

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
TUESDAY MARCH 15, 2022–6:30 P.M.  
City Hall Chambers

1. CALL TO ORDER.

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

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

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

ABSENT: None

STAFF: City Administrator Kaltsas, Assistant to Administrator  
Horner, and Chief Kroells

VISITORS: Bryant Johnson, Ben Bakk, John Mueller, Karen Grotting,  
Tom Koch and Marty Chelstrom

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

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

- a. Approval of City Council Minutes from the March 1, 2022, Regular City Council Meeting.
- b. Approval of Accounts Payable (Batch # 1; Checks Numbered 21094-21117)
- c. Agriculture Preserve Renewal Applications for the Following Properties:
  - i. PID No. 03-118-24-33-0001 (Requested by Sharon Hafften)
  - ii. PID No's. 29-118-24-44-0002, 29-118-24-44-0001 (Requested by Grace Nolan Trust)
  - iii. PID No. 13-118-24-32-0002 (Requested by Deborah White)

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

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

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

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

- Pre-Board

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

- Hwy 12 Safety Coalition Open House (Virtual)
- Firemen Retirement
- Pre-Board Meeting

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

- Firemen Retirement
- Fire Commission
- Pre-Board

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

- Hwy 12 Coalition
- WHCC
- Pre-Board

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

- Hwy 12 Coalition
- NLC roundtables (virtual)
- NW League – Jim Atchinson, county assessor
- LMC – staff report on legislative issues (virtual)
- Jim, executive director of LOVE, INC.
- Sr Community Services Finance Meeting (virtual)
- Firemen Retirement
- Minnetonka Shores program on Steamboat/Streetcars
- Regional Council of Mayors
- Maple Plain Fire Dept
- Orono School Board
- Pre-Board

### **Horner attended the following meetings:**

- Pre-Board

### **Kaltsas attended the following meetings:**

- Pre-Board

7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the February 2022 Activity Report.

Please see packet for full report. For the month of February WHPS had 266 incident complaints. Approximately 157 were in Independence and 93 Maple Plain. They have seen an increase in scam calls. FTC.gov is a good resource. Johnson asked if the Feb. 11 is a repeat at that same location. Kroells said it is not a repeat location for domestic assault. Johnson asked about the detour for Hwy 12 and 92. Kroells said it depends on the weather, but it should be around the end of March to Mid-April.

*Mayor Johnson recused himself because of conflict of interest. Brad Spencer was the acting Mayor for the following subject.*

8. Bryant Johnson (Applicant) and Hilltop Farm, Inc. (Owner) is requesting Final Plat Approval for a 13-lot subdivision of the property located between CSAH 90 and CSAH 83 and identified as PID No. 2611824130001.

- a. **RESOLUTION 22-0315-01:** Considering approval of the Final Plat for HILLTOP PRAIRIE subdivision.
- b. **ORDINANCE 2022-02:** Considering adoption of the Hilltop Prairie Storm Sewer Improvement Tax District.
- c. **DEVELOPMENT AGREEMENT** – Considering approval of the Development Agreement detailing the terms of the City’s approval of the subdivision and related public improvements and similar requirements.

Kaltsas explained this is an application for Final Plat for Hilltop. This is approximately 13 lots and only half of the property is to be developed at this time. Turner Road ROW is being dedicated on the SW corner of this site. This allows an extension from the East to Cty Rd 90 will be on the North side aligned with Quass Cutoff. This will meet the frontage on all but lot 11. They will be building a new road, Gustavus Dr. Quass Cut-off will be bermed as well.

Grotting asked if they will be able to preserve the drain tile in the field. Bryant Johnson said hopefully, but each homeowner will choose where they place their home. Kaltsas said that tiles are not protected. Betts asked what happens if the tiles are broken. Kaltsas said if it went through other properties you would have the ability to repair that. The stormwater is not based on that tile functioning. Spencer asked if the stormwater management people are aware of the tiles so the drain tile should be irrelevant. Kaltsas said it would be difficult to maintain with the homes, septic systems, etc especially with the road coming in.

McCoy asked when they are going to align Quass cut-off. Bryant Johnson said whenever the road is put in. Kaltsas said Quass is going to jog just slightly about 50'. McCoy asked if there should be a sign near this road warning that it is not a thru street or it will have the potential to be a thru street in the future. Kaltsas said we can put signs out but he doesn't think it will or would stop the meeting when it would come up. Kroells said that he appreciates the extension of Turner Road. Spencer asked about the sewer tax district. He asked if there are 4 drainage ponds. Kaltsas said yes, there are 4. Spencer asked if it is up to the homeowners' association to maintain this. Kaltsas said yes. The homeowners are to sign that they will maintain it. Spencer asked if there are a few details that are still being worked out. Kaltsas said yes,

we are in good shape, just a few notes on plat and minor engineering review.

**Motion by Betts, second by McCoy to approve RESOLUTION 22-0315-01, the final plat. Ayes: Spencer, Grotting, McCoy and Betts. Nays: None. Absent: None. Abstain. Johnson. MOTION DECLARED CARRIED.**

**Motion by McCoy, second by Grotting to approve ORDINANCE 2022-02. Ayes: Spencer, Grotting, McCoy and Betts. Nays: None. Absent: None. Abstain. Johnson. MOTION DECLARED CARRIED.**

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

*Mayor Johnson reconvened the Council.*

9. Consideration of **RESOLUTION 22-0315-02**, confirming the deferral of special assessments on the property located at 2930 Lindgren Lane following approval of a lot line rearrangement which alters the underlying property.

Kaltsas explained that this was a lot line rearrangement on a property holding a deferred special assessment. This is to make this lot line rearrangement to make it clean, we want to make sure this deferral stays at this property and recertifies that the assessment is still there. The amount would stay with the property originally assessed.

**Motion by Grotting, second by Betts to approve RESOLUTION 22-0315-02. Ayes: Johnson, Spencer, Grotting, McCoy and Betts. Nays: None. Absent: None. Abstain None. MOTION DECLARED CARRIED.**

10. Open/Misc.

11. Adjourn.

**Motion by Betts, second by Grotting to adjourn at 7:12 p.m. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

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Respectfully Submitted,  
Amber Simon / Recording Secretary