

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
WEDNESDAY NOVEMBER 16, 2021–6:30 P.M.  
City Hall Chambers

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer, Betts, McCoy and Grotting

ABSENT: None

STAFF: City Administrator Kaltsas, Assistant to Administrator  
Horner

VISITORS: Martie Chelstrom

4.\*\*\*Consent Agenda\*\*\*

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the November 3, 2021, Regular City Council Meeting.
- b. Approval of Accounts Payable (Checks Numbered 20822-20867).
- c. 2021 Third Quarter Financial Report.

**Motion by Betts, second by Grotting to approve the Consent Agenda. Ayes: Johnson, Spencer, Grotting, McCoy and Betts. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

5. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

Martie Chelstrom would like to discuss the procedure of how the process works for approving cluster development. Kaltsas said that there is no application in front of the city for the Koch's project, there is only a concept plan. Tonight, the planning commission is not having an open hearing since there is no application. Kaltsas said that tonight will just be a discussion on cluster development. Kaltsas explained that the city had been requested by a developer that had questions on requirements for subdivisions and density, that sparked another question about the Koch's concept plan. The city decided to look at the ordinance to clarify the density through an ordinance amendment. It was discussed in draft format and would be formally considered at tonight's meeting, but it will be pushed back to a future meeting.

Chelstrom asked if it is an elected decision on the landowner to be considered cluster or RR. IS there a

criteria they have to meet to ask for that exception. Kaltsas said that a cluster is a conditional use which would have to be rezoned. There would have to be preservation of open space and other standards that go with that. It is at the Council's discretion. Chelstrom said he discussed with the neighbors about opening up Brei Kessel Road cul-de-sac and he stated that everyone is opposed. Johnson said that because this is not on the agenda, and we need to proceed with the planned agenda and open this up to further discussion at a later time. Chelstrom said he would like to add a kudos to Joe Baker. He responded promptly by coming out to answer watershed questions he had. Ken Stromel, Martie Chelstrom's neighbor mentioned that recommends getting a better concept drawing for Brei Kessel Road. Spencer mentioned that there is no public hearing at this point or an application to proceed with this plan. When there is a one, that would be the time to speak about this.

## **6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF**

### **Grotting attended the following meetings:**

- Canvassing
- Ribbon Cutting

### **Spencer attended the following meetings:**

- Canvassing
- Ribbon Cutting
- Jean Truax Memorial Service
- Hwy 12 Safety Coalition
- MP Council Member

### **McCoy attended the following meetings:**

- Fire Commission

### **Betts attended the following meetings:**

- Hwy 12 Safety Coalition
- Fire Commission
- Canvassing

### **Johnson attended the following meetings:**

- TZD
- Regional Council of Mayors
- MP Fire Dept
- Senior Community Services Finance
- Jean Truax Funeral
- Veteran's Day Service
- Webinar at the U of M
- Another TZD
- Conference National League
- Hwy 12 Corridor Coalition

- Canvassing

**Horner attended the following meetings:**

- BKV
- Rochon
- Canvassing

**Kaltsas attended the following meetings:**

- Metro Cities
- LMC
- Canvassing

7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the October 2021 Activity Report.
8. **RESOLUTION No. 21-1116-01:** Designating the Independence City Hall as the 2022 Polling Place in Accordance with Minnesota Statutes 204B.16.

**Motion by Spencer, second by McCoy to approve Resolution 21-1103-02. Ayes: Johnson, Spencer, Grotting, McCoy and Betts. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

9. Consideration to Proceed with the Construction of a New Garage Space to House the West Hennepin Public Safety Vehicles and North Memorial Ambulance.

Kaltsas stated that Council had requested that he look into any options to reduce the cost of construction for the new garage for WHPS and North Memorial. Kaltsas said he spoke with BV Construction out of Buffalo, who were considerably less expensive than Ram Construction, about making it smaller which gave us a \$45,000 deduction. It would be an 80x84 building instead of an 80x100. The public does benefit from having this building here so that it is closer to the residents for emergency services. There will be faster services for ambulance, they would get revenue from North Memorial with leasing the building and WHPS would have indoor storage. With some of the proceeds from the bonds and left-over funds from the remodel, we can use this for rerouting the plumbing, due to the green house demo project, from the well head into the public works facility. We would also need to redo some of the garage space. We are hoping to start the garage project in the Spring and hopefully up and running by May. He said that we will have to re-price again because costs are fluctuating so much for materials. He asked if there is direction to proceed with the construction of this garage and if there is direction to proceed with BV construction. He hopes to utilize some of the ARP funds because it is emergency services. Johnson stated that the budget for next year doesn't factor in any of the bonding yet, so there is a possibility that we could end up with another conduit project that could cover a good portion of it.

McCoy asked if we could wait to get the bids back before we make a decision on making it smaller. Kaltsas said he thinks we should wait for the costs to go down, then we could make it larger. And budget-wise it may work out better. Grotting said that \$45,000 may be nothing when we have more information on budget and bids. Johnson mentioned that this was a discussion with the Public Works building and now we are glad we have the extra space and made it bigger. Spencer asked if we could donate the green house to the fire department or if that is too close to the railroad. McCoy said we are strapped because of permitting and it would cost too much

money. Johnson asked if the water from public works is coming from the City Hall. Kaltsas said we would need a new well.

Spencer asked if Kaltsas is looking for direction to move ahead. Kaltsas said he just needs to give BV Construction approval. Johnson said we can always pull the plug if needed. Kaltsas said they are going to take 4 trees, berm it and get rid of the green house.

**Motion by Spencer, second by Betts to approve proceed with the garage project with a cap of \$600k and revisit the product costs in the Spring. Ayes: Johnson, Spencer, Grotting, McCoy and Betts. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

10. Open/Misc.

11. Adjourn.

**Motion by Spencer, second by McCoy to adjourn at 7:05 p.m. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

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Respectfully Submitted,  
Amber Simon / Recording Secretary