are rezoned from their current designations of PU (Public Use)/SPU (Shoreland Public Use), SR-1 (Shoreland One-Family Residential), and SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density) based on the following findings of fact;

- The proposed rezoning would not have an adverse effect on the character of neighboring area, as the proposed, and potential future development, is consistent with the uses in the area.
- The change would foster economic growth by encouraging building and growth in the community.
- The change would be in keeping with the spirit and intent of the Zoning Ordinance for both sites, as it will optimize land use and encourage development consistent with the Comprehensive Plan.
- The change would be in the best interest of the general public as will provide additional, needed, housing options in the community.
- That the change is consistent with the Comprehensive Plan, as this zoning change is projected on the Future Land Use Map, within the 2011 Comprehensive Plan, as well as the draft GROW Grand Rapids 2040 Future Land Use Map.

This Ordinance shall become effective after its passage and publication.

Adopted by the Council this 24th day of February, 2020.

Dale Adams, Mayor

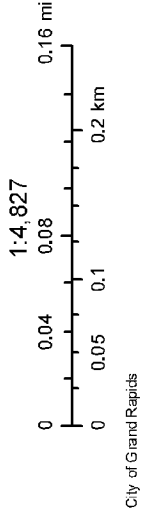
ATTEST:

Kim Gibeau, City Clerk

Council member _____seconded the foregoing Ordinance and the following voted in favor thereof _____; and the following voted against same _____; whereby the Ordinance was declared duly passed and adopted.

DRAFT

EXHIBIT "A" Zoning Map Amendment (PU/SPU, SR-1 and SM to SR-4)



February 14, 2020

Surrounding Area Parcels

Tax Parcels (1) - Grand Rapids Tax Parcels

Airport Safety Zones





CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0956 **Version:** 1 **Name:** Conduct a Public Hearing to consider adoption of the updated Comprehensive Plan.
Type: Public Hearing **Status:** Public Hearing
File created: 2/20/2020 **In control:** City Council
On agenda: 2/24/2020 **Final action:**
Title: Conduct a Public Hearing to consider adoption of the updated Comprehensive Plan.
Sponsors:
Indexes:
Code sections:
Attachments: [Comprehensive Plan- Hyperlink](#)

Date	Ver.	Action By	Action	Result
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Conduct a Public Hearing to consider adoption of the updated Comprehensive Plan.

Background Information:

One of the primary responsibilities of the City in its role as a planning agency is to prepare, review, and periodically amend the City's Comprehensive Plan.

The Comprehensive Plan identifies a community's desired future, looking out 20 years, or in this case, the Grand Rapids of 2040. The desired future is described with a future land use map and supporting written goals and policies. Plans typically have three important parts -background information to define our current condition or "where are we now," maps and goals to define the "desired future condition," and a set of implementation actions to bridge between the "where are we now" and the "desired future."

As the guide for community development, the comprehensive plan influences many decisions. The comprehensive plan will:

- Lead to modifications in the City Zoning Ordinance and other land use controls
- Influence the form, pace and location of new development.
- Guide City investment in roads, utilities and parks
- Help determine the need for City involvement in economic development and housing.

To summarize, the comprehensive plan is a principal point of reference for many decisions made by the City Council and their various boards and commissions.

Stephanie Falkers, Project Manager for SRF Consulting, will provide an overview of the revised Comprehensive Plan which has been prepared by the appointed Steering Committee over the past year.

On February 6th, in accordance with State statute and the Zoning Ordinance, the Planning Commission conducted a public hearing before making a positive recommendation to the City Council regarding adoption of the Comprehensive Plan, as prepared by the Steering Committee.

Requested City Council Action

Conduct a Public Hearing to consider adoption of the updated Comprehensive Plan.



IT'S IN MINNESOTA'S NATURE

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MONDAY, 24 FEBRUARY, 2020
420 N. POKEGAMA AVENUE
CITY HALL: 218-326-7600

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City Comprehensive Plan Update Project

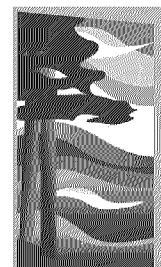
Project Updates: City Council Public Hearing on February 24, 2020 - 5:30 pm

NEW: FINAL DRAFT "GROW Grand Rapids" 2040 Comprehensive Plan available for review. (see below links)

For more information on the remainder of the Comprehensive Plan Update Project schedule, and future opportunities to participate in the update process: [GROW Grand Rapids Schedule](#)

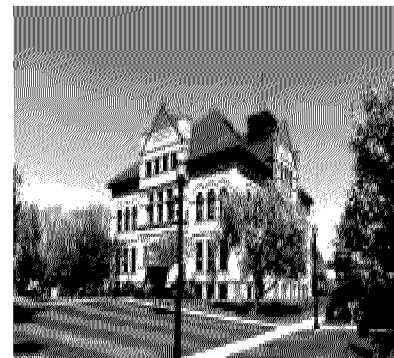
FINAL DRAFT for public review and comment:

- FINAL DRAFT: Grow Grand Rapids - Chapters 1 -3
- FINAL DRAFT: Grow Grand Rapids - Chapter 4 Land Use
- FINAL DRAFT: Grow Grand Rapids - Chapter 5 Housing
- FINAL DRAFT: Grow Grand Rapids - Chapters 6 & 7
- FINAL DRAFT: Grow Grand Rapids - Chapters 8 & 9
- Appendix A - Maps
 - Maps: Figures 4.3 - 7.2
 - Maps: Figures 7.3 - 7.5
 - Maps: Figures 8.1 - 8.9
 - Maps: Figures 9.1 - 9.5
- Appendix B - Public Engagement Summary



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Historic Central School Info



City Calendar

Community engagement is a key component of the Comprehensive Plan update. The goals and recommendations developed within the Plan will be derived from the input received by residents throughout the process. **Check back for updates!**

Steering Committee Meeting Agenda's:

- Agenda Meeting #1 - January 15, 2019
- Agenda Meeting #2 - February 27, 2019
- Agenda Meeting #3 - June 20, 2019
- Agenda Meeting #4 - September 11, 2019
- Agenda Meeting #5 - December 4, 2019
 - Meeting #5 PowerPoint Presentation
- Agenda Meeting #6 - January 21, 2020

What is a Comprehensive Plan?

Minnesota law enables cities to adopt a “comprehensive” plan to guide economic development, transportation, and land use actions. The comprehensive plan is a policy document rather than an ordinance or law, but provides the legal foundation for the city’s ordinances, programs, and capital investment plans.

A Comprehensive Plan identifies a community’s desired future, looking out 20 years, or in this case, the Grand Rapids of 2040. The desired future is described with a future land use map and supporting written goals and policies. Plans typically have three important parts –background information to define the “what is,” maps and goals to define the “desired future condition,” and a set of implementation actions to bridge between the “what is” and the “desired future.”

The Existing Comprehensive Plan

In July of 2011, the City of Grand Rapids adopted an updated Comprehensive Plan, after a yearlong process of background studies, engaging residents and businesses, and detailed discussion. Since adoption, many 2011 Plan goals have been achieved, including public investment in new street connections, new economic development projects and initiatives, and additional planning efforts such as the Arts and Culture Roadmap and an updated Parks and Trails Master Plan.

Changing situations, however, diminish the importance of some Plan goals, and new challenges and opportunities, not envisioned during the creation of the 2011 Plan, are arising. Has there been a change in the community’s vision of an ideal future or the core community values that drive that vision. Should the current and desired future socioeconomic environment change

[View Full Calendar](#)

24
FEB City Council Meeting
Starts: 02/24/20
05:00pm

09
MAR City Council Meeting
Starts: 03/ 9/20
05:00pm

10
MAR Arts and Culture
Commission Meeting
Starts: 03/10/20
03:45pm

11
MAR Public Utilities
Commission Meeting
Starts: 03/11/20
04:00pm

11
MAR Civic Center/Parks &
Recreation Board
Meeting
Starts: 03/11/20
05:30pm

17
MAR Pokegama Golf
Course Board
Meeting
Starts: 03/17/20
07:00am

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the City’s long-term priorities? What actions should be taken to achieve the vision and is the City situated to sustain its resources - community, economy, and natural – over the long term?

What happens, and how can I be involved?

The Comprehensive Plan update will take place over 9-10 months. The City will hold two public meetings, to present draft maps, policies and other work for public input, as well as a final comment meeting. In addition to public meetings, the City intends to conduct a public survey, and conduct a series of community engagement discussions to get detailed input on issue identification and community vision, values, and redevelopment/growth area preferences.

The City Council has appointed a Comprehensive Plan Steering Committee to serve as advisors to the Planning Commission and the City Council and to be the decision-making body for creating a draft Plan.

The structure of the Comprehensive Plan Steering Committee is intended to ensure a wide representation of interests. The Steering Committee represents the following interests:

- Business- Manufacturing Representative (1)
- Business- Downtown Retail/Service Representative (1)
- Business- Non-downtown Retail/Service Representative (1)
- Builder/Developer Representative (1)
- Tourism/Hospitality Industry Representative (1)
- Social Services Representative (1)
- Housing Representative (1)
- Health Care Industry Representative (1)
- Education Representative (1)
- Residential Representatives (4- residents/one from each quadrant of town)

In addition to these volunteer appointments, the Steering Committee will have two representatives from the Planning Commission and two City Council representatives. The Grand Rapids EDA will provide oversight and guidance in the development of the economic development element of the plan.

For more information on the project, contact Rob Mattei, Director of Community Development, City of Grand Rapids, 218-326-7601.

piled materials such as...



Grand Rapids Retail Market Study Released

With technical assistance provided by the University of Minnesota Extension, the Grand...



University of Minnesota study reveals economic impact of IRA Civic Center

The University of Minnesota Extension's Tourism Center found that the IRA Civic...

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- Special Assessments
- Municipal Code

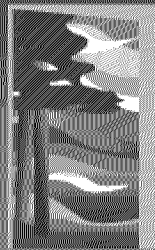
RECREATION

- Parks & Trails
- IRA Civic Center

IT'S IN MINNESOTA'S NATURE

*For those seeking the ideal
balance of community and
wilderness*

*Grand Rapids and Itasca
County are in the middle of
the Minnesota north woods
where the nature of the
community reflects and
complements the splendor
and strength of the outdoors
so priorities are in their
natural order and
perspective remains fresh.*



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-0955	Version:	1	Name:	Consider approving a resolution adopting the updated Comprehensive Plan for the City of Grand Rapids dated February 24, 2020.
Type:	Agenda Item	Status:		Status:	Public Hearing
File created:	2/20/2020	In control:		In control:	City Council
On agenda:	2/24/2020	Final action:			
Title:	Consider approving a resolution adopting the updated Comprehensive Plan for the City of Grand Rapids dated February 24, 2020.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Comprehensive Plan: Resolution for Adoption				

Date	Ver.	Action By	Action	Result
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Consider approving a resolution adopting the updated Comprehensive Plan for the City of Grand Rapids dated February 24, 2020.

Background Information:

After the public hearing on this matter, the City Council will want to consider the public testimony received and review the recommendation put forward by the Planning Commission.

If they are in agreement with it, the Council can accept the recommendation of the Planning Commission, which was to approve the updated Comprehensive Plan as prepared by the Steering Committee, and adopt the resolution as prepared, or the Council can make amendments it deems necessary and approve an amended version of the draft Comprehensive Plan.

Requested City Council Action

Consider approving a resolution adopting the updated Comprehensive Plan for the City of Grand Rapids dated February 24, 2020.