



CITY COUNCIL MEETING AGENDA
REGULAR MEETING
TUESDAY, AUGUST 21, 2018

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
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 July 10, 2018 Regular City Council Meeting.
 - b. Approval of City Council minutes From the July 17, 2018 Regular City Council Meeting.
 - c. Approval of Accounts Payable; Checks Numbered 18142-18223.
 - d. Approval of the Large Assembly Permit for Mamas Happy Fall Event to be Held September 6-8, 2018.
 - e. Approval of the Large Assembly Permit for Cystic Fibrosis Bike Ride to be Held September 22, 2018.
 - f. Approval of a Tobacco License for Windsong Farm Golf Club.
 - g. Approval of the Truth in Taxation Annual Hearing to be Held on December 4th, 2018 at 6:00 P.M.
 - h. Second Quarter Financial Report
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
6. Reports of Boards and Committees by Council and Staff.
7. Nate Pribyl (Applicant/Owner) requests that the City consider the following action for the property located at 5405 Lake Sarah Heights Dr. (PID No. 01-118-24-23-0011) in Independence, MN:

- a. **RESOLUTION 18-0821-01** – Considering approval of a variance for reduced setbacks to allow the reconstruction and enlargement of the existing legal, non-conforming shed located on the subject property.
8. Open/Misc.
9. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, JULY 10, 2018 –6:30 P.M.

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 and McCoy

ABSENT: Steve Grotting

STAFF: City Administrator Kaltsas, Administrative Assistant Horner, City Attorney Vose

VISITORS: Kaci Fisher, Mike Kuka, Bonnie Kuka, Lynne Fisher, Anita Volkenant, Jay Fischer, Lynda Franklin, Don Hamilton, Marilyn Hamilton, Bobbi McCoy

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 June 19, 2018 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 18078-18128. Check Number 18105 was voided.
- c. Approve the Release of the Security Associated with the Public Improvements in the Serenity Hills Subdivision.
- d. Approval of the Large Assembly Permit and Associated Minnesota Lawful Gambling Exempt Permit for Twin Cities Polo Club Annual Polo Classic Event to be Held August 3-5, 2018.
- e. Approval of the Large Assembly Permit for the Running of the Bays Race Event to be Held September 8, 2018.
- f. Approval of Election Judges for the November 2018 Elections.

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

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- Planning Commission Meeting

- City Council Workshop
- Wright County Commissioner Meeting
- Judge at the Lake Sarah Boat Parade

Grotting attended the following meetings:

McCoy attended the following meetings:

- Planning Commission Meeting
- City Council Workshop
- Police versus Fire Department Softball Game
- Delano Fourth of July Parade

Betts attended the following meetings:

- League of Minnesota Cities Convention
- City Council Workshop
- Police versus Fire Department Softball Game
- Fire Commission Meeting

Johnson attended the following meetings:

- Planning Commission Meeting
- League of Minnesota Cities Conference
- City Council Workshop
- National League of Cities Planning Meetings with Staff
- Fire Commission Meeting

Horner attended the following meetings:

- Planning Commission Meeting
- City Council Workshop

Kaltsas attended the following meetings:

7. Director Gary Kroells, West Hennepin Public Safety - Activity Report for the Months of April and May 2018.

for a complete report see the City Council packet

Kroells stated WHPS handled a year to date total of 2,346 incident complaints. 1,352 in Independence and 851 in Maple Plain. Kroells also talked about the backups occurring on Highway 12 due to the detour of Highway 55 through Highway 12. He is going to work with MnDOT on another possible workaround as the congestion is quite bad through the commute hours.

8. Annual Opportunity for Public to Comment on MS4 Permit.

Kaci Fisher with Hakanson Anderson stated that this is an opportunity to comment on the MS4 Stormwater Permit and no official public hearing is required.

What is an MS4?

- A municipal separate storm sewer system is a conveyance or system of conveyances (roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, storm drains, etc.) that is also:
 - owned or operated by a public entity (which can include cities, townships, counties, military bases, hospitals, prison complexes, highway departments, universities, etc.) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage districts, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the Clean Water Act that discharges to waters of the United States;
 - designed or used for collecting or conveying stormwater;
 - which is not a combined sewer; and
 - which is not part of a publicly owned treatment works.

Fisher said the MS4 General Permit is designed to reduce the amount of sediment and pollution that enters surface and ground water from storm sewer systems to the maximum extent practicable. Stormwater discharges associated with MS4s are subject to regulation under the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS). Through the MS4 General Permit, the system owner or operator is required to develop a stormwater pollution prevention program (SWPPP) that incorporates best management practices (BMPs) applicable to their MS4.

Motion by Spencer, second by Betts to thank Kaci Fisher for her work and to close the public comments. Ayes: Johnson, Betts McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

9. Consideration of Approval of the Cooperative Water Resources Agreement Relating to the Baker Park Ravin Project.
 - a. Cooperative Water Resources Agreement – Baker Park

Vose said the City was presented with the details of a multi-agency ravine stabilization project earlier this year that would help to improve water quality in Lake Independence. Independence, Medina, the Park District, and the Commission recognize that intergovernmental cooperation in achieving the phosphorus watershed load reductions called for in the Lake Independence TMDL to improve water quality in Lake Independence is in the mutual interest of the Parties, the citizens of Hennepin County, and the metropolitan area. The City would enter into the Agreement to facilitate the improvement of Lake Independence water quality through the implementation of the Baker Campground Ravine Stabilization project. The City of independence would be responsible for up to \$10,500 of the total project cost which represents approximately 23% of the total. The total cost of the project is equally split between the four aforementioned entities, with the remaining balance coming from grant funds. The City's share of the funding would come from the Pioneer Sarah Creek budget annually levied by the City.

Council is being asked to consider approving the Cooperative Agreement and authorize the Mayor and Administrator to execute the agreement on behalf of the City. *for the full agreement refer to the City Council packet*

Motion by Spencer, second by McCoy to approve the Cooperative Water Resources Agreement Relating to the Baker Park Ravin Project. Ayes: Johnson, Betts McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

10. Mike Kuka (Applicant/Owner) requests that the City consider the following actions for the properties located at 4405 County Road 92 N, Independence, MN (PID No.s 04-118-24-24-0002 and 04-118-24-31-0001):

- a. **RESOLUTION 18-0710-01** – Considering approval of a conditional use permit amendment to allow additional horses to be boarded in association with the existing commercial riding stable on the subject property.

Vose stated the City approved a conditional use permit (CUP) for the subject properties in 2016 to allow a commercial riding stable. The conditional use permit granted allowed a total of 25 horses to be boarded on the property. The applicant is seeking a conditional use permit amendment to allow an additional 35 horses to be boarded on the properties (total of 60 horses). A commercial riding stable is further defined in the City's ordinance as follows: *Subd. 69. "Riding stable, commercial." Stables, barns, and facilities for the keeping and riding of horses, both indoor and outdoor, operated as a livery or boarding stable, or other commercial recreational use.* The commercial riding stable currently permitted allows the boarding of horses as well as hosting a limited number of additional equestrian related events within the facility.

The applicant is requesting permission to board up to 60 horses on the subject properties. The two properties are comprised of a total of approximately 97 acres. The City allows one (1) animal unit for the first 2 acres and one (1) additional animal unit for each additional acre. Based on gross acreage, the property would allow a total of 96 animal units (1 horse equals one animal unit) on the properties. The City has recently reviewed commercial boarding stables with an additional filter which looks at the total upland acreage (versus gross acreage) of a property when determining animal unit count. Of the approximately 97 acres, staff has calculated that approximately 19 acres is wetland/drainage way and an additional 2 acres is covered with existing buildings and or parking areas. Based on this calculation, there are approximately 76 upland acres which would allow a total of 75 animal units.

There are many recommended acreage standards for the management of horses on a given property. The City has historically required that a commercial stable maintain 1/3 acre of useable pasture area per animal unit. To accommodate the 60 total horses, the applicant would need to maintain 20 acres of pasture area and 61 gross acres. The applicant has provided the City with a plan that indicates the location of the proposed boarding pastures. The applicant is not proposing to pasture all of the horses boarded on this property in the pasture areas. The 25 horses that were permitted with the initial CUP will continue to be stabled in the existing barn and allowed to pasture within the existing pastures located to the north of the existing indoor riding arena.

Ultimately, proper pasture and manure management is critical for maintaining and sustaining the land and managing the potential impacts of manure runoff. Utilizing the proper pasture and manure management plans, it is possible that this property could accommodate the number of additional animal units being requested by the applicant. The applicant is currently managing manure by spreading it on the subject property. The City has recently required similar facilities to regularly test soil conditions to ensure that manure can be spread on the subject property. The condition considered on past approvals is as follows:

1. The applicant shall be required to test the soil in the existing pasture areas prior to land application of the manure. If the soil has a high in-situ phosphorous concentration which exceeds the phosphorous uptake from the vegetation, the applicant would not be permitted to land apply the manure until such

time as the phosphorus levels decrease. The number and location of the soil samples will be determined by the City.

2. There is an existing wetland located on the property. The applicant is proposing to fence the pasture areas so that there is no access to the wetland from the pasture areas. The City will want to consider requiring a minimum vegetative buffer distance from all wetlands. Staff recommends that the City require a 50-foot vegetative buffer be maintained around the existing wetland and drainage areas. This does not appear to be an issue based on the proposed pastures but would memorialize the buffer requirement to ensure changes in the pasture areas will not compromise water quality.
3. All other aspects and conditions of the existing conditional use permit would remain. The applicant has operated the facility for the past two years and the City has not identified or been made aware of any issues relating to the existing operation. The applicant has worked with the City to mitigate impacts of the commercial stable on the surrounding properties. The geographic location of this facility aids in its ability to mitigate potential impacts. The property has been developed to accommodate a significant amount of traffic due to the regular use of the indoor riding area. Commercial riding stables are permitted as conditional uses in the Agriculture zoning district. In order for the City to consider approval of an amendment to the conditional use permit request it must find that it meets the criteria established within the zoning ordinance. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
- 2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.*
- 5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.*
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.*
- 7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.*
- 8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.*
- 9. The proposed use will not stimulate growth incompatible with prevailing density standards.*

The subject property is located directly south of the Shrine Horse Facility which operates as a commercial riding stable. The relative size of the property, its access to County Road 92 and geographic seclusion help to mitigate potential issues related to operation of the proposed facility. The City is not aware of any additional complaints or concerns relating to the operation of the commercial riding stable on this property.

The proposed conditional use permit amendment to allow additional horses is generally consistent with the Agricultural nature of the property and surrounding land uses. The applicant believes that resulting traffic, noise, and other measureable impacts should not be incrementally amplified as a result of the increased number of horses due to the existing and historic use of the property. The City will need to determine if the requested conditional use permit amendment meets the criteria for granting a conditional use permit. Planning Commissioners discussed the requested CUP Amendment and asked questions of staff and the applicants. Commissioners asked if the CUP would no longer be conforming if one of the properties was sold. Staff noted that the CUP would be applied to both properties. Should the property be sold in the future, the CUP would no longer meet the conditions or would need to be amended. Commissioners asked about the Ag Preserve status of the property. It was noted that the property is currently in Ag Preserve. Commissioners discussed the origin of the 50-foot buffer requirement and it was noted that this represents the largest possible setback from wetland boundaries and was therefore determined to be appropriate for this application. Commissioners asked about spreading manure on-site versus hauling it off-site. Staff noted that the soil would be tested based on the same standard applied to the Shrine Horse farm to the north and then a determination would be made relating to the suitability of spreading the manure on-site or hauling it off-site. Commissioners recommended adding an additional sentence to the resolution that would clarify this point. Commissioners ultimately recommended approval of the CUP amendment to the City Council.

The Planning Commission recommended approval of the request for a conditional use permit amendment to the City Council. Should the City Council approve the requested action, the following findings and conditions should be considered:

1. The proposed Conditional Use Permit Amendment request meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. All conditions stated in **RESOLUTION No. 16-1213-02** shall remain in force with the exception of condition (f) stipulating the number of horses.
4. Approval of the conditional use permit amendment shall be subject to the following additional conditions being added to the conditional use permit:
 - a) No more than 60 horses shall be boarded on the property.
 - b) The applicant shall be required to test the soil in the existing pasture areas prior to land application of the manure. If the soil has a high in-situ phosphorous concentration which exceeds the phosphorous uptake from the vegetation, the applicant would not be permitted to land apply the manure until such time as the phosphorus levels decrease to a level found to be acceptable by the City. The number and location of the soil samples will be determined by the City. The City shall cause for the applicant to review the soil conditions annually and prior to any manure application to the property.
 - b) The applicant shall maintain a minimum 50-foot vegetative buffer between the existing wetland and any pasture areas. Animals shall not be permitted in the buffer areas.
 - c) The applicant shall manage the fenced pastures areas so that a minimum of 70 percent vegetative cover is maintained on the during the growing season.

5. The applicant shall pay for all costs associate with the City’s review and processing of the conditional use permit amendment and recording of the resolution.

6. The Resolution shall be recorded against the property.

Johnson asked how 70% vegetative cover is determined and Kaltsas said it is by transecting an area and determining if conditions were appropriate from that sample. Betts asked if the applicant was ready for more horses. Kuka said the fences would have to be put in and explained this was mostly for their daughters horses which would be boarded on and off at different times.

Motion by Spencer, second by McCoy to approve RESOLUTION 18-0710-01- a conditional use permit amendment to allow additional horses to be boarded in association with the existing commercial riding stable on for the properties located at 4405 County Road 92 N, Independence, MN (PID No.s 04-118-24-24-0002 and 04-118-24-31-0001). Ayes: Johnson, Betts McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

11. Fish and Son Properties (Applicant/Owner) request that the City consider the following action for the property located at 2020 County Road 90 (PID No. 23-118-24-23-0002) in Independence, MN:

- a. **ORDINANCE 2018-02** - Rezoning the subject property from AG-Agriculture to CLI-Commercial Light Industrial.
- b. **RESOLUTION 18-0710-03** – Considering approval of site plan review for the proposed commercial use of the property and a conditional use permit to allow boat service and repair on the subject property.

The applicants recently purchased the subject property. The existing home is not occupied by the owners and is rented out as a residence. There is an existing conditional use permit on the property that was granted in 1972 and allowed a commercial trucking business to exist on the property. While the existing CUP allows the use of the property for storing and maintaining equipment for a trucking and construction business inside the existing buildings, it does not allow the use of the property for any other purposes. The applicants would like to use the property for uses permitted in the Commercial Light Industrial – CLI zoning district, including the storage and potentially servicing of boats. There are several factors to consider relating to rezoning a property. The City’s ordinance has established criteria for consideration in granting a zoning amendment.

520.07. Criteria on zoning amendments. Subdivision 1. The planning commission and the city council may consider, without limitation, the following criteria in approving or denying zoning amendments.

Subd. 2. Zoning amendments must conform to the Independence city comprehensive plan.

Subd. 3. The zoning amendment application must demonstrate that a broad public purpose or benefit will be served by the amendment.

Subd. 4. The zoning amendment application must demonstrate that the proposed zoning is consistent with and compatible with surrounding land uses and surrounding zoning districts.

Subd. 5. The zoning amendment application must demonstrate that the subject property is generally unsuited for the uses permitted in the present zoning district and that substantial changes have occurred in the area since the subject property was previously zoned.

Subd. 6. The zoning amendment application must demonstrate merit beyond the private interests of the property owner.

As it relates to meeting the criteria for granting a zoning map amendment, the following information can be considered:

Subd. 2. The proposed rezoning is consistent with the comprehensive plan.

Subd. 4. The property has historically been used as a commercial property. The neighboring properties to the north and south are currently used for commercial purposes. There is a substantial wetland that separates the existing property from the residential properties to the north.

Subd. 5. The property is currently zoned agriculture. The use of property as an agriculture operation is somewhat restricted due to the limited amount of tillable acreage. The city has identified that this property will be better suited for commercial activities. Subd. 6. The City will need to determine that the rezoning of the property has public merit that reach beyond the interests of the property owner.

The applicants have indicated that they will expand the use of the property if it is rezoned. All future uses will be subject to meeting all applicable standards set forth in the City's zoning ordinance. All new construction or expansion of use will require the applicant to submit a site plan review application. The application will be reviewed by the City and may be forwarded to the Planning Commission and City Council depending on the scope and compliance of the proposed improvements. There are several other factors that should be noted and considered by the City. The minimum lot size in the CLI district is 2.5 acres. The subject property is a little over 5 acres with approximately 2.8 acres of upland. The minimum lot frontage for properties in the CLI district is 200 LF. The subject property has approximately 222 LF of frontage. There is an existing house on the property. Residential is not a permitted use in the CLI district. The use of the property for residential and the existing house will be "grandfathered in" and become a permitted nonconforming use after the rezoning. The use and structure will be subject to all criteria relating to non-conforming uses. The septic system that serves this home was found to be non-compliant and is in the process of being replaced. The applicant has also been working with the City to provide sewer service to the larger existing accessory structure.

The rezoning from A-Agriculture to CLI-Commercial-Light Industrial does not appear to impact the subject property as it relates to the current lot standards in the City's zoning ordinance. The proposed rezoning does not appear to create a property that is inconsistent with the surrounding properties. Given the historical use of the property and the existing physical separation between this property and any surrounding residential properties, there does not appear to be any substantial adverse effects on the surrounding or subject properties in the after condition as a result of this rezoning. The rezoning of this property would be subject to the City revoking the existing Conditional Use Permit.

SITE PLAN:

A change in use within the CLI zoning district typically triggers site plan review by the City. The applicant is not proposing to expand any of the existing buildings at this time. The applicant is planning on using the property and buildings for indoor and outdoor boat storage and possibly boat service and repair. Indoor boat storage would be permitted on the property if it meets all applicable requirements. Outdoor boat storage is permitted if properly screened in accordance with applicable standards provided in the zoning ordinance. Boat repair and service is a conditional use within the CLI zoning district as it is similar to automobile service and repair.

Subd. 8. Storage and display. All storage, display, service, repair, or processing must be conducted wholly within an enclosed building or behind an opaque fence or wall not less than six feet high, provided that materials stored shall not exceed the height of the fence. Outdoor storage is permitted only in conjunction with a principal building on the same property.

The applicant has prepared a proposed site plan which identifies the location of the existing buildings, driveway, existing house and proposed outdoor storage area. The plan further depicts the location of a proposed opaque fence, landscaping and gate. The applicant has worked with the City to define the outdoor storage areas, as well as to provide screening around the perimeter of the storage areas. The City has reviewed the plans as they relate to the site plan review standards provided in the zoning ordinance. In addition, the City has criteria for granting a conditional use permit. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.
6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

As it relates to both site plan review and the conditional use permit, the following items should be further considered by the City:

1. The applicant is not proposing to expand or renovate the existing buildings on the property. The existing CUP allows for the commercial use of the larger building for a trucking business.
2. The proposed use of indoor and outdoor boat storage is permitted within the CLI zoning district.
3. The requested CUP for boat service and repair is consistent with other boat storage facilities in the CLI zoning district. The City will require that the portion of the building used for boat service and repair have a concrete floor with requisite waste traps as required by the building code. In addition, the boat service and repair area within the building may need to be separated from other portions of the building in accordance with

applicable building codes.

a. Staff has reviewed the building codes with the applicant and noted that all uses in the building will need to be reviewed by an architect and given a prescribed occupancy rating. Based on that rating, additional improvements may be required.

b. Boat service and repair will need to comply with

4. There is no change proposed to the existing outdoor storage and parking areas. The applicant has already cleaned up a portion of rear storage area remaining from the previous owner.
5. The applicant has provided the City with a structural analysis of the buildings verifying that they can meet current snow loads. This is a basic requirement for being able to use the buildings for commercial uses. No boats will be permitted and or displayed for public sale on any portion of the property.
6. No outdoor storage or parking associated with the commercial use of the property will be permitted outside of the fenced and screened storage areas.
7. Any additional commercial uses will be subject to all applicable ordinance requirements relating to CLI zoned property.
8. The applicant is proposing to screen the street facing side of the property using a combination of fencing and landscaping. The City generally requires screening to be placed at a spacing of 1 tree per 40 linear feet. The applicant is showing 6 evergreen trees which would meet this requirement. The minimum tree size is 6' ht.
9. Fencing and screening will be required to be installed prior to any outdoor storage being permitted on the property.

The City staff has met with the applicant on several occasions to discuss the proposed rezoning, site plan review and conditional use permit for boat service and repair. The rezoning of this property is consistent with the comprehensive plan. The existing residential home on the property will become a legal non-conforming structure once rezoned. This condition previously existed on the property to the north. The residential home was eventually razed. This property has been used as a commercial property since the early 1970's. The use of the property for boat storage is permitted in the CLI zoning district. The applicant is proposing to screen the outdoor storage which will likely be perceived as an improvement to the existing and historic use of the property. Boat service and repair within the existing building is generally consistent with other boat storage and service facilities in the City. In addition, the property to the south has an automobile service and repair business. The City's other design, paving and landscaping standards would apply to new construction or expansion of the existing buildings. The City will need to find that the criteria for granting a conditional use permit have been met by the applicant.

Neighbor Comments:

The City has received a written comment from a commercial property owner located at CSAH 90 and Highway 12. The concern relates to the City requiring the same standards for this building as those imposed on their building relating to the servicing of boats. The City has noted that concrete floors and waste traps will be required for those portions of the buildings where boat service and repair would occur.

Planning Commissioners discussed the application and asked questions of staff and the applicants. Commissioners asked for clarification relating to the rezoning and comprehensive plan. It was noted that this is the only property remaining north of Highway 12 and east of CSAH 90 that has not been rezoned. Commissioners asked about the surface requirements and existing conditions of the outdoor storage area as shown on the site plan. Staff stated that the area to be used for outdoor storage is currently surfaced with class 5 and that the City would include a condition requiring all outdoor storage areas to be surfaced with a minimum of class 5 base. Commissioners asked for more information relating to the requirements for a service bay within the existing building. It was noted that any portion of the building used for servicing boats would need to meet all applicable building code requirements, have a concrete floor and flammable waste trap. Commissioners discussed the screening of the outdoor storage area. Commissioners noted that the eastern portion of the site can be seen from the residential properties to the northeast during the winter months. Commissioners asked about the height of the fence and the requirements for screening. Planning Commissioners recommended that the City work with the property owners to add some additional evergreen landscaping to the northeast property line. Ultimately Planning Commissioners recommended approval of the request for rezoning, site plan review and a conditional use permit to allow boat servicing.

The Planning Commission recommended approval to the City Council of the request for a zoning map amendment, site plan review and a conditional use permit to allow boat service and repair. Should the City Council approve the application, the following findings and conditions should be included.

1. The proposed rezoning, site plan review and conditional use permit meet all applicable criteria stated in Chapter V, Section 500, Planning and Land Use Regulations of the City of Independence Zoning Ordinance.
2. The proposed land use and zoning will be in conformance with the City of Independence Comprehensive Plan and the City of Independence Zoning Ordinance.
3. The Conditional Use Permit shall have the following conditions:
 - a) There can be no change to the existing outdoor storage and parking area limits or surfacing outside of routine maintenance.
 - b) No boats will be permitted and or displayed for public sale on any portion of the property.
 - c) No outdoor storage or parking associated with the commercial use of the property will be permitted outside of the fenced and screened storage areas.
 - d) No boat servicing shall occur outside of the designated and approved service bays wholly within the existing building. Any portion of the building used for servicing boats will need to meet all applicable building code requirements, make building permit application and receive a certificate of occupancy verifying all applicable building codes have been satisfied, have a concrete floor and flammable waste trap.
 - e) Any additional commercial uses will be subject to all applicable ordinance requirements relating to CLI zoned property.
 - f) The applicant shall be required to install the proposed landscape screening in accordance with the approved landscape plan attached hereto as **EXHIBIT B**. The City requires screening to be placed at a spacing of 1 tree per 40 linear feet. The minimum tree size is 6' ht. or 2" cal.

g) Fencing and screening will be required to be installed in accordance with the proposed site plan prior to any outdoor storage being permitted on the property (see attached Exhibit B).

4. Any future development or improvements made to this property will need to be in compliance with all applicable standards relating to the Commercial-Light Industrial zoning district.
5. The City will revoke the existing Conditional Use Permits pertaining to the subject property.
6. The Applicant shall pay for all costs associated with the City's review of the requested actions.
7. **RESOLUTION 18-0710-03** shall be recorded against the property.

Fisher stated the landscaper told them evergreens would not grow in the soil where they wanted to have them planted. Kaltsas stated the Council could state whether they would need to alter the soil by putting in berms to make it viable for the evergreens. Betts asked if the Fieldstone neighborhood would be able to see the boats. McCoy noted the Fieldstone neighborhood sits higher. Johnson stated it defeats the purpose to trim trees that are on the property already to plant new ones. Kaltsas said summer has 100% coverage currently with the trees currently on the property. McCoy said boxelders could come down in a strong wind and then it is a process to replant. Spencer said it is important to keep the requirements here consistent with other boat storage businesses. Fisher said they would replant trees if needed.

Motion by Betts, second by McCoy to approve ORDINANCE 2018-02 - Rezoning from AG-Agriculture to CLI- Commercial Light Industrial the property at 2020 County Road 90 (PID No. 23-118-24-23-0002) in Independence, MN. Ayes: Johnson, Betts McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

Motion by Spencer, second by Betts to approve RESOLUTION 18-0710-03 –for commercial use of the property and a conditional use permit to allow boat service and repair with modifications noted on 4. G. for the property at 2020 County Road 90 (PID No. 23-118-24-23-0002) in Independence, MN. Ayes: Johnson, Betts McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

12. Hamilton Bros. (Applicant/Owner) requests that the City consider the following action for the property located at 1050 County Road 83 (PID No. 35-118-24-41-0001) in Independence, MN: Councilmember McCoy recused himself on this issue.
 - a. **RESOLUTION 18-0710-04** – Considering approval of a final plat for a sixteen-lot residential subdivision to allow the subdivision of the property.
 - b. **ORDINANCE 2018-03** – Considering approval of the Hamilton Century Farm Storm Sewer Improvement Tax District.

Kaltsas said the City approved the rezoning and preliminary plat for the proposed subdivision in April, 2018. The applicant is now asking the City to consider final plat for the 17-lot subdivision of the subject property. The applicant has finalized the wetland delineation as well as prepared final storm water, grading, street and utility plans for the proposed subdivision. The final plat is consistent with the preliminary plat and is considered a formality to ensure that all proper securities and agreements are completed. Since the approval of the preliminary plat, the following items should be noted as a part of the City's consideration of the application:

1. The applicant revised the plan based on the Planning Commission's recommendation to remove the road connection to the southern property. Hamilton Hills road has been shortened to improve grading and provide a better storm water solution along the southern property line.
2. The applicant has finalized the wetland delineation and confirmed that there was not a delineated wetland across Lots 5 and 6.
3. The City Council approved the preliminary plat based on the notion that Hamilton Bros., Inc. will retain ownership of the Outlots.
4. The applicant worked with Hennepin County pertaining to the access into this property. Hennepin County has now approved the application for access to the County Road. The County is going to require a south bound right turn lane into the development no north bound left turn lane is warranted at this time and will not be required as a part of this development.
5. The City has completed a full review of the proposed final plat and has been working with the applicant to make all necessary corrections. The City has prepared a development agreement for approval by the City Council.
6. Storm water management has been reviewed by the City and several revisions have been asked of the applicant. Minnehaha Creek Watershed District has reviewed the Final Plat application and is still working with the applicant to resolve several conditions. The City will incorporate any outstanding issues into the final plat conditions of approval.
7. In addition to requiring the long-term maintenance of the storm water conveyance system by the homeowner's association (HOA), the City will establish a storm sewer improvement tax district for this development. The City is permitted to establish a storm sewer improvement tax district to acquire, construct, reconstruct, extend, maintain and otherwise improve storm sewer systems and related facilities within the District and to levy a tax on all taxable property within the District to finance such activities. The district boundary would directly correspond with the extents of this development and would provide the City with the ability to maintain the system in the future if the HOA is no longer solvent. The City can establish this district by ordinance following a public hearing on the matter.

The ordinance has been prepared for formal adoption following the requisite public hearing to be held at the Council Meeting. Staff is seeking a recommendation from the Planning Commission pertaining to the request for Final Plat approval. Should the Planning Commission recommend approval of the Final Plat, the following findings and conditions should be included:

1. The proposed Final Plat meets all applicable conditions and restrictions stated Chapter V, Planning and Land Use Regulations and Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. City Council approval of the Final Plat shall be subject to the following:
 - a. The Applicant shall address all comments and applicable requirements pertaining to the development, as requested in the City's review letter dated March 9, 2018.

- b. The Applicant shall make all revisions requested in the staff report, by the Planning Commission and City Council.
- c. The Applicant shall address all comments and applicable requirements pertaining to the water resources and as outlined in the water resources review letters from Hakanson Anderson Associates, dated March 6, 2018 and June 15, 2018.
- c. The Applicant shall address all comments and applicable requirements made in the City Engineer's review letters dated, March 8 and June 15, 2018 (MSA).
- e. The Applicant shall comply with all applicable regulations and conditions prescribed by Minnehaha Creek Watershed District and receive all applicable approvals.
- f. The Applicant shall comply with all applicable regulations and conditions prescribed by Hennepin County and receive all applicable approvals.
- g. The Applicant shall enter into a development agreement with the City for this development.
- h. The Applicant shall provide a letter of credit as established by the development agreement for all public improvements associated with this development.
- h. The Applicant shall consent to the establishment of the storm sewer improvement tax district.
- i. The Applicant shall enter into a storm water maintenance agreement pertaining to the required storm water ponds to be located on the property.
- j. The Applicant shall provide the City with copies of the HOA agreement and covenants.
- l. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
- 3. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.
- 4. The Applicant shall pay for all costs associated with the City's review of the Final Plat.
- 5. The Applicant shall record the Final Plat within ninety (90) days of the City Council approval of the Final Plat.

Betts asked why the park dedication fee was different. Kaltsas said the first one was based on a preliminary plan and the exact sizes were not finalized. He noted this is the 3rd revision.

Kaltsas explained the storm water taxing district and why this is now a condition in developments. Vose said it gives the City the authority to impose tax if the City ever had to take the maintenance of the sewer/storm facilities in the future. Kaltsas asked Vose to elaborate on the latitude within acquiring this property to go out and build improvements. Vose said adopting this ordinance does mean that the City may "take" this property without a formal acquisition process. The ordinance does not in itself mean the City can go out and take the property for free. McCoy said he has concerns with the wording of the Ordinance specifically a problem with "acquire". Vose said the wording could be changed to acquire by eminent domain or deed. It could specifically state that this Ordinance does not give the City the right to take the

property. Betts asked if there would be inspections to make sure the ponds are being properly maintained. Kaltsas said ponds are inspected according to state statute. Vose noted the parameters of the development agreement and contract for maintenance. He said if they fail to maintain the system according to the formal recording system set forth than the City has to give written notice of the breach of contract. Only then can the City step in and start to do maintenance. Betts noted taxing doesn't occur until a breach occurs. Kaltsas said Council could delay action on the Ordinance and Resolution by just approving the final plat tonight. Betts said it is important the language is clear. Vose said the changes could be made and brought to the meeting next week.

Motion by Johnson, second by Spencer to move RESOLUTION 18-0710-04 – Considering approval of a final plat for a sixteen-lot residential subdivision to allow the subdivision of 1050 County Road 83 (PID No. 35-118-24-41-0001) in Independence, MN . Ayes: Johnson, Betts and Spencer. Nays: None. Absent: Grotting. Recuse: McCoy. MOTION DECLARED CARRIED.

Motion by Johnson, second by Spencer to table ORDINANCE 2018-03 – Considering approval of the Hamilton Century Farm Storm Sewer Improvement Tax District at the property located at 1050 County Road 83 (PID No. 35-118-24-41-0001) in Independence, MN . Ayes: Johnson, Betts and Spencer. Nays: None. Absent: Grotting. Recuse: McCoy. MOTION DECLARED CARRIED.

13. Open/Misc.

14. Adjourn.

Motion by Betts, second by Spencer to adjourn at 8:50 p.m. Ayes: Johnson, McCoy, Betts and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

Respectfully Submitted,
Trish Gronstal/ Recording Secretary

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, JULY 17, 2018 –6:30 P.M.

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 and McCoy

ABSENT: Administrative Assistant Horner, City Attorney Vose

STAFF: City Administrator Kaltsas

VISITORS: Don Hamilton

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 Workshop Meeting Minutes, June 28, 2018
- b. Approval of Accounts Payable; Checks Numbered 18129-18141.
- c. Approval of Additional Election Judge for the 2018 Elections.

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

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

Grotting attended the following meetings:

- June Planning Commission Meeting
- Meetings with Mediacom

McCoy attended the following meetings:

Betts attended the following meetings:

- Highway 12 Coalition Meeting

Johnson attended the following meetings:

- Highway 12 Coalition Meeting
- Metro Cities Policy Meeting

Horner attended the following meetings:

Kaltsas attended the following meetings:

7. Hamilton Bros. (Applicant/Owner) requests that the City consider the following actions for the property located at 385 County Road 110 N (35-118-24-41-0001) in Independence, MN:
Councilmember McCoy recused himself on this item.
 - a. **ORDINANCE 2018-03** – Considering approval of the Hamilton Century Farm Storm Sewer Improvement Tax District.
 - b. **DEVELOPMENT AGREEMENT** – Consider approval of the agreement by and between the City of Independence and Hamilton Bros., Inc. for Hamilton Century Farm Subdivision.

Kaltsas said that City Council approved the final plat for the proposed subdivision on July 10, 2018. The Council tabled the discussion relating to adoption of the storm sewer tax improvement district and development agreement to allow the City attorney an opportunity to review the language of each document. The City attorney has reviewed the documents and made revisions to the development agreement and ordinance as follows:

Ordinance No. 2018-03 was revised to include an additional sentence at the end of paragraph 1.01.
“Any real estate acquisition shall be by voluntary conveyance or by eminent domain proceedings conducted in accordance with applicable law.”

Paragraph 5 of the development agreement was also revised to clarify that the storm water district tax could only occur following failure of the developer to cure any identified issues. Paragraph 5 states that the City reserves all rights to impose the stormwater district tax regardless of what the Maintenance Agreement provides. The proposed language limits that provision by adding at the end:

“.... provided, however, that the City shall not exercise such rights unless the Developer or its successors or assigns does not timely cure a failure to maintain the Stormwater Improvements after receipt of written notice as provided in paragraph 2 above.”

With this addition, the City will not be able to impose the tax until after it notifies the homeowners' association of a failure to maintain the ponds, and they fail to take action.

Council can approve the revised **Ordinance 2018-03** and development agreement based on the recommended changes.

Motion by Betts, second by Grotting to approve ORDINANCE 2018-03 – Considering approval of the Hamilton Century Farm Storm Sewer Improvement Tax District for the property located at 385 County Road 110 N (35-118-24-41-0001) in Independence, MN . Ayes: Johnson, Betts, Grotting and Spencer. Nays: None. Absent: None. Recuse: McCoy. MOTION DECLARED CARRIED.

Motion by Spencer, second by Betts to approve the DEVELOPMENT AGREEMENT – Consider approval of the agreement by and between the City of Independence and Hamilton Bros., Inc. for Hamilton Century Farm Subdivisio for the property located at 385 County Road 110 N (35-118-24-41-0001) in Independence, MN . Ayes: Johnson, Betts, Grotting and Spencer. Nays: None. Absent: None. Recuse: McCoy. MOTION DECLARED CARRIED.

8. Open/Misc.

Kaltsas noted the next meeting is scheduled on the “Night to Unite”. There is only one item for that meeting and it is not pressing. Betts stated she likes to go to the events that evening for “Night to Unite”.

Motion by Grotting, second by Spencer to suspend the August 7, 2018 Council meeting noting the next Council meeting will take place August 21, 2018. Ayes: Johnson, Betts, McCoy, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

9. Adjourn.

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

Respectfully Submitted,
Trish Gronstal/ Recording Secretary

City of Independence

Consideration of Large Assembly Permit for 7888 County Road 6

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: August 21, 2018

Discussion:

The annual event has posed problems relating to traffic and parking. The event has raised concerns from West Hennepin Public Safety and the City. Parking and traffic control are the biggest issues relating to this annual event. The City would recommend that parking associated with the event not be permitted on County Road 6 and County Road 92. The applicant has laid out parking for at least 70 vehicles on the two properties (the adjacent property does not have a conditional use permit) for vendors, plus 5 handicap spaces for customers. The applicant has noted that they are negotiating with adjacent land owners for use of their land for the annual event.

Recommendation:

Should Council consider approval of the large assembly permit for this event the following conditions should be established:

- a. The event shall be permitted which will allow retail sales within the principle structure and vendors in tents that are placed in the rear yard of the property for selling vendor merchandise.
 - i. In association with the event permitted on the property, the following additional conditions shall apply:
 1. During the multi-day event, food provided by licensed vendors can be offered for sale.
 2. Live music will be permitted to be performed during daylight hours only and in accordance with applicable noise ordinances.
 3. Parking will be permitted on the adjacent property located at 7876 County Road 6 with the property owners' consent.
 4. Parking will be permitted on the property located at 7914 County Road 6 with the property owners' consent.

5. The property owner will be required to provide traffic control as prescribed and approved by West Hennepin Public Safety during the event.
6. No parking shall be permitted on City owned public streets without the approval of West Hennepin Public Safety. Additional measures may be required by the City relating to posting and signage of permitted parking areas.
7. The owner shall notify all property owners within 350 feet, in writing, 14 days prior to the annual event.
8. No parking shall be permitted on County Road 6 and County Road 92 at any time.

PERMIT # _____



NON-CITY ASSEMBLY PERMIT APPLICATION

Fees & Definitions:

• 200+ Attendees (Large Assembly) = \$250	• 50+ Attendees (Small Assembly) = \$50
• 100+ Attendees (Medium Assembly) = \$100	• Non-profit Organizations = \$25

(Double fee for application received less than 10 business days prior to event).

Event Location:

7000 CR 6 Independence, across 3 days

Type of event:

Craft Fair

Number of people attending: 4,000 Date: Sept 6-8

☐ Residential

☐ Corporate

☐ Partnership

☐ Group or Association

☒ Other

Event Holder's Name:

Scott Fick

Address:

7000 CR 6

Contact Person:

Scott Fick

Home Phone:

Cell Phone:

612-281-5419

2nd Contact Person:

Amanda Fick

Home Phone:

Cell Phone:

612-239-0318

Security Plans:

Off Duty Police daily 10-4pm

Date West Hennepin Public Safety was notified of the event:

March 2018

Severe Weather Plans (in the event of):

Cancelled

Sound Plans - amplification and sound control:

Acoustic guitar

Outdoor Music ☒ Yes ☐ No - Starting Time

10

AM/PM,

Ending Time

5

AM/PM

Food and Concessions Plans:

Dakota Junction - Stephanie Bolles

Vendor's name, address, and license number

(copies of vendor license, insurance and permits must be provided)

CR 110 Mound

Vendor Work #:

Vendor Cell #:

Restroom Provisions: How many? 6 Location: At entrance

Lighting - Type: N/A How many? _____
Location of lights: _____

Parking Plan: Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained.

Date 7/16/18

Amarda K. Ficek
Signature of applicant

Date

Signature of applicant
*city Administrator
(per CLIP amendment)*

Office Use Only

Application Received: 7/16/18 Application Fee: NA Date Fee Paid: _____

Date \$1,000,000 certificate of liability insurance received: _____

Signature of City Official

Date

Signature of West Hennepin Public Safety

Date

PERMIT # _____



NON-CITY ASSEMBLY PERMIT APPLICATION

Fees & Definitions:

• 200+ Attendees (Large Assembly) = \$250	• 50+ Attendees (Small Assembly) = \$50
• 100+ Attendees (Medium Assembly) = \$100	• Non-profit Organizations = \$25

(Double fee for application received less than 10 business days prior to event).

Event Location: Start/Finish @ Minnetonka Orchards - routes attached
Type of event: Cycle Number of people attending: 100 Date: 9/22/18
☐ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☒ Other
Nonprofit

Event Holder's Name: Cystic Fibrosis Foundation Address: 100 N 6th St, Ste 604A, Minneapolis, MN
Contact Person: Kate Fahlen Home Phone: 612.263.9808 Cell Phone: 218.839.2295 55403
2nd Contact Person: Libby Wilhelmy Home Phone: 612.263.9852 Cell Phone: 651.235.8556

Security Plans: See attached
Date West Hennepin Public Safety was notified of the event: 7/10/18 - Chief Gary Knells

Severe Weather Plans (in the event of): See attached

Sound Plans - amplification and sound control: Small speakers at rest stops and at Minnetonka
Outdoor Music ☒ Yes ☐ No - Starting Time 8:00 AM/PM, Ending Time 3:00 AM/PM Orchards

Food and Concessions Plans: See attached
Vendor's name, address, and license number (copies of vendor license, insurance and permits must be provided)
Lucky 13 Catering → only @ Minnetonka Orchards
Vendor Work #: _____ Vendor Cell #: _____

Serving Alcohol: Yes: X No: _____ *→ only for purchase @ Minnetonka Orchards*
Selling Alcohol: Yes: X No: _____ (If selling alcohol contact the City for a Permit)

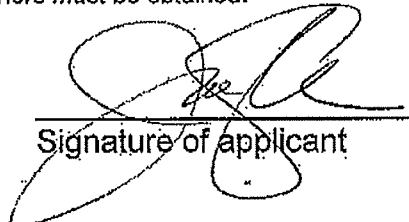
Restroom Provisions: How many? TBD Location: along route @ rest stations
↳ currently no rest stations are in Independence

Lighting - Type: NONE How many? _____
Location of lights: _____

\$1,000,000 Certificate of Liability Insurance-provide a copy: _____

Parking Plan: Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained.

7/11/18
Date


Signature of applicant

Date

Signature of applicant

Office Use Only		
Application Received: _____	Application Fee: _____	Date Fee Paid: _____
Date \$1,000,000 certificate of liability insurance received: _____		
Signature of City Official _____	Date _____	
Signature of West Hennepin Public Safety _____	Date _____	

SECURITY PLANS

- The Cystic Fibrosis Foundation (CFF) has been in contact with Chief Gary Kroells of West Hennepin Public Safety and they will coordinate security along the routes (see maps).
- The CFF will have HAM radio operators, SAG vehicles, and EMTs along the routes.

SEVERE WEATHER

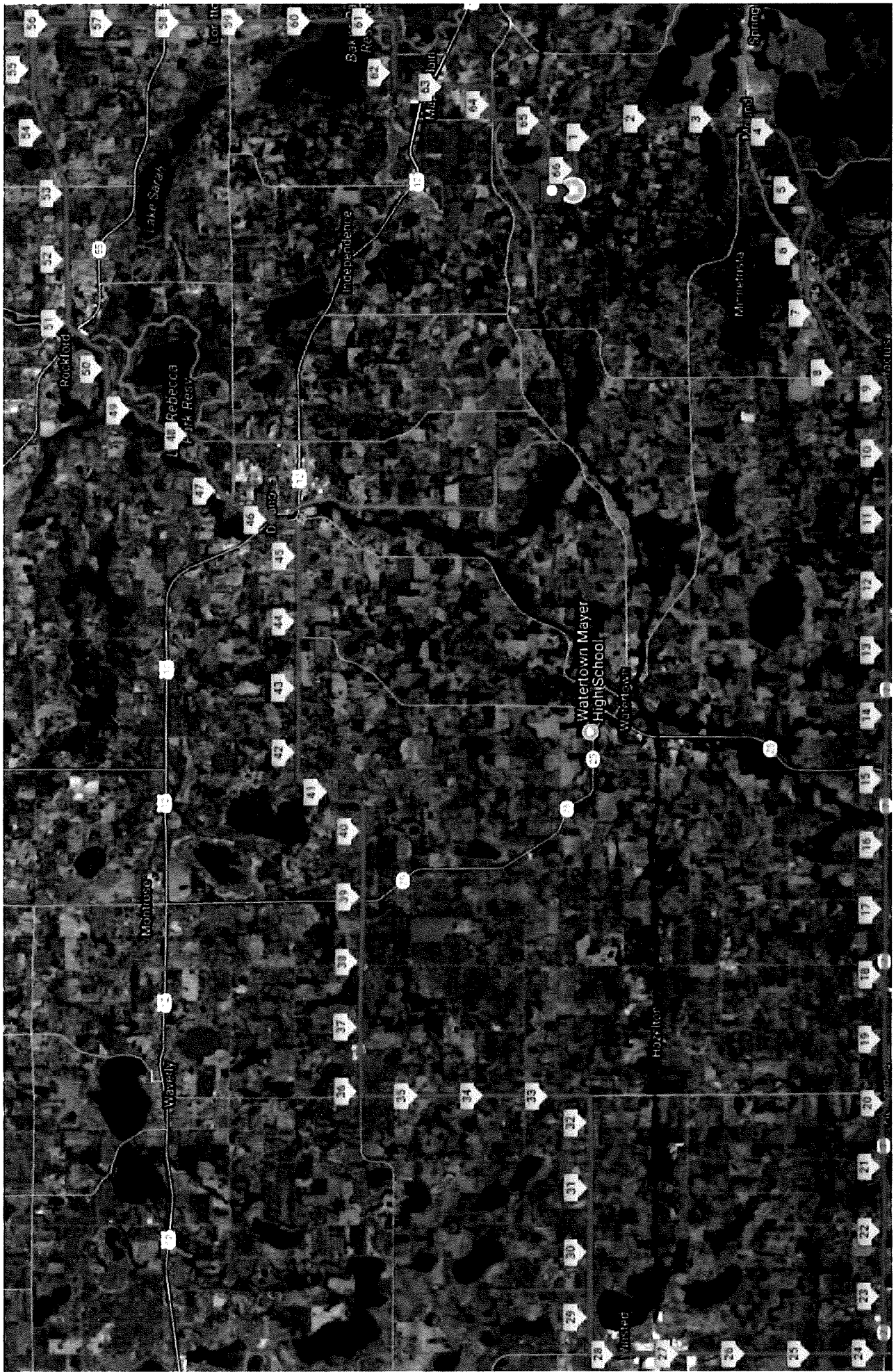
- The Cystic Fibrosis Foundation's inclement weather policy is as follows:
 - o The Cystic Fibrosis Foundation staff will monitor the weather closely prior to the event. Should the weather appear to be dangerous on the day of the event, beginning three days before said event, the CFF staff will communicate as such to participants, going so far as to cancel the event if needed.





FOOD AND CONCESSIONS PLANS

- There will be breakfast and lunch options at Minnetonka Orchards before and after the cyclists start their rides. There will also be alcohol for purchase at Minnetonka Orchards after the ride. The bar service is by Lucky 13 catering. There will be rest stations along the route with some food items, water, and gatorade to be given away to cyclists as necessary.



PARKING PLAN

- The cyclists will start and finish at Minnetonka Orchards and there are no rest stations planned in Independence so there shouldn't be any parking taking place in Independence.



66.3-Mile Route			
Directions	Mileage	Total	Comments
Starting at Minnetonka Orchards, turn right to head east on County Rd 26		0	
After 0.66 miles, turn right on County Rd 110	0.66	0.66	
Continue south on County Rd 110 for 1.69 miles	1.69	2.35	
Continue on Commerce Blvd/County Rd 110 through Mound for 0.97 miles	0.97	3.32	
Head west on Bartlett Blvd/County Rd 110 for 4 miles	1.5	4.82	
After 3.26 miles, turn left onto County Rd 92	3.26	8.08	Left-hand turn
After 0.76 miles, turn right on Old Minnesota 7 W/Wildwood Ave	0.76	8.84	
After 0.6 miles, turn right on MN-7 W	0.6	9.44	
After 2.89 miles, continue straight through the roundabout to stay on MN-7	2.89	12.33	
After 2.53 miles, continue straight through the roundabout to stay on MN-7	2.53	14.86	
After 9.02 miles, turn right onto Babcock Ave	9.02	23.88	
After 4.52 miles, turn right onto Linden Ave W	4.52	28.4	
After 2.01 miles, continue on County Rd 20	2.01	30.41	
After 1.98 miles, turn left on County Rd 33	1.98	32.39	Left-hand turn
After 0.49 miles, continue on County Rd 8	0.49	32.88	
After 3.01 miles, turn right on 90th St SW/County Rd 30	3.01	35.89	
After 9.55 miles, turn left on W River Rd	9.55	45.44	Left-hand turn
W River Rd turns slightly right and becomes Rockford Ave W	0.22	45.66	
At the stop sign, turn left onto Babcock Blvd W	0.07	45.73	Left-hand turn
After 0.22 miles, turn right onto Bridge Ave E	0.22	45.95	
After 0.12 miles, turn left onto River St N	0.12	46.07	Left-hand turn
After 1.73 miles, continue on Rebecca Park Rd/County Rd 50	1.73	47.8	
After 3.14 miles, turn right to stay on Rebecca Park Trail/County Rd 50	3.14	50.94	
After 4.75 miles, turn right on County Rd 19	4.75	55.69	
After 6.01 miles, County Rd 19 turns slightly right and becomes Perkinsville Rd	6.01	61.7	
After 0.5 miles, turn left on Budd St	0.5	62.2	Left-hand turn
After 1.5 miles, turn right on Watertown Rd	1.5	63.7	
After 0.5 miles, turn left on County Rd 110	0.5	64.2	Left-hand turn
After 1.42 miles, turn right on County Rd 26	1.42	65.62	
After 0.68 miles, Minnetonka Orchards will be on your right	0.68	66.3	



21.61-Mile Route		Mileage	Total	Comments	Drive Notes
Directions					
Starting at Minnetonka Orchards, turn right to head east on County Rd 26			0		
After 0.66 miles, turn right on County Rd 110	0.66	0.66			
Continue south on County Rd 110 for 1.69 miles	1.69	2.35			
Continue on Commerce Blvd/County Rd 110 through Mound for 0.97 miles	0.97	3.32			
Head west on Bartlett Blvd/County Rd 110 for 4 miles	1.5	4.82			
After 3.26 miles, turn right on County Rd 92	3.26	8.08			
After 2.27 miles, turn left on County Rd 15	2.27	10.35		Left-hand turn	
After 1 mile, continue on County Rd 24	1	11.35			
After 0.51 miles, turn right on County Rd 127	0.51	11.86			
After 1.67 miles, turn right on County Rd 20	1.67	13.53			
After 0.68 miles, continue on Watertown Rd/County Rd 6	0.68	14.21			
After 5.31 miles, turn right on County Rd 110	5.31	19.52			
After 1.41 miles, turn right on County Rd 26	1.41	20.93			
After 0.68 miles, Minnetonka Orchards will be on your right	0.68	21.61			



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

DATE (MM/DD/YYYY)
07/23/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis of Pennsylvania, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME:		
	PHONE (A/C, No, Ext): 1-877-945-7378	FAX (A/C, No): 1-888-467-2378	
	E-MAIL ADDRESS: certificates@willis.com		
INSURED Cystic Fibrosis Foundation 4550 Montgomery Ave Suite 1100 N Bethesda, MD 20814	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Great Northern Insurance Company		20303
	INSURER B: Federal Insurance Company		20281
	INSURER C: American Guarantee and Liability Insurance		26247
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER:** W6957140**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			3598-2749	01/01/2018	01/01/2019	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000				
			MED EXP (Any one person) \$ 10,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ Included
	OTHER:						\$
B	AUTOMOBILE LIABILITY			(18) 7358-67-86	01/01/2018	01/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS	BODILY INJURY (Per person) \$					
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	BODILY INJURY (Per accident) \$					
		PROPERTY DAMAGE (Per accident) \$					
							\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			AUC 5946566-09	01/01/2018	01/01/2019	EACH OCCURRENCE \$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	AGGREGATE \$ 5,000,000					
	<input checked="" type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ 0	\$					
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N		7175-00-87	01/01/2018	01/01/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	No	E.L. EACH ACCIDENT \$ 1,000,000				
	If yes, describe under DESCRIPTION OF OPERATIONS below		E.L. DISEASE - EA EMPLOYEE \$ 1,000,000				
			E.L. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Chapter Name: Minnesota - Minneapolis
Event Name: Cycle For Life
Description of Event: Cycle For Life
Event Date: 9/22/2018
Requisition Number: 304485

CERTIFICATE HOLDER**CANCELLATION**

City of Independence 1920 County Road 90 Independence, MN 55359	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis of Pennsylvania, Inc.		NAMED INSURED Cystic Fibrosis Foundation 4550 Montgomery Ave Suite 1100 N Bethesda, MD 20814	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

City of Independence 1920 County Road 90, Independence, MN 55359 is named as Additional Insured, ATIMA, for General Liability, per written contract or agreement.



LICENCE APPLICATION TO SELL TOBACCO PRODUCTS

Check Type	Fee: \$100-
<input checked="" type="checkbox"/> NEW	Date:
<input type="checkbox"/> RENEWAL	Initial:

Only an Owner, Officer, or Partner of the business may apply

APPLICANT NAME (FIRST NAME, FULL MIDDLE NAME, LAST NAME) Jill Renee Skaaland		MN TAX ID NUMBER 2369860
BUSINESS NAME Windsong Farm Golf Club LLC		BUSINESS PHONE (663) 479-7161
BUSINESS ADDRESS 18 Golf Walk		ZIP 55359
NAME OF MANAGER Jill Skaaland	MANAGER BIRTHDATE 8/1/58	MANAGER PHONE NUMBER (763) 479-7161

MAILING ADDRESS IF DIFFERENT FROM ABOVE	CITY, STATE	ZIP
---	-------------	-----

If a corporation:

FULL AND ACCURATE CORPORATE NAME Windsong Farm Golf Club, LLC	STATE IN WHICH INCORPORATED MN	DATE OF INCORPORATION 1-2012
--	-----------------------------------	---------------------------------

LIST ALL OWNERS, PARTNERS OR CORPORATE MEMBERS

NAME (FIRST, FULL MIDDLE, LAST)	BIRTHDATE	TITLE	HOME PHONE NUMBER
David Joseph Meyer	4/25/53	Owner	(701) 212-5750
HOME ADDRESS 149 49th Ave E	CITY West Fargo	STATE ND	ZIP CODE 58078
NAME (FIRST, FULL MIDDLE, LAST)	BIRTHDATE	TITLE	HOME PHONE NUMBER
HOME ADDRESS	CITY	STATE	ZIP CODE
NAME (FIRST, FULL MIDDLE, LAST)	BIRTHDATE	TITLE	HOME PHONE NUMBER
HOME ADDRESS	CITY	STATE	ZIP CODE

Attach separate sheet if more space is needed

- Method by which Tobacco Products will be sold:
☒ (a) Over the counter ☐ (b) Over the counter and vending machine ☐ (c) Vending machine only
- If vending machine, indicate the category your business falls under:
☐ (a) On-Sale Alcoholic Beverage Establishment ☐ (b) Off-Sale Liquor Store
☐ (c) Licensed Hotel ☐ (d) Not a place of Public Accommodation
- If (d) above was checked, where is tobacco product vending machine located? _____
How is the general public or persons under age 18 prevented from entering this area?

I hereby certify that I have read and understand every question in this application and that the answer to every question is true to the best of my knowledge and belief. I further understand that giving false information in this application constitutes cause for the immediate revocation of any license issued hereunder.

PRINT NAME Jill R Skaaland	SIGNATURE <i>Jill R Skaaland</i>	DATE 7-17-18
-------------------------------	-------------------------------------	-----------------

License Application to Make Retail Sales of Cigarette and Other Tobacco Products

To be completed by applicant when applying for a license with a city or county.

FOR MUNICIPAL USE ONLY

Applicant's Minnesota Tax ID Number 2369860
--

The Minnesota Tax ID must be issued in the same legal name of the licensee below.

License Authority
License Number
Period Covered
Date of Issuance

Cigarettes/tobacco products will be sold (a separate license is required for each location or vending machine):

☒ Over Counter ☐ Through Vending Machine ☐ Both

Licensee's Legal Name Windsong Farm Golf Club LLC	Federal Employer ID Number (FEIN) 45-4216284
Business Trade Name (doing business as)	Daytime Phone
Complete Address of Business Location (permit location) 18 Golf Walk	Other Phone Number
City Independence	Fax Number
County Hennepin	State MN
ZIP Code 55359	ZIP Code
Mailing Address (if different than business address)	Email Address

Type of legal organization (check one):

☐ Sole proprietor

☐ Partnership

☐ Other (describe) _____

☒ Minnesota corporation: Enter date of incorporation 1-2012

☐ Out-of-state corporation: State of incorporation _____

Are you registered to do business in Minnesota? ☐ Yes ☐ No

Corporate officers or partners (attach a list if necessary)

Name David Joseph Meyer	Title Owner
Address 149 49th Ave E	City West Fargo
	State ND
	ZIP Code 58078
Name	Title
Address	City
	State
	ZIP Code

As a licensed tobacco products or cigarette retailer, I understand that:

1. I can purchase cigarettes only from a Minnesota distributor or subjobber who holds a license with the Minnesota Department of Revenue.
2. I must obtain a tobacco products distributor license if I purchase untaxed tobacco products from an out-of-state company.
3. I may not sell cigarettes affixed with Minnesota Native American stamps unless my retail business is located on a reservation that has a tax agreement with the State of Minnesota.
4. I may not purchase from or exchange cigarettes or tobacco products with another retailer.
5. I must keep complete and legible cigarette and tobacco products invoices on the licensed premises, or make invoices available within one hour of request, for at least one year after the date of the purchase.
6. I know that the Minnesota Department of Revenue and/or law enforcement may conduct cigarette and tobacco inspections of the premises, including inspections of inventory, invoices and licenses, and I understand that a refusal to allow an inspection is grounds for revocation of my license.
7. I know that failure to comply with all requirements can result in criminal penalties, including the loss of cigarettes and tobacco products.

Licensee Signature 	Title General Manager	Print Name Jill Skaland	Date 7-17-18	Daytime Phone (763) 479-7161
Licensing Agent's Signature	Title	Print Name	Date	Daytime Phone

License applicant: Submit this form to the licensing authority along with the license application.

Licensing authority: Mail, email or fax to:

Minnesota Revenue, Mail Station 3331, St. Paul, MN 55146-3331.

Fax: 651-556-5236. Email: cigarette.tobacco@state.mn.us

2nd Quarter Report

City of Independence
Independence, Minnesota

As of June 30, 2018



ACCOUNTANT'S COMPILATION REPORT

Honorable Mayor and City Council
City of Independence
Independence, Minnesota

Management is responsible for accompanying financial statements of the City of Independence, which comprise the budget to actual statement of revenues and expenditures for the General and enterprise funds as of June 30, 2018 in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Sincerely,

AEM FINANCIAL SOLUTIONS, LLC



Honorable Mayor and City Council
City of Independence
Independence, Minnesota

Dear Honorable Mayor and City Council:

We have reconciled all bank accounts through June 30, 2018 and reviewed activity in all funds. The following is a summary of our observations. All information presented is unaudited.

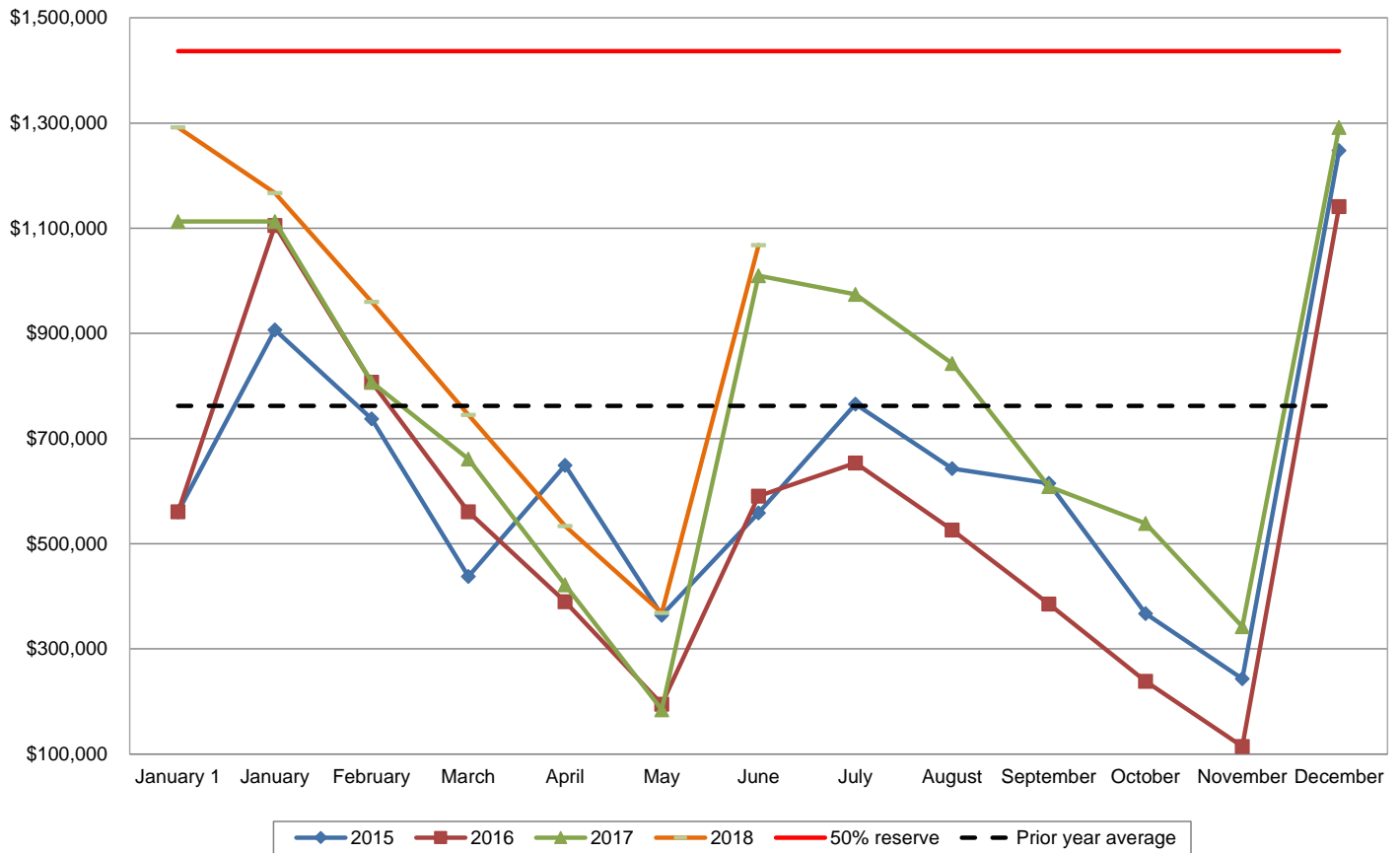
Cash and Investments

The City's cash and investment balances are as follows:

	06/30/2018	12/31/2017	Increase/ (Decrease)
Checking	\$ 1,656,525	\$ 1,691,737	\$ (35,212)
Investments (At Market Value)	192,250	192,250	-
Total Cash and Investments	<u>\$ 1,848,775</u>	<u>\$ 1,883,987</u>	<u>\$ (35,212)</u>

Investment Type	06/30/2018	12/31/2017	Increase/ (Decrease)
Checking	\$ 1,656,525	\$ 1,691,737	\$ (35,212)
Negotiable CDs	192,250	192,250	-
Total Investments	<u>\$ 1,848,775</u>	<u>\$ 1,883,987</u>	<u>\$ (35,212)</u>

General Fund Cash Balances 2015 - 2018



General Fund									
Receipts	YTD Budget	YTD Actual	Percent of YTD Budget		Disbursements	YTD Budget	YTD Actual	Percent of YTD Budget	
Taxes	\$ 1,279,455	\$ 915,681	72 %	↓	Legislative	\$ 12,401	\$ 10,064	81.2 %	↑
Licenses and permits	80,405	92,253	114.7	↑	Election	1,665	174	10	↑
Intergovernmental	27,108	-	-	↓	City Clerk/finance	201,504	159,136	79.0	↑
Charges for services	19,965	20,118	100.8	→	Legal services	21,195	16,205	76.5	↑
Fines and forfeitures	23,870	18,613	78.0	↓	Planning and zoning	19,386	23,835	122.9	↓
Miscellaneous revenue	5,980	5,140	86.0	↓	General government building	28,204	19,038	67.5	↑
					Public safety	740,175	759,722	102.6	→
					Building inspector	52,265	56,022	107.2	→
					Public works	299,079	216,257	72.3	↑
					Solid waste	25,750	17,964	69.8	↑
					Recreation/community service	2,430	1,500	62	↑
					Park maintenance	7,050	5,588	79	↑
					Insurance	1,205	2,000	166.0	↓

Key
 ↑ Varies more than 15% than budget positively
 ↓ Varies more than 15% than budget negatively
 → Within 15% of budget

Current short-term rates being offered by financial institutions are very low as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return.

Date	Treasury Yields								
	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
12/31/2010	0.07	0.12	0.19	0.29	0.61	1.02	2.01	2.71	3.30
12/30/2011	0.01	0.02	0.06	0.12	0.25	0.36	0.83	1.35	1.89
12/31/2012	0.02	0.05	0.11	0.16	0.25	0.36	0.72	1.18	1.78
12/31/2013	0.01	0.07	0.10	0.13	0.38	0.78	1.75	2.45	3.04
12/31/2014	0.03	0.04	0.12	0.25	0.67	1.10	1.65	1.97	2.17
03/31/2015	0.05	0.03	0.14	0.26	0.56	0.89	1.37	1.71	1.94
06/30/2015	0.02	0.01	0.11	0.28	0.64	1.01	1.63	2.07	2.35
09/30/2015	-	-	0.08	0.31	0.64	0.92	1.37	1.75	2.05
12/31/2015	0.14	0.16	0.49	0.65	1.06	1.31	1.76	2.09	2.27
03/31/2016	0.18	0.21	0.39	0.59	0.73	0.87	1.21	1.54	1.78
06/30/2016	0.20	0.26	0.36	0.45	0.58	0.71	1.01	1.29	1.49
09/30/2016	0.20	0.29	0.45	0.59	0.77	0.88	1.14	1.42	1.60
12/31/2016	0.44	0.51	0.62	0.85	1.20	1.47	1.93	2.25	2.45
03/31/2017	0.74	0.76	0.91	1.03	1.27	1.50	1.93	2.22	2.40
06/30/2017	0.84	1.03	1.14	1.24	1.38	1.55	1.89	2.14	2.31
09/30/2017	0.96	1.06	1.20	1.31	1.47	1.62	1.92	2.16	2.33
12/31/2017	1.28	1.39	1.53	1.76	1.89	1.98	2.20	2.33	2.40
03/31/2018	1.63	1.73	1.93	2.09	2.27	2.39	2.56	2.68	2.74
06/29/2018	1.77	1.93	2.11	2.33	2.52	2.63	2.73	2.81	2.85

Budget Summary

A more detailed analysis of funds is included as Attachment A.

Cash Balance Summary

A detailed view of department totals compared with budget is included as Attachment B.

Investment Summary

A detailed summary of current investments is included as Attachment C.

Enterprise Fund Summary

A detailed summary of enterprise fund financial results is included as Attachment D.

Revenue and Expenditures

A detail of revenues and expenditures is included

* * * * *

This information is unaudited and is intended solely for the information and use of management and City Council and is not intended and should not be used by anyone other than these specified parties.

If you have any questions or wish to discuss any of the items contained in this letter or the attachments, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service and for the courtesy and cooperation extended to us by your staff.

Sincerely,

AEM FINANCIAL SOLUTIONS, LLC

People
+ Process®
Going
Beyond the
Numbers

City of Independence, Minnesota
Statement of Revenue and Expenditures -
Budget and Actual - General Fund (Unaudited)
For the Six Months Ended June 30, 2018

	Annual Budget	Budget Thru 6/30/2018	Actual Thru 6/30/2018	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget Thru 6/30/2018
Revenues					
Taxes *	\$ 2,558,909	\$ 1,279,455	\$ 915,681	\$ (363,774) *	71.57 %
Licenses and permits	160,810	80,405	92,253	11,848 (1)	114.74
Intergovernmental	54,216	27,108	-	(27,108) **	-
Charges for services	39,930	19,965	20,118	153	100.77
Fines and forfeitures	47,740	23,870	18,613	(5,257)	77.98
Miscellaneous revenue	11,960	5,980	5,140	(840)	85.95
Total Revenues	2,873,565	1,436,783	1,051,805	(384,978)	73.21
Expenditures					
Legislative	24,802	12,401	10,064	2,337	81.15
Election	3,330	1,665	174	1,491	10
City Clerk/finance	403,008	201,504	159,136	42,368 (2)	78.97
Legal services	42,390	21,195	16,205	4,990	76.46
Planning and zoning	38,771	19,386	23,835	(4,449)	122.95
General government building	56,407	28,204	19,038	9,166	67.50
Public safety	1,480,349	740,175	759,722	(19,547)	102.64
Building inspector	104,530	52,265	56,022	(3,757)	107.19
Public works	598,158	299,079	216,257	82,822 (3)	72.31
Solid waste	51,500	25,750	17,964	7,786	69.76
Recreation/community service	4,860	2,430	1,500	930	61.73
Park maintenance	14,100	7,050	5,588	1,462	79.26
Insurance	2,410	1,204	2,000	(796)	166.11
Total Expenditures	2,824,615	1,412,308	1,287,505	124,803	91.16
Transfers In	-	-	-	-	N/A
Transfers Out	48,950	24,475	-	(24,475) (4)	N/A
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (235,700)	\$ (235,700)	

* Taxes are paid 40% in June, 30% in July and the remainder are paid in December.

** Grants are paid 50% in July and the remainder are paid in December.

Item	Explanation of items percentage received/expended less than 80% or greater than 120% and \$ variance greater than \$10,000.
(1)	Liquor Licenses are paid in the first quarter.
(2)	Have not received May and June Terramark invoices and the Assessor's Contract is not invoiced until August.
(3)	Road projects and maintenance have not started yet, which is to be expected.
(4)	Budget Transfers are recorded at year end.

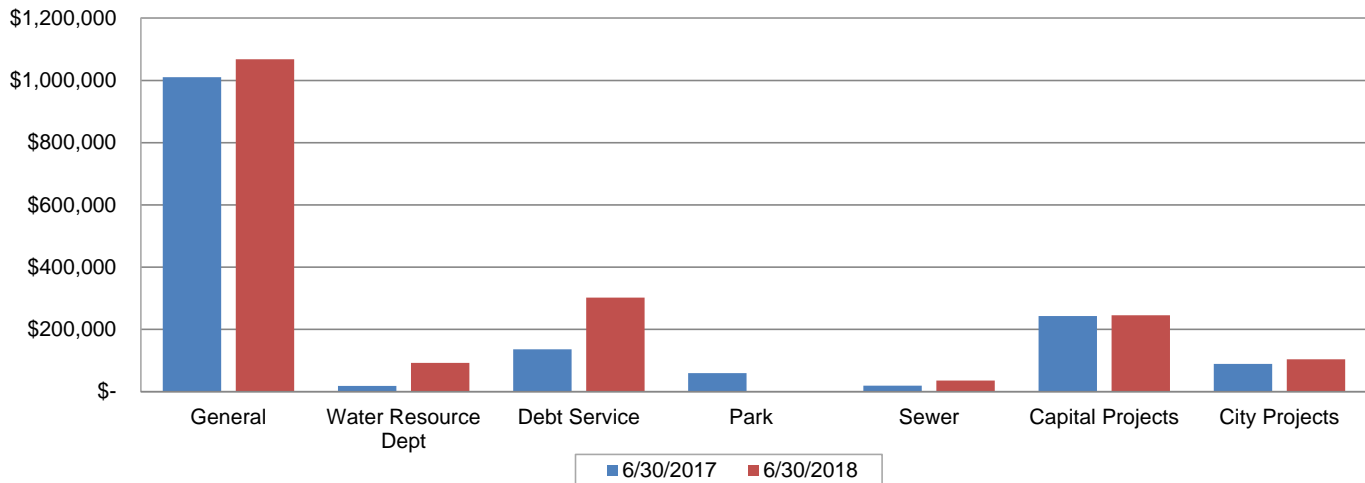
City of Independence, Minnesota
Unaudited Cash Balances by Fund
June 30, 2017, December 31, 2017 and June 30, 2018

Fund		Balance 6/30/2017	Balance 12/31/2017	Balance 6/30/2018	YTD Change From 12/31/2017
100	General	\$ 1,010,687	\$ 1,291,621	\$ 1,067,506	\$ (224,115)
200	Water resource department	18,762	80,691	92,583	11,892
309	2001 lease revenue bonds	44,520	58,647	111,303	(1) 52,656
311	Drake Drive road improvement	11,390	11,458	11,485	27
312	2007 equipment certificate	36,682	36,939	37,028	89
314	2015A G.O. Bond	7,810	16,484	106,230	(2) 89,746
401	Building capital	102,909	103,522	103,772	250
402	Road capital improvement	12,717	12,792	12,823	31
403	Equipment capital improvement	88,057	88,595	88,809	214
404	Administrative capital	39,523	39,758	39,854	96
405	Park	59,511	568	1,158	590
414	2015 street improvement	35,933	36,146	36,234	88
602	Sewer	19,319	34,358	35,618	1,260
806	City Projects	89,373	72,408	104,372	(3) 31,964
Total		\$ 1,577,193	\$ 1,883,987	\$ 1,848,775	\$ (35,212)

Item Explanation of items percentage received/expended less than 80% or greater than 120% and \$ variance greater than \$25,000.

- (1) Bond Trust Service payment is not made until November, booked levy from May Settlement.
- (2) Booked levy from May Settlement, 2nd half payment paid in October.
- (3) Hamilton Brother's paid an additional \$10,000 Deposit and there were 10 new projects totaling \$15,750 in deposits since January.

Cash Balance by Fund Compared to Prior Year

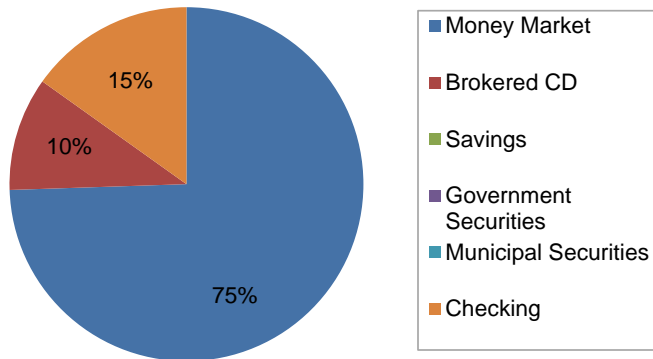
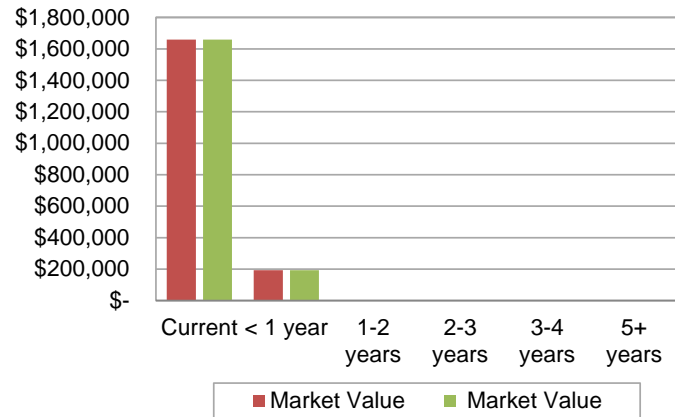


Fund		Fund	
→ General		→ Park	
↑ Water resource dept		↑ Sewer	
↑ Debt service		→ Capital projects	
		↑ City Projects	

Key	
↑	Balance increased more than 10% over prior year
↓	Balance decreased more than 10% over prior year
→	Balance within 10% of prior year

Institution	Description	Type	Market Value	Deposits -	Expenditures -	Transfers	Interest	Unadjusted	Market Value	Unrealized
			1/1/2018	Purchases	Sales			Market Value		
								6/30/2018	6/30/2018	gain / loss
Bank of Maple Plain	Checking	Checking	\$ 542,786.96	\$ 1,325,483.37	\$ (1,588,244.28)	\$ -	\$ 404.86	\$ 280,430.91	\$ 280,430.91	\$ -
Bank of Maple Plain	Money Market	Money Market	1,204,444.36	1,171,989.35	(1,000,000.00)	-	2,888.57	1,379,322.28	1,379,322.28	-
Bank of Maple Plain	Brokered CD	Brokered CD	192,249.62	-	-	-	-	192,249.62	192,249.62	-
			1,939,480.94	2,497,472.72	(2,588,244.28)	-	3,293.43	1,852,002.81	1,852,002.81	-
Total cash and investments			\$ 1,939,480.94	\$ 2,497,472.72	\$ (2,588,244.28)	\$ -	\$ 3,293.43	\$ 1,852,002.81	\$ 1,852,002.81	\$ -

Maturities



Maturity	Unadjusted Market Value 6/30/2018	Market Value 6/30/2018	Variance 6/30/2018
Current	\$ 1,659,753.19	\$ 1,659,753.19	\$ -
< 1 year	192,249.62	192,249.62	-
1-2 years	-	-	-
2-3 years	-	-	-
3-4 years	-	-	-
5+ years	-	-	-
	<u>\$ 1,852,002.81</u>	<u>\$ 1,852,002.81</u>	<u>\$ -</u>

Weighted average Rate of return	0.57%	6/30/2018
Average Maturity (years)	0.02	6/30/2018

Investment Type	Market Value 6/30/2018
Money Market	\$ 1,379,322.28
Brokered CD	192,249.62
Savings	-
Government Securities	-
Municipal Securities	-
Checking	<u>280,430.91</u>
	<u>\$ 1,852,002.81</u>

Operating Account

O/S Deposits	\$ -
O/S Checks	<u>(3,228.77)</u>
Reconciled Balance	<u>\$ 1,848,774.04</u>

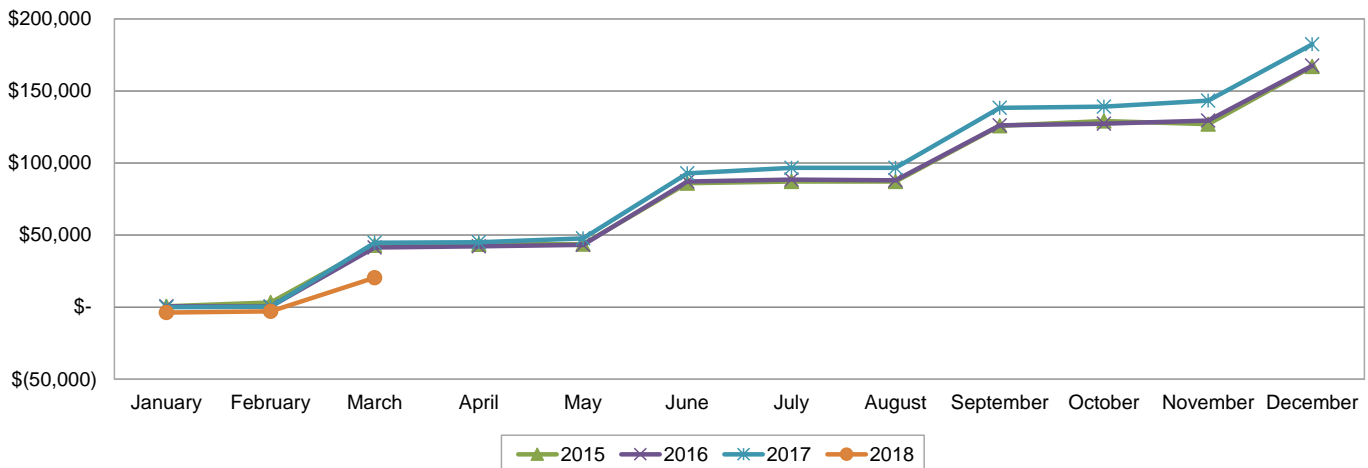
City of Independence, Minnesota
Statement of Revenue and Expenses
Sewer Fund (Unaudited)
For the Six Months Ended June 30, 2018

	Annual Budget 12/31/2018	Actual Thru 6/30/2017	Actual Thru 6/30/2018	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Actual Thru 6/30/2018
Revenues					
Charges for services	\$ 216,602	\$ 92,834	\$ 54,070	\$ (38,764) (1)	58.24 %
Property Taxes	12,296	-	6,148	6,148	N/A
Special assessments	-	32,301	12,613	(19,688) (2)	39.05
Connection fees	-	2,485	-	(2,485)	N/A
Interest income	-	-	118	118	N/A
Total Revenues	228,898	127,620	72,949	(54,671)	57.16
Expenses					
Personal Services	94,630	28,530	44,669	(16,139) (3)	156.57
Supplies	1,090	-	670	(670)	N/A
Repairs and maintenance	21,860	21,500	15,220	6,280	70.79
Other services and charges	104,898	24,688	26,411	(1,723)	106.98
Insurance	4,143	2,597	2,828	(231)	N/A
Capital outlay	58,470	37,644	-	37,644	N/A
Debt service	77,250	75,000	80,000	(5,000)	106.67
Utilities	21,860	5,687	8,162	(2,475)	143.52
Depreciation	131,130	63,655	65,565	(1,910)	103.00
Interest expense	21,110	10,786	9,705	1,081	89.98
Total Expenses	536,441	270,087	253,230	(16,857)	93.76
Transfers In	-	-	-	-	N/A
Transfers Out	-	-	-	-	N/A
Excess Revenues (Expenses)	(307,543)	(142,467)	(180,281)	(37,814)	126.54
Convert to Cash					
Depreciation	131,130	63,655	65,565	1,910	103.00
Bond Principal	-	-	-	-	-
Net Estimated Cash Effect	\$ (176,413)	\$ (78,812)	\$ (114,716)	\$ (35,904)	145.56 %

Item Explanation of items percentage received/expended less than 80% or greater than 120% and \$ variance greater than \$10,000.

- (1) Billed 2nd Quarter at end of June to match up with PSN (new software) start date. First payments were not received until July.
- (2) Received two special assessment payoffs in 2nd Quarter
- (3) Public Works Supervisor compensation allocation to sewer increased for 2018 and Administrative Staff qualified for benefits in 2018.

Sewer Sales Comparison 2015 - 2018



CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 1

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
GENERAL FUND						
Revenues		\$2,873,565.05	\$1,051,805.45	\$964,095.29	\$1,821,759.60	36.60%
Expenditures		\$2,873,565.05	\$1,287,504.10	\$266,301.71	\$1,586,060.95	44.81%
Gain/(Loss)		\$0.00	(\$235,698.65)	\$697,793.58	\$235,698.65	0.00%
Revenue						
Active	R 100-31010 AD VALOREM TAXES	\$2,466,755.05	\$909,307.34	\$909,307.34	\$1,557,447.71	36.86%
Active	R 100-31020 DELINQUENT TAXES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-31040 FISCAL DISPARITIES	\$92,154.00	\$0.00	\$0.00	\$92,154.00	0.00%
Active	R 100-32100 BUSINESS LICENSE	\$13,240.00	\$14,591.57	\$0.00	(\$1,351.57)	110.21%
Active	R 100-32210 BUILDING PERMIT	\$142,000.00	\$75,101.81	\$35,273.98	\$66,898.19	52.89%
Active	R 100-32240 ANIMAL LICENSES	\$570.00	\$240.00	\$20.00	\$330.00	42.11%
Active	R 100-32250 MISC. LICENSES & P	\$5,000.00	\$2,320.00	\$300.00	\$2,680.00	46.40%
Active	R 100-33400 STATE GRANT	\$39,716.00	\$0.00	\$0.00	\$39,716.00	0.00%
Active	R 100-33401 LOCAL GOVERNMEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-33610 CTY. GRANTS & AID	\$14,500.00	\$0.00	\$0.00	\$14,500.00	0.00%
Active	R 100-33620 COUNTY GRANTS &	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-33630 C.D.B.G./MISC. CRED	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-34103 ZONING/SUBDIVISIO	\$18,540.00	\$11,250.00	\$500.00	\$7,290.00	60.68%
Active	R 100-34104 WATER/RESOURCE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-34105 SALE-MAPS,PUBLIC	\$100.00	\$0.00	\$0.00	\$100.00	0.00%
Active	R 100-34107 ASSESSMENT SEAR	\$150.00	\$50.00	\$25.00	\$100.00	33.33%
Active	R 100-34108 ADMINISTRATIVE CH	\$5,520.00	\$7,256.00	\$7,046.00	(\$1,736.00)	131.45%
Active	R 100-34305 PUBLIC WORKS REI	\$570.00	\$0.00	\$0.00	\$570.00	0.00%
Active	R 100-34306 BUILDING INSPECTI	\$1,100.00	\$62.20	\$0.00	\$1,037.80	5.65%
Active	R 100-34307 PLANNING/ZONING	\$10,610.00	\$1,500.00	\$0.00	\$9,110.00	14.14%
Active	R 100-34308 LEGAL FEE/REIMB. D	\$570.00	\$0.00	\$0.00	\$570.00	0.00%
Active	R 100-34309 ENG. FEE/REIMB. DE	\$2,770.00	\$0.00	\$0.00	\$2,770.00	0.00%
Active	R 100-34310 MINNEHAHA WATER	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-35000 COURT FINES/DOG I	\$47,740.00	\$18,612.97	\$3,084.34	\$29,127.03	38.99%
Active	R 100-36100 SPECIAL ASSESS/IN	\$0.00	\$6,373.80	\$6,373.80	(\$6,373.80)	0.00%
Active	R 100-36210 INTEREST EARNING	\$5,520.00	\$1,982.71	(\$35.17)	\$3,537.29	35.92%
Active	R 100-36220 INSURANCE PREMIU	\$3,870.00	\$0.00	\$0.00	\$3,870.00	0.00%
Active	R 100-36230 MISC REVENUE/REF	\$570.00	\$102.05	\$0.00	\$467.95	17.90%
Active	R 100-36231 DONATIONS	\$0.00	\$2,200.00	\$2,200.00	(\$2,200.00)	0.00%
Active	R 100-36240 COMMUNITY CENTE	\$2,000.00	\$900.00	\$0.00	\$1,100.00	45.00%
Active	R 100-36250 SALES TAX (COLLE	\$0.00	(\$45.00)	\$0.00	\$45.00	0.00%
In-Active	R 100-36261 EVENT REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-39100 SALE OF EQUIPMEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-39101 SALE OF LAND	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-39102 COMPENSATION FO	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-39200 TRANSFERS IN (GEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 100-39900 PROCEEDS FROM L	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue		\$2,873,565.05	\$1,051,805.45	\$964,095.29	\$1,821,759.60	36.60%
Expenditure						
Active	E 100-41000-100 MAYOR'S SALAR	\$3,000.00	\$1,500.00	\$750.00	\$1,500.00	50.00%
Active	E 100-41000-103 COUNCIL SALAR	\$7,200.00	\$3,184.43	\$1,384.43	\$4,015.57	44.23%
Active	E 100-41000-122 FICA(6.2) MEDIC	\$780.00	\$390.15	\$195.08	\$389.85	50.02%
Active	E 100-41000-331 CONFERENCE &	\$11,020.00	\$3,831.89	(\$86.00)	\$7,188.11	34.77%
Active	E 100-41000-360 WORKERS COM	\$922.20	\$0.00	\$0.00	\$922.20	0.00%
Active	E 100-41000-361 INSURANCE	\$0.00	\$1,127.70	\$0.00	(\$1,127.70)	0.00%
Active	E 100-41000-405 MISCELLANEOU	\$230.00	\$0.00	\$0.00	\$230.00	0.00%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 2

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
Active	E 100-41000-433 DUES & SUBSCR	\$1,650.00	\$30.00	\$0.00	\$1,620.00	1.82%
Active	E 100-41410-102 WAGES (PART-TI	\$1,550.00	\$0.00	\$0.00	\$1,550.00	0.00%
Active	E 100-41410-210 OPERATING SUP	\$720.00	\$0.00	\$0.00	\$720.00	0.00%
Active	E 100-41410-350 PRINTING & PUB	\$0.00	\$174.13	\$0.00	(\$174.13)	0.00%
Active	E 100-41410-351 BALLOT PRINTIN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-41410-405 MISCELLANEOU	\$1,060.00	\$0.00	\$0.00	\$1,060.00	0.00%
Active	E 100-41500-101 WAGES (FULL-TI	\$40,000.00	\$16,741.94	\$3,314.60	\$23,258.06	41.85%
Active	E 100-41500-102 WAGES (PART-TI	\$34,130.00	\$17,186.76	\$3,200.51	\$16,943.24	50.36%
Active	E 100-41500-121 PERA	\$5,560.00	\$2,907.09	\$509.36	\$2,652.91	52.29%
Active	E 100-41500-122 FICA(6.2) MEDIC	\$5,670.00	\$2,965.18	\$519.54	\$2,704.82	52.30%
Active	E 100-41500-131 CITY PAID BENE	\$23,920.00	\$15,393.37	\$5,367.74	\$8,526.63	64.35%
Active	E 100-41500-200 OFFICE SUPPLIE	\$4,370.00	\$1,833.23	\$279.28	\$2,536.77	41.95%
Active	E 100-41500-301 AUDITING FEES	\$12,000.00	\$10,270.00	\$0.00	\$1,730.00	85.58%
Active	E 100-41500-305 CPA FEES	\$64,000.00	\$35,671.35	\$5,630.00	\$28,328.65	55.74%
Active	E 100-41500-310 OTHER CONSUL	\$101,960.00	\$31,186.82	\$16,267.00	\$70,773.18	30.59%
Active	E 100-41500-315 ASSESSOR'S FE	\$61,800.00	\$0.00	\$0.00	\$61,800.00	0.00%
Active	E 100-41500-321 COMMUNICATIO	\$3,830.00	\$2,468.55	\$254.03	\$1,361.45	64.45%
Active	E 100-41500-322 POSTAGE	\$1,650.00	\$410.73	\$0.00	\$1,239.27	24.89%
Active	E 100-41500-331 CONFERENCE &	\$1,600.00	\$1,315.43	\$645.43	\$284.57	82.21%
Active	E 100-41500-350 PRINTING & PUB	\$13,000.00	\$6,498.51	\$790.51	\$6,501.49	49.99%
Active	E 100-41500-360 WORKERS COM	\$8,098.40	\$7,940.80	\$0.00	\$157.60	98.05%
Active	E 100-41500-361 INSURANCE	\$0.00	\$1,127.70	\$0.00	(\$1,127.70)	0.00%
Active	E 100-41500-404 MAINT.&REPAIR	\$4,240.00	\$175.47	\$0.00	\$4,064.53	4.14%
Active	E 100-41500-405 MISCELLANEOU	\$1,090.00	\$911.07	\$10.85	\$178.93	83.58%
Active	E 100-41500-433 DUES & SUBSCR	\$6,230.00	\$2,392.00	\$475.00	\$3,838.00	38.39%
Active	E 100-41500-560 CAPITAL OUTLA	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 100-41500-570 CAPITAL OUTLA	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 100-41500-602 LEASE/PURCHA	\$8,740.00	\$1,740.00	\$451.50	\$7,000.00	19.91%
Active	E 100-41600-304 CIVIL, LEGAL (K&	\$16,390.00	\$9,244.40	\$2,820.17	\$7,145.60	56.40%
Active	E 100-41600-306 PROSECUTION (\$24,500.00	\$6,960.39	\$2,705.80	\$17,539.61	28.41%
Active	E 100-41600-312 CODIFICATION O	\$1,500.00	\$0.00	\$0.00	\$1,500.00	0.00%
Active	E 100-41600-405 MISCELLANEOU	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-41900-307 PLANNER CONT	\$23,880.00	\$17,324.88	\$4,410.00	\$6,555.12	72.55%
Active	E 100-41900-311 WATER RESOUR	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-41900-360 WORKERS COM	\$6,370.60	\$0.00	\$0.00	\$6,370.60	0.00%
Active	E 100-41900-361 INSURANCE	\$0.00	\$4,949.39	\$0.00	(\$4,949.39)	0.00%
Active	E 100-41900-405 MISCELLANEOU	\$0.00	\$84.10	\$0.00	(\$84.10)	0.00%
Active	E 100-41920-311 WATER RESOUR	\$1,090.00	\$0.00	\$0.00	\$1,090.00	0.00%
Active	E 100-41920-320 WATER RESOUR	\$7,430.00	\$1,476.16	\$257.44	\$5,953.84	19.87%
Active	E 100-41940-321 COMMUNICATIO	\$8,300.00	\$4,141.64	\$1,367.58	\$4,158.36	49.90%
Active	E 100-41940-360 WORKERS COM	\$2,427.40	\$0.00	\$0.00	\$2,427.40	0.00%
Active	E 100-41940-361 INSURANCE	\$0.00	\$2,316.73	\$0.00	(\$2,316.73)	0.00%
Active	E 100-41940-380 ELECTRIC & GAS	\$12,000.00	\$3,919.62	\$633.30	\$8,080.38	32.66%
Active	E 100-41940-384 GARBAGE PICK-	\$1,190.00	\$527.70	\$105.54	\$662.30	44.34%
Active	E 100-41940-401 MAINT.&REPAIR	\$11,800.00	\$5,478.14	\$1,276.76	\$6,321.86	46.42%
Active	E 100-41940-402 MUSEUM	\$150.00	\$0.00	\$0.00	\$150.00	0.00%
Active	E 100-41940-403 GROUND MAINT	\$540.00	\$0.00	\$0.00	\$540.00	0.00%
Active	E 100-41940-405 MISCELLANEOU	\$0.00	\$1,658.77	(\$1,053.97)	(\$1,658.77)	0.00%
Active	E 100-41940-510 C.O.(LAND & BLD	\$20,000.00	\$995.00	\$995.00	\$19,005.00	4.98%
Active	E 100-42000-405 MISCELLANEOU	\$1,190.00	\$0.00	\$0.00	\$1,190.00	0.00%
Active	E 100-42000-440 POLICE CONTRA	\$1,118,860.00	\$581,092.50	\$88,882.61	\$537,767.50	51.94%
Active	E 100-42000-442 PRISONER BOO	\$1,650.00	\$515.00	\$75.00	\$1,135.00	31.21%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 3

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
Active	E 100-42000-450 FIRE PROTECTI	\$358,648.85	\$178,114.73	\$50,624.06	\$180,534.12	49.66%
Active	E 100-42000-461 BUILDING CODE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-42400-101 WAGES (FULL-TI	\$70,580.00	\$33,762.69	\$6,779.57	\$36,817.31	47.84%
Active	E 100-42400-104 WAGES - TEMP	\$430.00	\$0.00	\$0.00	\$430.00	0.00%
Active	E 100-42400-121 PERA	\$5,290.00	\$2,908.29	\$517.01	\$2,381.71	54.98%
Active	E 100-42400-122 FICA(6.2) MEDIC	\$5,400.00	\$2,966.42	\$527.34	\$2,433.58	54.93%
Active	E 100-42400-131 CITY PAID BENE	\$14,800.00	\$8,415.20	\$2,358.11	\$6,384.80	56.86%
Active	E 100-42400-200 OFFICE SUPPLIE	\$280.00	\$99.00	\$0.00	\$181.00	35.36%
Active	E 100-42400-212 VEHICLE OPER.	\$480.00	\$219.38	\$46.01	\$260.62	45.70%
Active	E 100-42400-310 OTHER CONSUL	\$150.00	\$1,333.51	\$0.00	(\$1,183.51)	889.01%
Active	E 100-42400-321 COMMUNICATIO	\$1,650.00	\$775.46	\$147.03	\$874.54	47.00%
Active	E 100-42400-331 CONFERENCE &	\$1,030.00	\$818.85	\$0.00	\$211.15	79.50%
Active	E 100-42400-360 WORKERS COM	\$3,710.00	\$3,176.32	\$0.00	\$533.68	85.62%
Active	E 100-42400-361 INSURANCE	\$0.00	\$1,251.39	\$0.00	(\$1,251.39)	0.00%
Active	E 100-42400-433 DUES & SUBSCR	\$300.00	\$295.00	\$0.00	\$5.00	98.33%
Active	E 100-42400-570 CAPITAL OUTLA	\$430.00	\$0.00	\$0.00	\$430.00	0.00%
Active	E 100-43100-101 WAGES (FULL-TI	\$154,390.00	\$77,787.31	\$6,536.44	\$76,602.69	50.38%
Active	E 100-43100-102 WAGES (PART-TI	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-43100-121 PERA	\$9,390.00	\$7,285.08	\$318.36	\$2,104.92	77.58%
Active	E 100-43100-122 FICA(6.2) MEDIC	\$9,570.00	\$6,578.90	\$620.65	\$2,991.10	68.75%
Active	E 100-43100-131 CITY PAID BENE	\$33,490.00	\$16,958.32	\$2,822.97	\$16,531.68	50.64%
Active	E 100-43100-210 OPERATING SUP	\$660.00	\$0.00	\$0.00	\$660.00	0.00%
Active	E 100-43100-212 VEHICLE OPER.	\$23,180.00	\$9,404.83	\$1,872.53	\$13,775.17	40.57%
Active	E 100-43100-217 SIGNS	\$6,000.00	\$4,990.54	\$2,993.27	\$1,009.46	83.18%
Active	E 100-43100-218 UNIFORMS	\$1,700.00	\$1,246.53	\$238.08	\$453.47	73.33%
Active	E 100-43100-219 CULVERTS	\$5,000.00	\$2,498.99	\$2,498.99	\$2,501.01	49.98%
Active	E 100-43100-220 MAINT.&REPAIR	\$23,000.00	\$12,149.61	\$831.15	\$10,850.39	52.82%
Active	E 100-43100-223 MAINT.& REPAIR	\$4,780.00	\$2,220.71	\$176.34	\$2,559.29	46.46%
Active	E 100-43100-224 ROAD MAINT.MA	\$67,980.00	\$35,308.02	\$30,945.16	\$32,671.98	51.94%
Active	E 100-43100-226 BLACKTOP MAIN	\$42,440.00	\$136.63	\$84.08	\$42,303.37	0.32%
Active	E 100-43100-227 EQUIPMENT RE	\$1,030.00	\$0.00	\$0.00	\$1,030.00	0.00%
Active	E 100-43100-240 SMALL TOOLS &	\$330.00	\$0.00	\$0.00	\$330.00	0.00%
Active	E 100-43100-303 ENGINEERING	\$4,370.00	\$1,172.85	\$65.50	\$3,197.15	26.84%
Active	E 100-43100-321 COMMUNICATIO	\$4,240.00	\$2,484.56	\$488.64	\$1,755.44	58.60%
Active	E 100-43100-331 CONFERENCE &	\$1,060.00	\$0.00	\$0.00	\$1,060.00	0.00%
Active	E 100-43100-350 PRINTING & PUB	\$330.00	\$0.00	\$0.00	\$330.00	0.00%
Active	E 100-43100-360 WORKERS COM	\$14,797.60	\$7,940.80	\$0.00	\$6,856.80	53.66%
Active	E 100-43100-361 INSURANCE	\$0.00	\$6,855.97	\$0.00	(\$6,855.97)	0.00%
Active	E 100-43100-380 ELECTRIC & GAS	\$9,840.00	\$5,559.06	\$558.42	\$4,280.94	56.49%
Active	E 100-43100-381 STREET LIGHTIN	\$2,830.00	\$1,465.06	\$415.17	\$1,364.94	51.77%
Active	E 100-43100-384 GARBAGE PICK-	\$480.00	\$0.00	\$0.00	\$480.00	0.00%
Active	E 100-43100-405 MISCELLANEOU	\$260.00	\$0.00	\$0.00	\$260.00	0.00%
Active	E 100-43100-407 SNOW REMOVA	\$27,320.00	\$1,835.00	\$0.00	\$25,485.00	6.72%
Active	E 100-43100-408 DUST CONTROL	\$68,960.00	\$0.00	\$0.00	\$68,960.00	0.00%
Active	E 100-43100-412 BRUSH & TREE	\$8,000.00	\$5,165.00	\$0.00	\$2,835.00	64.56%
Active	E 100-43100-413 SALES/FUEL TAX	\$520.00	\$96.00	\$0.00	\$424.00	18.46%
Active	E 100-43100-415 SAC CHARGES	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 100-43100-420 GOPHER STATE	\$1,910.00	\$310.80	\$213.25	\$1,599.20	16.27%
Active	E 100-43100-430 SAFETY PROGR	\$1,910.00	\$2,195.00	\$395.00	(\$285.00)	114.92%
Active	E 100-43100-433 DUES & SUBSCR	\$620.00	\$0.00	\$0.00	\$620.00	0.00%
Active	E 100-43100-570 CAPITAL OUTLA	\$7,210.00	\$4,611.34	\$0.00	\$2,598.66	63.96%
Active	E 100-43100-720 TRANSFERS OU	\$60,000.00	\$0.00	\$0.00	\$60,000.00	0.00%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 4

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
Active	E 100-43200-383 RECYCLING EXP	\$51,500.00	\$20,362.32	\$4,077.81	\$31,137.68	39.54%
Active	E 100-43200-405 MISCELLANEOU	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-43200-410 EQUIPMENT RE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 100-43200-411 CLEAN-UP DAY	\$0.00	(\$2,398.32)	\$2,667.68	\$2,398.32	0.00%
Active	E 100-45100-120 COMMUNITY EV	\$4,200.00	\$1,500.00	\$1,500.00	\$2,700.00	35.71%
Active	E 100-45200-409 YOUTH GROUPS	\$660.00	\$0.00	\$0.00	\$660.00	0.00%
Active	E 100-45300-210 OPERATING SUP	\$1,090.00	\$100.00	\$100.00	\$990.00	9.17%
Active	E 100-45300-220 MAINT.&REPAIR	\$6,020.00	\$2,449.00	\$2,449.00	\$3,571.00	40.68%
Active	E 100-45300-230 EQUIPMENT PU	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 100-45300-310 OTHER CONSUL	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 100-45300-361 INSURANCE	\$4,980.00	\$3,039.23	\$0.00	\$1,940.77	61.03%
Active	E 100-45300-380 ELECTRIC & GAS	\$660.00	\$0.00	\$0.00	\$660.00	0.00%
Active	E 100-45300-405 MISCELLANEOU	\$230.00	\$0.00	\$0.00	\$230.00	0.00%
Active	E 100-49240-375 CLAIM DEDUCTI	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 100-49240-620 AGENCY FEES	\$1,850.00	\$2,000.00	\$0.00	(\$150.00)	108.11%
Active	E 100-49300-720 TRANSFERS OU	\$48,950.00	\$0.00	\$0.00	\$48,950.00	0.00%
Total Expenditure		\$2,873,565.05	\$1,287,504.10	\$266,301.71	\$1,586,060.95	44.81%
Total GENERAL FUND		\$0.00	(\$235,698.65)	\$697,793.58	\$235,698.65	0.00%
WATER RESOURCE DEVELOPMENT						
Revenues		\$64,010.00	\$35,779.14	\$35,690.27	\$28,230.86	55.90%
Expenditures		\$64,010.00	\$24,553.99	\$515.00	\$39,456.01	38.36%
Gain/(Loss)		\$0.00	\$11,225.15	\$35,175.27	(\$11,225.15)	0.00%
Revenue						
Active	R 200-31010 AD VALOREM TAXES	\$60,850.00	\$35,618.16	\$35,618.16	\$25,231.84	58.53%
Active	R 200-31020 DELINQUENT TAXES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 200-31040 FISCAL DISPARITIES	\$3,160.00	\$0.00	\$0.00	\$3,160.00	0.00%
Active	R 200-34103 ZONING/SUBDIVISIO	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 200-34108 ADMINISTRATIVE CH	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 200-36210 INTEREST EARNING	\$0.00	\$160.98	\$72.11	(\$160.98)	0.00%
Active	R 200-36230 MISC REVENUE/REF	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 200-36261 EVENT REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 200-39200 TRANSFERS IN (GEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue		\$64,010.00	\$35,779.14	\$35,690.27	\$28,230.86	55.90%
Expenditure						
Active	E 200-41920-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 200-41920-309 PIONEER-SARAH	\$49,000.00	\$24,018.99	\$0.00	\$24,981.01	49.02%
Active	E 200-41920-310 OTHER CONSUL	\$1,090.00	\$0.00	\$0.00	\$1,090.00	0.00%
Active	E 200-41920-320 WATER RESOUR	\$2,180.00	\$20.00	\$0.00	\$2,160.00	0.92%
Active	E 200-41920-350 PRINTING & PUB	\$810.00	\$0.00	\$0.00	\$810.00	0.00%
Active	E 200-41920-433 DUES & SUBSCR	\$0.00	\$515.00	\$515.00	(\$515.00)	0.00%
Active	E 200-41920-570 CAPITAL OUTLA	\$10,930.00	\$0.00	\$0.00	\$10,930.00	0.00%
Total Expenditure		\$64,010.00	\$24,553.99	\$515.00	\$39,456.01	38.36%
Total WATER RESOURCE DEVELOPMENT		\$0.00	\$11,225.15	\$35,175.27	(\$11,225.15)	0.00%
DEBT SERV PUB SAF BLD 01						
Revenues		\$118,500.00	\$59,406.35	\$59,326.82	\$59,093.65	50.13%
Expenditures		\$112,600.00	\$6,750.00	\$0.00	\$105,850.00	5.99%
Gain/(Loss)		\$5,900.00	\$52,656.35	\$59,326.82	(\$46,756.35)	892.48%
Revenue						
Active	R 309-31010 AD VALOREM TAXES	\$118,500.00	\$59,250.00	\$59,250.00	\$59,250.00	50.00%
Active	R 309-36210 INTEREST EARNING	\$0.00	\$156.35	\$76.82	(\$156.35)	0.00%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 5

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
Total Revenue		\$118,500.00	\$59,406.35	\$59,326.82	\$59,093.65	50.13%
Expenditure						
Active	E 309-47000-601 BOND PRINCIPA	\$100,000.00	\$0.00	\$0.00	\$100,000.00	0.00%
Active	E 309-47000-611 INTEREST EXPE	\$12,600.00	\$6,300.00	\$0.00	\$6,300.00	50.00%
Active	E 309-47000-620 AGENCY FEES	\$0.00	\$450.00	\$0.00	(\$450.00)	0.00%
Total Expenditure		\$112,600.00	\$6,750.00	\$0.00	\$105,850.00	5.99%
Total DEBT SERV PUB SAF BLD 01		\$5,900.00	\$52,656.35	\$59,326.82	(\$46,756.35)	892.48%
DRAKE DR. ROAD IMPROVEMENT						
Revenues		\$0.00	\$27.66	\$12.13	-\$27.66	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$27.66	\$12.13	(\$27.66)	0.00%
Revenue						
Active	R 311-36210 INTEREST EARNING	\$0.00	\$27.66	\$12.13	(\$27.66)	0.00%
Total Revenue		\$0.00	\$27.66	\$12.13	(\$27.66)	0.00%
Total DRAKE DR. ROAD IMPROVEMENT		\$0.00	\$27.66	\$12.13	(\$27.66)	0.00%
GEO CERT. 2007 A.						
Revenues		\$0.00	\$89.21	\$39.11	-\$89.21	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$89.21	\$39.11	(\$89.21)	0.00%
Revenue						
Active	R 312-36210 INTEREST EARNING	\$0.00	\$89.21	\$39.11	(\$89.21)	0.00%
Total Revenue		\$0.00	\$89.21	\$39.11	(\$89.21)	0.00%
Total GEO CERT. 2007 A.		\$0.00	\$89.21	\$39.11	(\$89.21)	0.00%
2015A- GO BOND						
Revenues		\$0.00	\$89,745.47	\$89,723.12	-\$89,745.47	0.00%
Expenditures		\$154,306.25	\$154,306.25	\$0.00	\$0.00	100.00%
Gain/(Loss)		(\$154,306.25)	(\$64,560.78)	\$89,723.12	(\$89,745.47)	41.84%
Revenue						
Active	R 314-31010 AD VALOREM TAXES	\$0.00	\$89,676.50	\$89,676.50	(\$89,676.50)	0.00%
Active	R 314-36210 INTEREST EARNING	\$0.00	\$68.97	\$46.62	(\$68.97)	0.00%
Total Revenue		\$0.00	\$89,745.47	\$89,723.12	(\$89,745.47)	0.00%
Expenditure						
Active	E 314-43121-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 314-47000-601 BOND PRINCIPA	\$140,000.00	\$140,000.00	\$0.00	\$0.00	100.00%
Active	E 314-47000-611 INTEREST EXPE	\$14,306.25	\$14,306.25	\$0.00	\$0.00	100.00%
Active	E 314-47000-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$154,306.25	\$154,306.25	\$0.00	\$0.00	100.00%
Total 2015A- GO BOND		(\$154,306.25)	(\$64,560.78)	\$89,723.12	(\$89,745.47)	41.84%
BUILDINGS CAPITAL IMPRMT FUND						
Revenues		\$0.00	\$250.00	\$109.61	-\$250.00	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$250.00	\$109.61	(\$250.00)	0.00%
Revenue						
Active	R 401-36210 INTEREST EARNING	\$0.00	\$250.00	\$109.61	(\$250.00)	0.00%
Total Revenue		\$0.00	\$250.00	\$109.61	(\$250.00)	0.00%
Expenditure						
Active	E 401-41940-103 COUNCIL SALAR	\$0.00	\$0.00	\$0.00	\$0.00	0.00%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 6

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
Active	E 401-41940-530 CAPITAL OUTLA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 401-41940-580 C.O. (PUBLIC W	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total BUILDINGS CAPITAL IMPRMT FUND		\$0.00	\$250.00	\$109.61	(\$250.00)	0.00%
ROAD CAPITAL IMPROVEMENTS FUND						
Revenues		\$0.00	\$30.90	\$13.55	-\$30.90	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$30.90	\$13.55	(\$30.90)	0.00%
Revenue						
Active	R 402-36210 INTEREST EARNING	\$0.00	\$30.90	\$13.55	(\$30.90)	0.00%
Active	R 402-39203 TRANSFER IN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue		\$0.00	\$30.90	\$13.55	(\$30.90)	0.00%
Expenditure						
Active	E 402-49450-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 402-49450-304 CIVIL, LEGAL (K&	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 402-49450-350 PRINTING & PUB	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 402-49450-530 CAPITAL OUTLA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 402-49450-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total ROAD CAPITAL IMPROVEMENTS FUND		\$0.00	\$30.90	\$13.55	(\$30.90)	0.00%
EQUIPMENT CAPITAL IMPROVEMENTS						
Revenues		\$0.00	\$213.96	\$93.81	-\$213.96	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$213.96	\$93.81	(\$213.96)	0.00%
Revenue						
Active	R 403-36210 INTEREST EARNING	\$0.00	\$213.96	\$93.81	(\$213.96)	0.00%
Total Revenue		\$0.00	\$213.96	\$93.81	(\$213.96)	0.00%
Expenditure						
Active	E 403-43100-590 CAPITAL OUTLA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total EQUIPMENT CAPITAL IMPROVEMENTS		\$0.00	\$213.96	\$93.81	(\$213.96)	0.00%
ADMIN. CAPITAL FUND						
Revenues		\$0.00	\$96.01	\$42.10	-\$96.01	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$96.01	\$42.10	(\$96.01)	0.00%
Revenue						
Active	R 404-36210 INTEREST EARNING	\$0.00	\$96.01	\$42.10	(\$96.01)	0.00%
Active	R 404-39200 TRANSFERS IN (GEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue		\$0.00	\$96.01	\$42.10	(\$96.01)	0.00%
Expenditure						
Active	E 404-43121-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 404-43121-304 CIVIL, LEGAL (K&	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 404-43121-310 OTHER CONSUL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 404-43121-530 CAPITAL OUTLA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 404-43121-720 TRANSFERS OU	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total ADMIN. CAPITAL FUND		\$0.00	\$96.01	\$42.10	(\$96.01)	0.00%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 7

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
PARK FUND						
Revenues		\$0.00	\$539.42	\$365.82	-\$539.42	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$539.42	\$365.82	(\$539.42)	0.00%
Revenue						
Active	R 405-34780 PARK DEDICATION F	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 405-36210 INTEREST EARNING	\$0.00	\$11.06	\$3.74	(\$11.06)	0.00%
Active	R 405-36230 MISC REVENUE/REF	\$0.00	\$528.36	\$362.08	(\$528.36)	0.00%
Total Revenue		\$0.00	\$539.42	\$365.82	(\$539.42)	0.00%
Expenditure						
Active	E 405-45100-720 TRANSFERS OU	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total PARK FUND		\$0.00	\$539.42	\$365.82	(\$539.42)	0.00%
2015 STREET IMPROVEMENT						
Revenues		\$0.00	\$87.28	\$38.27	-\$87.28	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$87.28	\$38.27	(\$87.28)	0.00%
Revenue						
Active	R 414-36210 INTEREST EARNING	\$0.00	\$87.28	\$38.27	(\$87.28)	0.00%
Total Revenue		\$0.00	\$87.28	\$38.27	(\$87.28)	0.00%
Total 2015 STREET IMPROVEMENT		\$0.00	\$87.28	\$38.27	(\$87.28)	0.00%
SEWER FUND						
Revenues		\$228,898.00	\$72,948.60	\$8,734.44	\$155,949.40	31.87%
Expenditures		\$536,441.00	\$253,230.47	\$67,071.73	\$283,210.53	47.21%
Gain/(Loss)		(\$307,543.00)	(\$180,281.87)	(\$58,337.29)	(\$127,261.13)	58.62%
Revenue						
Active	R 602-31010 AD VALOREM TAXES	\$12,296.00	\$6,148.00	\$6,148.00	\$6,148.00	50.00%
Active	R 602-31040 FISCAL DISPARITIES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-34108 ADMINISTRATIVE CH	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-34401 SEWER CONNECTIO	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-34408 USER AVAIL. CHG.	\$11,970.00	(\$87.62)	\$76.88	\$12,057.62	-0.73%
Active	R 602-34410 SEWER COMPLIANC	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-36100 SPECIAL ASSESS/IN	\$0.00	\$12,612.69	\$0.00	(\$12,612.69)	0.00%
Active	R 602-36101 PRINCIPLE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-36210 INTEREST EARNING	\$0.00	\$118.33	\$54.74	(\$118.33)	0.00%
Active	R 602-36260 FESTIVAL REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37200 TRANSFERS IN (GEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37210 COLLECTION & GRA	\$187,632.00	\$41,905.57	\$2,454.82	\$145,726.43	22.33%
Active	R 602-37220 RESIDENTIAL CLUST	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37230 ON-SITE SYSTEMS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37240 CLUSTER MOUND	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37250 COMMERCIAL	\$17,000.00	\$12,123.74	\$0.00	\$4,876.26	71.32%
Active	R 602-37260 SALE OF FIXED ASS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37270 DEL UTILITIES - CITY	\$0.00	\$127.89	\$0.00	(\$127.89)	0.00%
Active	R 602-37300 ON SITE SEPTIC SYS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37400 SAC REIMBURSEME	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37500 CITY CONNECT CHA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37600 STREET TO HOUSE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-37900 TRANSFER IN (86 AS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%

CITY OF INDEPENDENCE

07/16/18 2:34 PM

*Budget YTD Rev-Exp©

Page 8

Current Period: June 2018

		2018 YTD Budget	2018 YTD Amt	June MTD Amt	2018 YTD Balance	% of Budget
Active	R 602-39203 TRANSFER IN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 602-39999 Prior Period Adjustme	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue		\$228,898.00	\$72,948.60	\$8,734.44	\$155,949.40	31.87%
Expenditure						
Active	E 602-49450-101 WAGES (FULL-TI	\$60,140.00	\$33,281.59	\$13,314.77	\$26,858.41	55.34%
Active	E 602-49450-121 PERA	\$4,960.00	\$3,017.85	\$1,294.33	\$1,942.15	60.84%
Active	E 602-49450-122 FICA(6.2) MEDIC	\$5,060.00	\$2,776.63	\$1,018.57	\$2,283.37	54.87%
Active	E 602-49450-131 CITY PAID BENE	\$24,470.00	\$5,592.76	\$1,462.35	\$18,877.24	22.86%
Active	E 602-49450-210 OPERATING SUP	\$1,090.00	\$670.00	\$0.00	\$420.00	61.47%
Active	E 602-49450-301 AUDITING FEES	\$540.00	\$0.00	\$0.00	\$540.00	0.00%
Active	E 602-49450-303 ENGINEERING	\$0.00	\$57.50	\$57.50	(\$57.50)	0.00%
Active	E 602-49450-304 CIVIL, LEGAL (K&	\$14,420.00	\$0.00	\$0.00	\$14,420.00	0.00%
Active	E 602-49450-310 OTHER CONSUL	\$0.00	\$2,869.50	\$2,869.50	(\$2,869.50)	0.00%
Active	E 602-49450-331 CONFERENCE &	\$810.00	\$865.00	\$0.00	(\$55.00)	106.79%
Active	E 602-49450-360 WORKERS COM	\$3,583.00	\$794.08	\$0.00	\$2,788.92	22.16%
Active	E 602-49450-361 INSURANCE	\$0.00	\$2,033.89	\$0.00	(\$2,033.89)	0.00%
Active	E 602-49450-375 CLAIM DEDUCTI	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 602-49450-380 ELECTRIC & GAS	\$21,860.00	\$8,162.32	\$2,049.06	\$13,697.68	37.34%
Active	E 602-49450-401 MAINT.&REPAIR	\$21,860.00	\$15,219.88	\$8,732.10	\$6,640.12	69.62%
Active	E 602-49450-404 MAINT.&REPAIR	\$760.00	\$723.17	\$0.00	\$36.83	95.15%
Active	E 602-49450-405 MISCELLANEOU	\$1,650.00	\$0.00	\$0.00	\$1,650.00	0.00%
Active	E 602-49450-414 METRO COUNCI	\$41,878.00	\$20,946.30	\$3,491.05	\$20,931.70	50.02%
Active	E 602-49450-415 SAC CHARGES	\$43,710.00	\$0.00	\$0.00	\$43,710.00	0.00%
Active	E 602-49450-416 DEPRECIATION	\$131,130.00	\$65,565.00	\$32,782.50	\$65,565.00	50.00%
Active	E 602-49450-417 LICENSES & PER	\$100.00	\$400.00	\$0.00	(\$300.00)	400.00%
Active	E 602-49450-560 CAPITAL OUTLA	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
Active	E 602-49450-570 CAPITAL OUTLA	\$57,910.00	\$0.00	\$0.00	\$57,910.00	0.00%
Active	E 602-49450-601 BOND PRINCIPA	\$77,250.00	\$80,000.00	\$0.00	(\$2,750.00)	103.56%
Active	E 602-49450-611 INTEREST EXPE	\$21,110.00	\$9,705.00	\$0.00	\$11,405.00	45.97%
Active	E 602-49450-620 AGENCY FEES	\$1,030.00	\$550.00	\$0.00	\$480.00	53.40%
Active	E 602-49450-999 PRIOR PERIOD A	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Expenditure		\$536,441.00	\$253,230.47	\$67,071.73	\$283,210.53	47.21%
Total SEWER FUND		(\$307,543.00)	(\$180,281.87)	(\$58,337.29)	(\$127,261.13)	58.62%
CITY PROJECTS FUND						
Revenues		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Gain/(Loss)		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Revenue						
Active	R 806-36230 MISC REVENUE/REF	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 806-39200 TRANSFERS IN (GEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 806-39203 TRANSFER IN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total CITY PROJECTS FUND		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Report Total		(\$455,949.25)	(\$415,325.36)	\$824,395.90	(\$40,623.89)	91.09%

City of Independence

Request for a Variance from the Front Yard and Lakeshore Setbacks to Allow an Accessory Structure on the Property Located at 5405 Lake Sarah Heights Drive

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	August 21, 2018
<i>Applicant:</i>	Nate Pribyl
<i>Owner:</i>	Nate Pribyl
<i>Location:</i>	5405 Lake Sarah Heights Drive

Request:

Nate Pribyl (Applicant/Owner) requests that the City consider the following action for the property located at 5405 Lake Sarah Heights Dr. (PID No. 01-118-24-23-0011) in Independence, MN:

- a. A variance for reduced setbacks to allow the reconstruction and enlargement of the existing legal, non-conforming shed located on the subject property.

Property/Site Information:

The subject property is located at 5405 Lake Sarah Heights Drive. The property is located along the northeast shore of Lake Sarah and on the west side of Lake Sarah Heights Drive. There is an existing home and detached accessory structure located on the subject property.

Property Information: 5405 Lake Sarah Heights Drive
Zoning: *Rural Residential (Shoreland Overlay)*
Comprehensive Plan: *Rural Residential*
Acreage: 0.60 acres (25,987 square feet)
Impervious Surface Maximum: 25% (6,496.75 square feet)

5405 Lake Sarah Heights Drive (blue line)



Discussion:

The applicant experienced damage to their home and accessory building during a storm last year and determined that the existing detached accessory structure on the property needed significant repair. The applicant razed the existing structure and reconstructed the existing shed without a permit from the City stating that they were unaware that it was required to replace the existing accessory structure. The City notified the applicant this year that the new accessory structure needed to be permitted and also did not meet applicable setbacks.

The previous detached accessory structure was considered a legal non-conforming structure as it did not meet applicable setbacks from the lakeshore and side yard setback line. The applicant could have reconstructed the previous structure in total as long as it was not expanded in any direction. The applicant slightly expanded the size of the previous structure and also moved the structure further away from the side property line and lake shore. The previous structure was 12' x 14' (168 SF) and the new structure is 13' x 17' (221 SF). The previous structure was located less than 1 foot (actual dimension not known) from the side property line and approximately 50 feet from the Ordinary High Water Level (OHWL) of Lake Sarah. The new shed is located 23 inches (at its closest point) from the property line and 51 feet from the OHWL of Lake Sarah.

The new detached accessory structure has the following setbacks:

Side Yard Setback for Detached Accessory Structures:

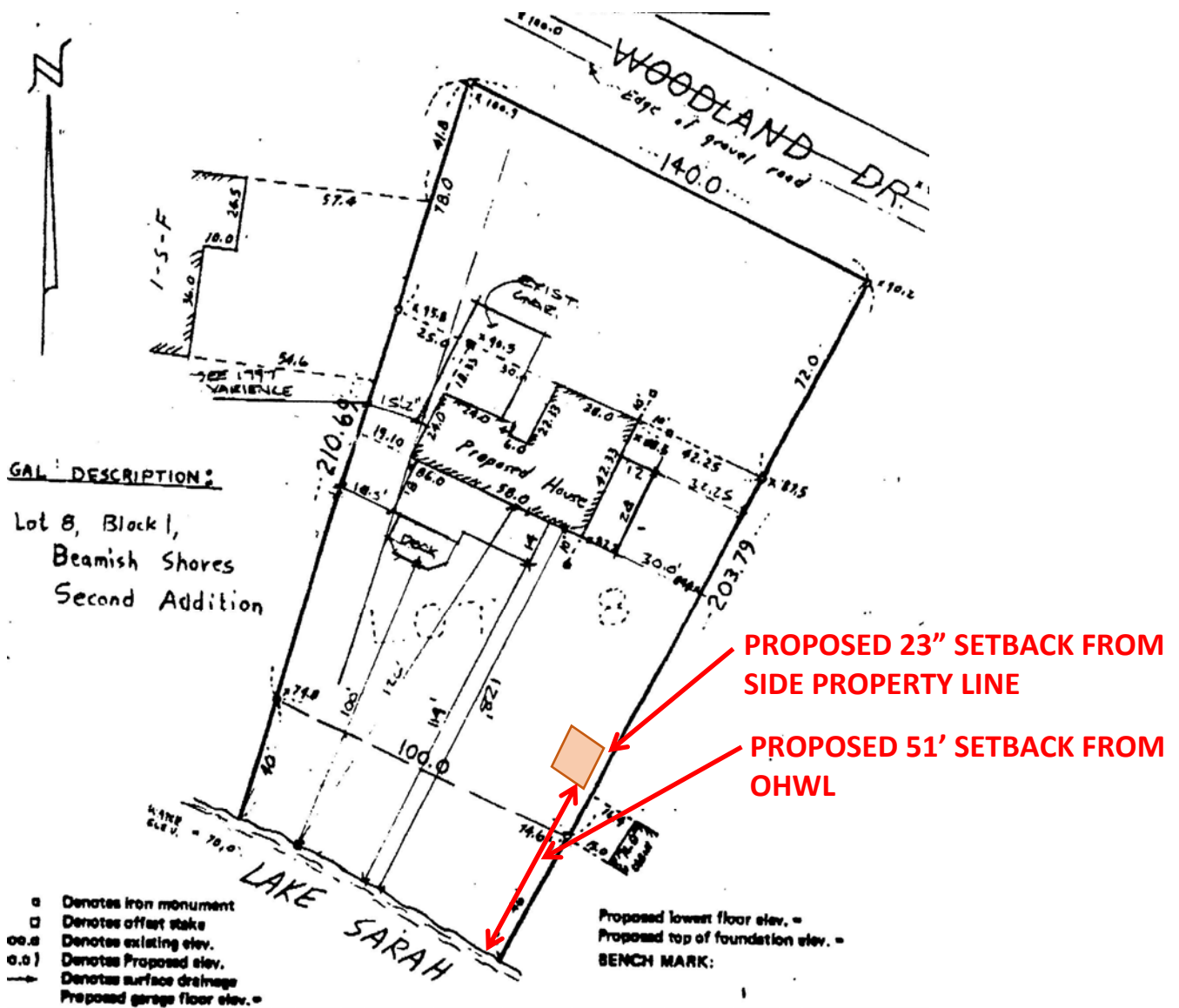
Required: 9 feet from the property line

Proposed: 23 inches from the property line

Shoreland Setback:

Required: 60 feet from the OHWL

Proposed: 51 feet from the OHWL



The City can consider granting an after the fact variance for the new shed if it finds that it meets all applicable criteria of the zoning ordinance. There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance.

520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this zoning code; 2) the variance is consistent with the comprehensive plan; and 3) the applicant establishes that there are practical difficulties in complying with the zoning code (Amended, Ord. 2011-08)

Subd. 2. An applicant for a variance must demonstrate that there are practical difficulties in complying with the zoning code. For such purposes, "practical difficulties" means:

- (a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (b) the plight of the property owner is due to circumstances unique to the property not created by the landowner;*
- (c) the variance, if granted, will not alter the essential character of the locality.*

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. (Amended, Ord. 2011-08)

Subd. 3. The City Council shall not grant a variance to permit a use that is not allowed under the zoning code based on the zoning classification of the affected property. (Amended, Ord. 2011-08)

520.23. Conditions and restrictions. The board of adjustments may recommend and the City Council may impose conditions on a variance. Conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. (Amended, Ord. 2011-08)

Consideration of the criteria for granting a variance:

- a. Residential use of the property is consistent with the Rural Residential District. The applicants are seeking a variance that is generally consistent with similar variances granted for properties in this area.
- b. Many of the properties in this area have setbacks from the side yard or lakeshore property lines that do not meet the required setbacks.
- c. The character of the surrounding area is residential. The proposed detached accessory structure associated with a single-family home is in keeping with the City's comprehensive plan.

There are several additional items that could be considered by the City:

1. Many of the surrounding properties have been granted relief from the requisite setback requirements due to the small size of the properties, unique lot layouts resulting from the historic nature of the structures on the properties and the change in nature of the homes from seasonal to permanent.
2. The maximum amount of impervious surface coverage permitted in this property is 25% of the total area or 6,496.75 square feet. The new shed is slightly larger than the previous shed but still fits within the total allowed impervious surface coverage. Impervious surface coverage for this property is calculated as follows:

House:	4,535 SF
Driveway:	1,383 SF
Deck:	252 SF
<u>Shed:</u>	<u>221 SF</u>
Proposed:	6,391 SF
 Permitted	 6,496.75 SF

3. The adjacent property to the southeast has an existing shed that is located closer to the property line and OHWL than the subject structure. In this area of the City, there are many structures that are located closer to the property lines than required.
4. The new shed, while larger, is located further from the side yard property line and further from the OHWL than the previous structure. The applicant could have reconstructed the existing shed in the previous location in accordance with the legal non-conforming structure provisions.
5. The City would allow a water oriented accessory structure to be located no closer than 9 feet from the side yard property line and 10 feet from the OHWL. This structure could possibly qualify as a water oriented accessory structure; however, the maximum height of a water oriented accessory structure is 10 feet. This structure is approximately 12 feet in height and would be too tall. The properties on both sides of this property have an existing water oriented accessory structure.
6. The neighboring property owners that are on both sides of the subject property have submitted letters to the City stating that they do not have any issues with the new shed.
7. The shed is fairly well screened by existing trees and vegetation that further mitigate potential impacts of the shed.

Ultimately the City will need to find that the aforementioned criteria for granting a variance have been met by the applicant.

Public Comments:

The City received two letters from the neighboring property owners located at 5425 and 5401 Lake Sarah Heights Drive supporting the requested variance. No additional comments were made at the public hearing.

Planning Commission Discussion/Comments:

Commissioners reviewed the requested variance and asked questions of staff and the petitioner. Commissioners asked the applicant if they had additional plans to build a water oriented accessory structure. The applicant noted that they did not have plans to build any other accessory structures. It was noted that the applicant does not have enough remaining square footage of impervious surface to construct any additional hard cover on this property. Commissioners found that the criteria for granting a variance had been met and recommended approval to the City Council.

Recommendation:

Planning Commissioners recommended approval of the requested variance with the following findings and conditions:

1. The proposed Variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been met by the applicant and specially that:
 - a. The requested variance is consistent with the historic use of the property and fits into the character of the surrounding property.
 - b. The neighboring properties have similarly located accessory structures that mitigate the impacts of the proposed shed.
 - c. The previous shed could have been reconstructed in the current location.
3. The requested variances will allow the proposed detached accessory structure in accordance with the approved plans only (plans will become an exhibit of the resolution). The variances granted shall be as follows:
 - a. Ordinary High-Water Level: 51 feet
 - b. Side Yard: 1 foot, 11 inches
4. The Applicant shall pay for all costs associated with the City's review of the requested variance.
5. Any future improvements made to this property will need to be in compliance with all applicable standards relating to the Rural Residential and Shoreland Overlay zoning districts. No expansion of

the detached accessory structure or impervious surface area will be permitted without additional review and approval from the City.

6. The City Council Resolution shall be recorded with the County.

Attachments:

1. Application
2. Site Plan/Survey
3. Shed Plan
4. Letters from Adjacent Property Owner
5. Pictures from Applicant



RESOLUTION NO. 18-0821-01

A RESOLUTION GRANTING APPROVAL OF A VARIANCE TO ALLOW A REDUCTION IN THE PERMITTED SIDE YARD AND SHORELAND SETBACK FOR THE PROPERTY LOCATED AT 45805 LAKE SARAH HEIGHTS ROAD

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Nate Pribyl (the “Applicant/Owner”) submitted a request for a variance to allow a reduced side yard and lakeshore setback which would permit a detached accessory structure on the property located at 5405 Lake Sarah Heights Dr. (PID No. 01-118-24-23-0011) (the “Property”); and

WHEREAS, the Property is zoned Rural Residential; and

WHEREAS, the Property is legally described as shown and depicted on Exhibit A attached hereto.

WHEREAS the requested Variance meets all requirements, standards and specifications of the City of Independence zoning ordinance for Rural Residential lots; and

WHEREAS the Planning Commission held a public hearing on July 17, 2018 to review the application for a Variance, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Nate Pribyl and grants a Variance for the property in accordance with the City’s zoning regulations with the following findings and conditions:

1. The proposed Variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been met by the applicant and specially that:
 - a. The requested variance is consistent with the historic use of the property and fits into the character of the surrounding property.
 - b. The neighboring properties have similarly located accessory structures that mitigate the impacts of the proposed shed.
 - c. The previous shed could have been reconstructed in the current location.
3. The requested variances will allow the proposed detached accessory structure in accordance with the approved plans only (plans will become an exhibit of the resolution). The variances granted shall be as follows:
 - a. Ordinary High-Water Level: 51 feet
 - b. Side Yard: 1 foot, 11 inches
4. The Applicant shall pay for all costs associated with the City's review of the requested variance.
5. Any future improvements made to this property will need to be in compliance with all applicable standards relating to the Rural Residential and Shoreland Overlay zoning districts. No expansion of the detached accessory structure or impervious surface area will be permitted without additional review and approval from the City.
6. The City Council Resolution shall be recorded with the County.

This resolution was adopted by the city council of the City of Independence on this 21st day of August 2018, by a vote of ___ ayes and ___ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator