

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
MONDAY, FEBRUARY 5, 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, Grotting and McCoy

ABSENT: City Attorney Vose

STAFF: City Administrator Kaltsas, City Administrative Assistant Horner, City Attorney David Biggerstaff

VISITORS: Tom Blanck, Craig Olson, Anita Volkenant, Bob Volkenant, Bill and Sara Liska

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 the City Council minutes from the January 16, 2018 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 17727 – 17773.
- c. Approval of Liquor License Renewal Applications for the following:
 - i. Ox Yolk Inn
 - ii. Windsong Golf Club
 - iii. Pioneer Creek Golf Course

Motion by Betts, second by McCoy to approve the Consent Agenda items. Ayes: Johnson, McCoy, Betts, 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:

- Planning Commission Meeting
- Delano Sportsmen's Club
- Pioneer Sarah Creek Watershed Meeting
- Experienced Officials Conference
- Met with Larry Ende from Public Works

Grotting attended the following meetings:

- Several meetings from LMCC

McCoy attended the following meetings:

- Planning Commission Meeting
- Maple Plain Fire Department Awards Banquet

Betts attended the following meetings:

- Police Commission Meeting
- Experienced Officials Conference
- Maple Plain Fire Department Awards Banquet

Johnson attended the following meetings:

- Community Action Partnership Hennepin County Finance Meeting
- Sensible Land Use Coalition Meeting
- Met Council Land Use Advisory Meeting
- Police Commission Meeting
- Convention Conference Call
- Met Council 50th Anniversary Party
- Community Action Partnership Hennepin County Board Meeting
- Experienced Officials Conference
- Met with Loretto staff and Met Council about sewer plans
- Maple Plain Fire Department Awards Banquet
- Orono Dreamers Event at the Wayzata Country Club
- Hennepin County Healthy Community Meeting
- Met Council Representatives Meeting
- Planning Commission Meeting

Horner attended the following meetings:

- Planning Commission Meeting

Kaltsas attended the following meetings:

7. William and Sara Liska (Applicants/Owner) request that the City consider the following action for the property located at 6926 Pagenkopf Road (PID No. 15-118-24-31-0001) in Independence, MN:
 - a. **RESOLUTION NO. 18-0205-01** – Consideration of a variance to allow a reduced front yard setback for the construction of a new home.

Kaltsas said the applicant currently lives in the existing home on the subject property. The applicant contacted the City several months ago pertaining to the possibility of razing the existing home and constructing a new home on the subject property. The applicant would like to locate the new home in the same general location of the existing house. The existing home does not meet the applicable front yard setback from Pagenkopf Road. The applicant is proposing to maintain a similar front yard setback to the existing home. There are several existing conditions of the property that potentially restrict the ability to locate the new home on the property in a manner that meets the requisite front yard setback. There are three existing detached

accessory buildings located on the property that are going to remain. A new septic field was recently installed on the property and there are a handful of existing mature trees surrounding the existing home. The existing conditions of the property and proximity of the existing buildings and septic field, limit the available locations for a new home to be constructed on the property. The septic system was recently installed is fully compliant and will allow the construction of the proposed home.

Consideration of the criteria for granting a variance:

- a. The applicant is proposing to use the property in a manner consistent with the Agriculture District. The property is wooded and positioned in a way that would reduce the impact of the proposed setback reduction.
- b. The character of the surrounding area is rural residential/agriculture.
- c. The proposed variance to allow a new residential structure on this property is in keeping with the City's comprehensive plan.
- d. The applicant is proposing to locate the new home in the same general location of the existing home and no closer to the Pagenkopf Road.
- e. The existing buildings will remain on the property and limit the ability of a new home to be "pushed back" on the subject property.
- f. There are several large existing mature trees that will be saved on the property. The location of these trees and the proximity of the trees to the existing buildings could limit the potential location of a new home.
- g. The homes on either side of this property meet the requisite front yard setback. Due to the distance between the homes and the existing vegetation, there does not appear to be a "relationship" between the home on this property and the surrounding properties.
- h. The proposed home will meet all other requisite setbacks for this property.

Commissioners discussed the request for a reduced front yard setback variance. Commissioners asked about the amount of upland acreage. It was noted that there was approximately two upland acres. Commissioners asked if there was a city process relating to the updated septic field. Staff noted that there was a review process and the new system was permitted by the City. Commissioners asked if the existing home was built prior to the adoption of the current setbacks and it was noted that the existing home was in fact constructed prior to the adoption of any City ordinances. Commissioners asked if other homes on Pagenkopf or nearby had the same or similar setbacks as the subject property. Staff noted that an analysis of other applicable homes found that the majority complied with the prescribed setbacks; however, many were more recently constructed than the subject property. The applicant noted that the original part of his home was built in 1928 and the surrounding homes had been built in the 1970's. Ultimately Commissioners recommended approval of the requested variance with findings and conditions.

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

1. The proposed Variance 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 Planning Commission made the following findings of fact pertaining to the requested variance:

- a. The applicant is proposing to use the property in a manner consistent with the Agriculture District. The property is wooded and positioned in a way that will mitigate the impact of the proposed setback reduction.
- b. The character of the surrounding area is rural residential/agriculture.
- c. The proposed variance to allow a new residential structure on this property is in keeping with the City's comprehensive plan.
- d. The applicant is proposing to locate the new home in the same general location of the existing home and no closer to the Pagenkopf Road. The existing buildings will remain on the property and limit the ability of a new home to be "pushed back" on the subject property.
- f. There are several large existing mature trees that will be saved on the property. The location of these trees and the proximity of the trees to the existing buildings could limit the potential location of a new home.

3. The requested variance will allow the construction of the new home in accordance with the approved plans only (plans will become an exhibit of the resolution). The variance shall be as follows:

a. Front Yard: 26.9 feet

4. The Applicant shall pay for all costs associated with the City's review and recording of the requested variance.

5. Any future improvements or expansion of the new home will need to be in compliance with all applicable standards relating to the Agriculture zoning district.

Motion by McCoy, second by Spencer to approve Resolution No. 18-0205-01 – variance to allow a reduced front yard setback for the construction of a new home for the property located at 6926 Pagenkopf Road (PID No. 15-118-24-31-0001) in Independence, MN. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

8. Thomas and Kristen Blanck (Applicant) and Reed Palo Representative of Owner (Owner) request that the City consider the following action for the properties located at 5010 S. Lakeshore Dr. and 4986 S. Lakeshore Dr. (PID No.s 24-118-24-12-0006 and 24-118-24-12-0007) in Independence, MN:

- d. **RESOLUTION NO. 18-0205-02** – Consideration of a lot line rearrangement which would move the existing lot line between the two properties.

The applicant is seeking a minor subdivision to allow a lot line rearrangement that would expand the 5010 property by approximately 1,914 SF and reduce the 4986 property by the same. The southern property line would move approximately 27 feet to the south and run parallel to the existing property. The additional acreage will provide the owner of the 5010 property the use of the area just to the south of the existing detached garage. Both lots are considered legal non-conforming lots of record in the City. The minimum lot size for Shoreland properties is one acre. The existing detached garage on the 5010 property does not currently meet applicable setbacks in the before or after conditions. The after condition does provide

additional setback for the detached garage. The 4986 property does not have any structures. The owner of the 4986 property also owns the property to the east with an existing home.

Staff has reviewed the request and offers the following information for consideration by the Planning Commission:

1. The lot line rearrangement does not appear to impact either property or create any additional non-conformities.
2. The legal non-conforming status of both properties does not change in the before or after conditions.
3. The setbacks of the existing structures on the 5010 property do not become conforming in the after condition; however, they are arguably made better.
4. The existing home on the 5010 property is connected to City sewer.
5. The 4986 property can connect to the sewer if developed in the future. Planning Commissioners discussed the request for a lot line rearrangement and asked questions of staff and the petitioner.

Commissioners asked if there was any discussion around a possible expansion of the existing garage. Staff noted that it would likely require a variance if they were going to do that in the future. Commissioners noted that regardless of where the lot line moved, any changes to the existing buildings would have to come before the Planning Commission and Council. Commissioners asked the applicant why they were applying for the variance. The applicant noted that the proposed lot line followed the natural flow and historic use of the lot and that the rearrangement would memorialize the use. Commissioners found that the request for a minor subdivision meets the requirements and recommended approval to the City Council with findings and conditions. The Planning Commission recommended approval of the requested minor subdivision to allow a lot line rearrangement with the following findings and conditions:

1. The proposed minor subdivision to allow a lot line rearrangement request meets all applicable conditions and restrictions stated Chapter V, Sections 500 and 510, Planning and Land Use Regulations and Zoning, in the City of Independence Zoning Ordinance.
2. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
3. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

Johnson asked if this had always been a separate lot. Kaltsas said that as far as he can determine this was always a lot of record. He said there is a creek that runs under the driveway and the road.

Motion by Spencer, second by McCoy RESOLUTION NO. 18-0205-02 – Consideration of a lot line rearrangement which would move the existing lot line between the two properties located at 5010 S. Lakeshore Dr. and 4986 S. Lakeshore Dr. (PID No.s 24-118-24-12-0006 and 24-118-24-12-0007) in Independence, MN. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

9. Bellissimo Farms, LLC (Applicant/Owner) requests that the City consider the following action for the property located at 7220 Turner Road (PID No. 28-118-24-14-0006) in Independence, MN:
 - a. **RESOLUTION NO. 18-0205-03** – Consideration of a conditional use permit to allow a commercial riding stable on the subject property.

Kaltsas said the applicant currently has an existing home with large barn and indoor riding arena on the subject property. The applicant uses the property as a private horse farm for their own horses. Several months ago, the applicant inquired about the possibility of boarding several horses on the property in addition to their own. The applicant is now asking the City to consider granting a conditional use permit for a commercial riding stable that would allow the boarding of 4 horses on the property in addition to the owner's horses. The horses to be boarded would be housed inside the existing stable located on the property.

The existing horse barn has seven (7) heated stalls. The applicant is proposing to have no more than 3 boarders with four collective horses boarded on the property at any time. Access to the property for the boarders would be permitted only between the hours of 9:00 am and 9:00 pm daily. There will continue to be deliveries for shavings and feed brought to the property on an as needed basis. Manure is currently contained on the property and spread as needed on the pasture areas. The applicant does not believe that the additional 4 horses would change the number or frequency of deliveries to the property or frequency or operation of the manure spreading. In addition to the general boarding and riding of the horses on the property, the applicant is seeking approval to host up to four (4) riding clinics on the property. The clinics would be limited to no more than 10 participants and would provide additional education, safety and training to horse enthusiasts. The clinics would be held within the hours of operation of the facility. Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The City generally allows 1 animal unit on the first two acres and then 1 additional animal unit for each additional acre of property. The subject property is comprised of approximately 21.46 acres. Of the 21 acres, approximately 19 acres is useable upland. Applying the City's typical standard, the site would accommodate 20 animals using the gross acreage or 18 animals using the upland acreage. The City has historically required that the applicants maintain a manure management plan, maintain all applicable permits relating to the management of manure on this property and maintain 1/3 acre of open space per animal unit. The four (4) commercially boarded horses proposed by the applicant would fit within the allowable number of animal units on the property.

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 from 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 conditional use is consistent with the comprehensive plan of the City of Independence.
10. The proposed use will not stimulate growth incompatible with prevailing density standards.

The City has visited the site and discussed the operation of the proposed commercial riding stable with the applicant. Given the location of the property off of Turner Road, the orientation of the buildings and their relationship to the surrounding properties, the relatively small number of horses in relation to the properties size and the existing use of the property as a private horse facility, it appears that the proposed application can be found to meet the requirements for granting a conditional use permit to allow a commercial riding stable.

Commissioners discussed the request for a conditional use permit to allow a commercial riding stable on the subject property and asked questions of staff and the applicant. Commissioners confirmed that the hours would be 9 a.m.- 9 p.m. year-round and not the summer only hours as noted in the report. Commissioners asked if there would have to be a manure management plan if it was a private operation. Staff noted that the City typically imposes additional criteria for manure management when dealing with conditional use permits. Commissioners asked if a condition could be added that stipulated the location where they could spread the manure. Staff said that the City could impose such a condition and noted that an exhibit could be included with the resolution. Commissioners asked how the clinics would be set up and run by the applicant. The applicant said she would typically host one-day clinics. Commissioners noted that they were not overly concerned about the limited number of training clinics but recommended adding a condition that would limit them to no more than 3 days per clinic. The applicant agreed to this condition. Commissioners ultimately found the application to meet the criteria for granting a conditional use permit and recommended approval to the City Council with findings and conditions. The Planning Commission recommended approval of the request for a conditional use permit with the following findings and conditions:

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will include the following conditions:
 - a) The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.

- b) Any new signage shall comply with all applicable standards of the City's ordinance.
- c) No more than 4 horses shall be commercially boarded on the property.
- d) The applicant and facility must operate in compliance with manure management permit from MPCA. A copy of the valid MPCA permit is to be attached to and become a part of the conditional use permit. The applicant may spread the manure on the subject property in accordance with all applicable laws and standards and shall limit spreading to those areas shown on attached Exhibit B.
- e) A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary groundcover in all pasture areas. The hours of operation are: 9:00 am – 9:00 pm year-round.
- g) Four (4) horse training clinics will be permitted per year and shall comply with the following provisions:
 - The horse clinics shall occur during the permitted hours of operation.
 - The duration of each clinic shall not exceed three (3) days in length.
 - No more than 10 participants shall be permitted at each clinic.
- h) No renting of hack horses.
- i) No riding on adjacent private land unless authorized by owners.
- j) No parking on public roads.
- k) Utilize appropriate management practices to control flies and odor.
- l) No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
- m) The applicant shall pay for all costs associated with the review and recording of the resolution.

Kaltsas noted there would be no more than 4 clinics per year and most likely 3 days clinics. Johnson asked if the building would be to code for public use as that has been a problem with other horse properties in the past. Kaltsas said the building will meet all code requirements for public activity.

Motion by Betts, second by Grotting to approve RESOLUTION NO. 18-0205-03 – conditional use permit to allow a commercial riding stable on the subject property for the property located at 7220 Turner Road (PID No. 28-118-24-14-0006) in Independence, MN: Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

10. Discussion Relating to Loretto Sewer Connection.

- a. Presentation of information pertaining to possible Loretto sewer connection into the City's current sewer line on CSAH 11 and CSAH 29.

Kaltsas stated Council has been previously presented with information relating to possibility of the City of Loretto connecting into the City's existing sanitary sewer force main located adjacent to County Road 19. The City has continued to have conversations with the cities of Loretto and Medina as well as the Metropolitan

Council relating to this possible connection. The connection would allow Loretto to connect into the regional waste water system operated by the Metropolitan Council and close off the discharge from their current City owned waste water treatment plant. The possibility of this connection was precipitated by the need for Loretto to comply with the MNPCA's discharge criteria for their current wastewater treatment plant. Loretto currently has until the end of 2020 to comply with the MNPCA discharge criteria.

The possible connection would be made to the existing 6" Independence sanitary sewer force main near the intersection of County Road 11 and County Road 19 (see image below). The City owns this force main which carries all sanitary sewer from the north side of Independence as well as Greenfields connections around Lake Sarah. This sanitary sewer connects into the jointly owned (Medina, Independence, Greenfield) sanitary sewer lift station (Medina LS-1) in Medina. The sanitary sewer flows from this lift station, south on County Road 19, across Highway 12 and eventually into the Metropolitan Council's regional lift station (L-63) in the Maple Plain industrial park. Metropolitan Council is planning on upgrading this regional lift station to accommodate peak flow events that currently over tax the existing lift station. The Metropolitan Council has explored the potential and effects of accepting the Loretto sanitary sewer into LS-63. The Metropolitan Council believes that accepting the Loretto sewer into the existing system is feasible. As a result of the Loretto connection, the Metropolitan Council has prepared an outline of a two-phased approach to developing a new regional collection system which would serve the communities of Medina, Loretto and Independence (Greenfield would also be connected, but does not have any growth potential).

Phase 1:

1. Loretto would connect into the City of Independence sanitary sewer force main before the end of 2020.
2. Metropolitan Council will upgrade LS-63 to accommodate the flow from Loretto as well as to ensure that the lift station can accommodate some new growth in Independence and Medina.
3. Metropolitan Council will reimburse the cities of Medina and Independence for the operation and maintenance of the existing sanitary sewer pipes and the Medina LS-1. Metropolitan Council has estimated an annual payment to the City of Independence of \$2,000.
4. Metropolitan Council will take over liability (will reimburse the cities of Independence and Medina for any repairs or replacements to the existing sanitary sewer and lift station.
5. Metropolitan Council will reimburse Medina for the recently installed permanent generator located at Medina LS-1 (Independence and Greenfield would otherwise be responsible for their prescribed share of the generator costs).
6. Metropolitan Council would replace and relocate the sanitary sewer line that serves Sycamore Ln. (Independence and Greenfield could be responsible for their prescribed share of the replacement costs).
7. Metropolitan Council will install a new flow meter on Independence pump station PS-5. This will eventually allow the City of Independence to become eligible for the I&I grant program administered by the Metropolitan Council.
8. Metropolitan Council will provide some matching funds to Independence for I&I repairs.

9. Metropolitan Council will replace the existing pumps and impellers in Independence PS-5. This would be done to ensure that Independence does not incur costs associated with the connection to our force main by Loretto.
10. This would also ensure that the pump station can pump against the new flow added to the connection point in the force main.
11. Metropolitan Council will make upgrades to the capacity of the sanitary sewer to accommodate growth approved through Comprehensive Plan amendments.
12. Loretto will reimburse the City for all soft costs associated with Independence reviewing, studying and analyzing the connection request.

Phase 2:

Metropolitan Council will take over ownership of the existing system and incorporate it into the regional system. The City of Independence will connect into the existing regional system. This connection will likely be into the new lift station that will be constructed by Loretto near their existing treatment plant. There are several considerations and key points that should be noted by the City.

1. The City's existing force main has a maximum physical capacity. The existing and projected flows generated by Independence only utilize a small percentage of the total physical capacity of the 6" force main. The total physical capacity is estimated to be 529 gallons per minute (gpm).
 - a. Current usage is based on approximately 250 residential equivalent connections: Independence (includes Greenfield) **198 gallons per minute**
 - b. Loretto estimated usage would be: **77 gallons per minute**
 - c. Remaining capacity: **254 gallons per minute**
2. The aforementioned flows are based on the physical capacity of the 6" force main and not reflective of the downstream limitations that likely occur in the existing system. In addition, the numbers above are not reflective of the City's approved comprehensive plan and Tri-City Agreement.
3. Based on the physical capacity, the City could accommodate the Loretto connection and still have the ability to add approximately 250 additional units into the existing 6" force main.
4. The current Tri-City Agreement limits the number of residential equivalent connections from Greenfield and Independence into the 6" force main to 305.
5. Loretto has recently prepared a second option that would consist of the construction of a new 6" force main that would be installed adjacent to the Independence force main along County Road 19. The new force main would connect directly into the Medina LS-1. The cost for constructing their own force main is greater than the cost for connecting into the City of Independence force main.

Staff is seeking general discussion and direction pertaining to the City of Independence's willingness to allow Loretto to connect to the existing 6" sanitary sewer force main. At this time, Council is not being asked to make a formal decision, but rather to have a general discussion relating to the pros and cons of

allowing the Loretto connection. One component of the discussion will be relating to whether or not the City would seek any additional connection fee outside of the general soft cost reimbursement.

Kaltsas said that there would be a more sophisticated flow meter put in place that could allow remote monitoring of the sewer flow. He noted that the upgrade would also make the City eligible for I & I grants that we are not eligible for currently. Kaltsas said the connection would be south of town by Sycamore Trail. Betts noted there were a lot of positive aspects to the project. Biggerstaff said it was common to have municipalities hooking up. Kaltsas said we would maintain our capacity. Johnson said Loretto is pretty well filled up.

Johnson said we want to be good neighbors and don't want to ask too much that would prohibit them from hooking up. Spencer said it will help with the water quality of Lake Independence. Kaltsas said the new connection would come with a state-of-the-art monitoring system.

Volkenant asked if the discussed development on Perkinsville Road would be affected by this sewer line change. Kaltsas said that line has significant capacity already so a development of that scope would not affect it. McCoy said he supports the effort as long as we cover our soft costs and don't gouge them. Johnson noted the Medina station has always been very costly for us.

11. Delano Sportsmen's Club.

a. Discussion Regarding Range Expansion and Request for Letter of Support.

Spencer said the Delano Sportsman Club is in the process of seeking Wright County's approval for the expansion of their existing gun range located in the northwest corner of Independence. The existing range is located wholly within the City of Independence; however, the club is looking to expand into the portion of the property that is located within Wright County. The expansion would help to accommodate local high school trap teams as well as the current membership. The club has asked the City of Independence if it would provide a letter of support for the expansion based on the historic use of the property and general compliance with applicable standards.

Spencer said Rockford High School trap team may be interested in using the facility as well. Johnson noted West Hennepin Public Safety uses this facility for training as well as being used by Three Rivers Park District too. Johnson suggested a letter of support be crafted by Spencer and Kaltsas.

Motion by Johnson, second by McCoy to approve a letter of support regarding the expansion of the Delano Sportmen's Club. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

3. Open/Misc.

4. Adjourn.

Motion by Spencer, second by Grotting to adjourn at 7:25 p.m. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully Submitted,

Trish Gronstal/ Recording Secretary