

MINUTES OF A REGULAR MEETING OF  
THE INDEPENDENCE CITY COUNCIL  
TUESDAY, FEBRUARY 18, 2025 – 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 Spencer at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL

PRESENT:	Spencer, Grotting, Betts, McCoy, Fisher
ABSENT:	None
STAFF:	City Administrator Kaltsas, WHPS Chief Kroells
VISITORS:	See Sign-in sheet.

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 January 27, 2024, Special City Council Meeting and Workshop.
- b. Approval of City Council Minutes from the February 4, 2024, Regular City Council Meeting.
- c. Approval of Accounts Payable; (Batch #1 - Checks No. 23414-23444, Batch #2 - Checks No. 23445-23459).
- d. Large Assembly Permit for Tour de Tonka Bicycle Event – Saturday, August 2, 2025.

Betts asked about a negative amount on a check stub. Kaltsas explained that for that particular invoice, there was a credit on our account.

**Motion by McCoy, seconded by Betts to approve the Consent Agenda. Ayes: Spencer, Grotting, Betts, McCoy and Fisher. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0**

5. Reports of Boards and Committees by Council and Staff.

**Fisher attended the following meetings:**

- Chief Interviews
- Gravel Roads Open House

**Betts attended the following meetings:**

- Chief Interviews

- Gravel Roads Open House

**McCoy attended the following meetings:**

- Chief Interviews
- Gravel Roads Open House
- WHPS police commission (zoom)
- Loretto Fire

**Grotting attended the following meetings:**

- Chief Interviews

**Spencer attended the following meetings:**

- Chief of WS meeting with Kaltsas
- PSCWM
- Joint Council Chief Interviews
- Gravel Roads Open House
- WHPS police commission
- Meeting with Kaltsas on a project in Independence on variances
- NW League
- Met with Mayor Maas-Kuske
- WM Drug Task Force
- LMCC
- Chief Leuer and Kaltsas meeting

**Motion by McCoy, seconded by Betts to accept Brad Spencer's resignation as City Councilman to be sworn in as Mayor. Ayes: Spencer, Grotting, Betts, Fisher and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0**

6. West Hennepin Public Safety – Director Gary Kroells: Presentation of the January 2025 Activity Report.

Chief Kroells reported that there were 424 incident complaints in the month of January. Of those complaints, 253 were in Independence and 127 were in Maple Plain.

See full report.

7. 2025 Water System Feasibility Study: a. Authorization to Proceed with Preparation of Study.

Kaltsas explained that the property owners of Hilltop Farms approached the city about developing the South side of the property. There is roughly 150 acres, and it is located between County Road 83 and County Road 90. The comp plan did identify that area as low density for that area. Utilities would need to be identified for this development. MetCouncil was willing to bring sewer to County Road 19 and we would have to expand from there. Maple Plain was not sure if they could provide water due to the capacity they are at now and with future development of their own. Maple Plain has agreed to

allow the city and developer to do a water system feasibility study on the Maple Plain water system as well as look into the costs of a stand-alone system for Independence. Independence has given the scope to Hilltop Farm and would anticipate an escrow agreement with the developer and the city to reimburse for those expenses. The total cost is \$58,500. It is a robust scope. There is a benefit to Independence knowing this information as well so the city would like to pay \$8,500 towards these costs. The council would need to authorize them to proceed subject to signing an escrow agreement.

Betts asked if an attorney has looked at this yet.

Kaltsas said an attorney has reviewed it and it came back without modifications. He also said that the city would wait until the developer has signed the agreement before proceeding with the study.

Grotting asked about a discussion from that past about making attempts to serve landowners otherwise neighboring cities could take the land.

Kaltsas said that was in relations if the city doesn't have the ability that a neighboring city could say that they would be able to serve it. In this situation, Maple Plain has said they cannot. Independence has to determine how we can serve it. This is common for a developer to pay and look into this.

Spencer said we have to decide how we can serve that property, but we need to know the costs first.

Grotting asked how Kaltsas decided on the amount of \$8,500.

Kaltsas said there is potential if the city would build this that it would have capacity to serve more properties. It would be beneficial to the city to pay this small piece to have that information.

Betts asked if this is for the higher density area.

Kaltsas said that the piece that is being studied is the higher density side of the property.

Spencer said it could possibly be expanded to the industrial district and that would help keep their insurance ratings down with the having fire hydrants. That would be a benefit. There could also be another fire station to serve that. A small contribution from the city for information we could benefit from is fair.

**Motion by Grotting, seconded by McCoy to approve the city's contribution to the water feasible study of \$8,500. Ayes: Spencer, Grotting, Betts, Fisher and McCoy. Nays: None. Absent: None. Abstain: None. MOTION DECLARED CARRIED. 5-0**

#### 8. City Council Upcoming Meeting Schedule and Local Board of Appeals (LBAE) on April 15th , 2025.

Kaltsas said that no action is needed on this item, it is just information for the council and residents. It is a discussion on scheduling conflicts.

The LBAE meeting is scheduled for 6:00pm on April 15<sup>th</sup>. It was moved from April 1<sup>st</sup> due to Spring Break weeks and other scheduling issues. There is also a meeting scheduled on July 1<sup>st</sup> which is the week of the Fourth of July. Since there are 5 weeks in June, we can move the second meeting that month back a week to the 24<sup>th</sup> and cancel the July 1<sup>st</sup> meeting.

Spencer asked if the planning commission meeting would be moved back as well.

Kaltsas said he would change that meeting too so they are on the same night.

Spencer asked if the 24<sup>th</sup> would be late enough to approve checks or if there would be a special meeting.

Kaltsas said we wouldn't need another meeting.

McCoy asked about the first August meeting being on Night to Unite.

Kaltsas said we usually just move the time of that meeting to earlier so council is done in time.

## 8. Open/Misc.

Spencer noted that Kaltsas and himself have been actively meeting with Chief Leuer about fire departments. He said they got the ISO report and looking into updating items around the fire station. He said they are going to bring WS firefighters through the MP fire station to get a feel for it. Some items seem to be coming together rather nicely. He said the council may have a workshop to discuss terms and other items.

Bill McMullen on County Line Road, located in Franklin Township spoke.

He stated his concerns with Delano attempting to turn County Line Road into a collector street with their plans to pave the road.

Spencer asked if Delano has confirmed that they are paving it.

McMullen said yes, a good portion of 90<sup>th</sup> Street is already a shared road.

Grotting asked if 90<sup>th</sup> is the road where the new development is located.

McMullen said yes.

McCoy asked if Delano has contacted Independence about this.

Kaltsas said the city admin did ask if Independence had an issue with them paving it and asked if we wanted to contribute to the cost of that. Our response was no. We asked for plans, and we haven't seen anything. They have an agreement with Franklin Township, but we don't have anything yet. He wanted to remind council about the commercial property coming and the future roundabout. There are improvements slated for 2028, but we haven't looked at this plan. Independence doesn't pay for maintenance on County Line Road even though we do have ownership. County Line past Sutton's is in our gravel road improvement plan for the gravel portion. He stated that we own half of the right of way so we would need an agreement with Delano for them to pave our portion.

McCoy stated he wanted to express sincere appreciation to our staff for the wonderful parties they put on for Marvin. He said it was phenomenal, and he has received lots of positive comments!

Kaltsas said there was a lot of work that was done to prepare!

Grotting said next time there is a 45-year retirement, we will do it again!

## 9. Adjourn.

**Motion by Betts, second by McCoy to adjourn the meeting at 7:13pm. Ayes: Spencer, Grotting, Betts, Fisher and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0**

Meeting adjourned at 7:13 pm.

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Respectfully Submitted,  
Amber Simon/ Recording Secretary