



CITY COUNCIL MEETING AGENDA
REGULAR MEETING
TUESDAY, JULY 11, 2017

CITY COUNCIL MEETING TIME: 7:30 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 June 13, 2017 Regular City Council Meeting.
 - b. Approval of Accounts Payable; Checks Numbered 17220-17287.
 - c. Approval of 2016 Financial Audit and Year End Financials.
 - d. Approval of the Large Assembly Permit for Twin Cities Polo Club Annual Polo Classic Event to be Held August 4-6, 2017.
 - e. Approval of extension to record minor subdivision for the property located at 6485 Fogelman Road.
 - f. Approval of an amendment to the Community Development Block Grant (CDBG) program joint agreement - **RESOLUTION NO. 17-0711-01.**
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. Director Gary Kroells, West Hennepin Public Safety - Activity Report for the Month of May 2017.
8. **PUBLIC HEARING:** Ordinance Amendment to Section 915 - Regulation of Lake Sarah Surface Use.

- a. **ORDINANCE 2017-02:** An amendment relating to the removal of the no-wake provision to be consistent with the ordinance regulating Lake Independence.
9. Gary and Lynda Ostberg (Applicants) request that the City consider the following actions for the property identified by (PID No. 33-118-24-14-0003) and located on the south side of CSAH 6 and west of Game Farm Road N. in Independence, MN:
 - a. **RESOLUTION NO. 17-0711-02** – recommending approval of a conditional use permit, to allow a commercial riding stable, bunkhouse and an accessory building which is greater than 5,000 square feet.
10. A proposed text amendment to the City of Independence Ordinances as follows:
 - a. **ORDINANCE 2017-03:** An amendment to Chapter 5, Section 520.21 Definitions, Subd. 2 Accessory Dwelling Units – Amending/adding language that will allow a basement or mechanical/utility room as a part of an accessory dwelling unit without being counted towards the total square footage.
11. Open/Misc.
12. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, JUNE 13, 2017 –7:30 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 7:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

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

ABSENT: None

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

VISITORS: Kaci Fisher, Lynda Franklin, Dean Fowser, Sarah Utsah, Scott Walsh

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 May 9, 2017 Regular City Council Meeting.
- b. Approval of City Council minutes from the June 7, 2017 City Council Workshop.
- c. Approval of Accounts Payable; Checks Numbered 17140-17219.
- d. Approval of First Quarter Financial Report.
- e. Approval of Release from Development Agreement for that Portion of Lot 1, Block 2 (as legally described in the agreement) Independence Ridge Subdivision.
- f. 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 4-6, 2017.
- g. Approval of Professional Financial Services Contract with AEM Financial Solutions, LLC.
- h. Approval of Amended Stormwater Pond Maintenance Agreement for Franklin Hills 3rd Addition.

Johnson noted that item (f) would be pulled for separate discussion.

Motion by Betts, second by McCoy to approve the Consent Agenda with the exception of item (f). Ayes: Johnson, Grotting, McCoy, Spencer and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Johnson asked Kaltsas to explain why item (f) was being pulled for review. Kaltsas said this permit was approved last year and is being looked at again with the stipulation that a new condition be added. He said WHPS would like to add an escrow deposit of \$300.00 for the Police Reserves that will be needed for the event. The fees would be determined after the event and payment taken from the escrow dollars with any

unused portion to be returned if applicable. McCoy asked if there had been issues. Kaltsas said there have been discussions and this would make it easier to settle after the event. Kaltsas noted the gambling permit is a new item pertaining to the auction they plan to have. McCoy asked if noise was going to be an issue. McCoy asked if the deposit needed to be increased since it was technically over three days. Kroells said if there was going to be 3500 for the band on Friday \$300 was not enough. Everyone agreed more details were needed on the Friday night event.

Motion by Johnson, second by Spencer to approve the liquor license and gambling permits for the Polo Club Classic with more details needed to approve the total event permit. The final approvals may be presented at the next meeting. Ayes: Johnson, Grotting, McCoy, Spencer and Betts. 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
- Lake Independence Citizens Association Annual Meeting
- Public Works Planning Meeting
- Delano Memorial Day Celebration
- Hennepin County Comprehensive Plan Committee Meeting
- Hennepin County Workshop
- City Council Workshop

Grotting attended the following meetings:

- Planning Commission Meeting
- City Council Workshop

McCoy attended the following meetings:

- I-94 Chamber event honoring Loretto First Responders
- Memorial Day Services
- City Council Workshop
- Orono High School Graduation
- Minnesota Firefighters Conference
- West Hennepin Chamber of Commerce Meeting

Betts attended the following meetings:

- Delano Senior Center Appreciation Luncheon
- Sensible Land Use Committee Conference
- Police Commission Meeting
- City Council Workshop

Johnson attended the following meetings:

- Lake Independence Citizens Association Annual Meeting
- Community Action Partnership Hennepin County Finance Meeting
- WeCAN Open House

- Land Use Advisory Committee Meeting with Met Council
- Delano School Board Meeting
- Met Council Sewer Meeting
- Orono Scholarship Awards Ceremony
- Minnehaha Watershed Meeting
- Senior Community Services Board Meeting
- Hennepin County Community Action Partnership Board Meeting
- Martin Eichers Open House/ Graduation
- Police Commission Meeting
- Lewis Cemetery Program
- 2 Northwest League Meetings
- Auditors Meeting
- City Council Workshop
- West Hennepin Chamber of Commerce Meeting

Horner attended the following meetings:

- Planning Commission Meeting
- Mead Hunt Architectural Firm meeting at Museum
- West Hennepin Chamber of Commerce Meeting
- City Council Workshop

Kaltsas attended the following meetings:

7. **DIRECTOR GARY KROELLS, WEST HENNEPIN PUBLIC SAFETY - ACTIVITY REPORT FOR THE MONTH OF APRIL, 2017.**

Kroells said April had an increase of 123 incidents compared to the same time frame last year. He noted the department is at full-staff with the hiring of Cody Thompson.

For a complete report see the City Council packet

Kroells said MnDOT announced on May 4th that they will be funding a center median to extend from County Road 6 to Baker Park Road. The effort will be completed in 2021. The City will also be able to be involved in the project as changes will be made to the intersections at 90 and 92 as well. Kroells noted next steps are a concept plan. Johnson said it would be great if the railroad would get involved.

8. **PUBLIC HEARING: ORDINANCE AMENDMENT TO SECTION 915- REGULATION OF LAKE SARAH SURFACE USE.**

- a. **ORDINANCE 2017-02:** An amendment relating to the removal of the no-wake provision to be consistent with the ordinance regulating Lake Independence.

Kaltsas said the City adopted an amended ordinance last fall to match the language incorporated by the City of Greenfield. The City submitted a draft to the DNR for review following adoption last fall. It was noted by the DNR that both cities would need to hold a public hearing prior to adoption of the ordinance amendment. The proposed amendment has not changed from last fall. Greenfield will also be holding a public hearing in June to review the amendment.

In an effort to maintain the “same” ordinance, staff is recommending that the City adopt a revised ordinance which would be identical to that which was recently adopted by the City of Greenfield. The ordinance numbers would not change as a result of the new adopted language. A copy of the proposed changes is attached to this report.

Kaltsas said Lake Independence is 3 days on and 3 days off when a no-wake is in effect. He said Lake Sarah is currently 3 days on but off immediately in a no-wake situation. This new ordinance would make Lake Sarah the same as Lake Independence.

Public Hearing Open

Walsh stated he is the one responsible for putting up the signage on Lake Sarah in the event of a no-wake. He said it is a lot of work and he is in favor of the 3 days on/ 3 days off model. He said he was happy the Council was instituting this ordinance.

Motion by Spencer, second by McCoy to approve ORDINANCE 2017-02: An amendment relating to the removal of the no-wake provision to be consistent with the ordinance regulating Lake Independence. Ayes: Johnson, Grotting, McCoy, Spencer and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Public Hearing Closed

Motion by Spencer, second by McCoy to close the Public Hearing. Ayes: Johnson, Grotting, McCoy, Spencer and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

9. DEAN FOWSER (APPLICANT/ OWNER) REQUESTS THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTY LOCATED AT 8875 HIGHWAY 12 (PID NO. 18-118-24-11-0001) IN INDEPENDENCE, MN:

- a. **RESOLUTION NO. 17-0613-01-** recommending approval of an amendment to the conditional use permit to expand the commercial building located on the property.

The property is located on the south side of Highway 12 and just west of Copeland Road. The property has an existing residence and three detached accessory buildings. The property has a significant wetland on the west and south sides.

The subject property was granted a conditional use permit to allow a dog kennel in 1977. In 1993, the City amended the conditional use permit to allow and outside dog run in association with the conditional use permit. The conditional use permit has the following key conditions (see attached City copy of minutes for CUP):

1. Metal pole building can be up to 36' x 82.5'. Expansion of the building can occur without further City Council review.

2. 55-60 dogs.
3. Boarding and impounding of dogs from 8:00am – 7:00pm 7 days a week.
4. An outdoor fenced exercise area up to 2,400 square feet is permitted.

A kennel is defined as follows:

"Kennel." Any structure or premises on which four or more dogs over six months of age are kept.

The City was contacted by the owner (Dean Fowser) last year to discuss the possibility of expanding the existing building. Dean currently leases the building to Abby Lake Kennel. The kennel would like to improve the existing facility in order to stay competitive and potentially attract new clients. The existing kennel currently houses approximately 15-20 dogs at any given time. Abby Lakes has noted that they are not expecting to increase the number of dogs kept on the premise, but rather improve the facilities for their current clients.

The original conditional use permit allows for 55-60 dogs to be kept on the premise and an expansion of the building up to 36' x 80'. When discussing the expansion of the building with the owner, he noted that he would like to turn the building 90 degrees and construct a new building rather than trying to expand the existing building. The City informed him that this would require an amendment to the conditional use permit. Turning the building appears to fit better on the property and would avoid potential conflicts with the adjacent wetlands.

The proposed building would be 36' x 80' in size with a small 12' x 12' vestibule. The proposed building would be a one-story metal pole building similar in design to the existing building. The building would have the interior kennel space, a grooming area, reception area and then a separate storage garage.

The kennel is accessed off of Highway 12 via a gravel driveway. It is proposed that the kennel will continue to utilize the existing Highway 12 access. The applicant will need to modify the existing driveway and parking area to accommodate the new building. The applicant has prepared a site plan which indicates the revised parking and drop-off area based on the proposed building. The proposed setback from Highway 12 is 72 feet from the property line. The City will require one (1) handicap accessible parking space to be signed and delineated in the parking lot.

The outdoor fenced kennel area will remain following the construction of the new building. The area will be connected along the rear of the building and cannot exceed 2,400 square feet.

The applicant just recently updated the on-site septic system. The newly installed system will accommodate the proposed new building with no further modifications necessary.

The criteria for granting an amendment to the conditional use permit are the same as granting a new conditional use permit and 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 proposed facility has been in existence since 1977. The City does not have a history of complaints or concerns relating to the use of the property as a kennel. The natural features of the property and its geographic relationship to the surrounding properties and Highway 12 minimize potential impacts to the adjacent properties.

Staff is seeking discussion and direction from the City relating to the request for a conditional use permit amendment.

Planning Commissioners reviewed the requested amendment to the conditional use permit. Commissioners asked about the proposed layout of the new building and how the parking area would be revised. Commissioners asked how the pet waste is handled. The applicant explained that the waste is put into a holding tank on the property and then pumped out. Commissioners discussed that the applicant has approval to expand the existing building and that building a new building would be a better solution. Commissioners asked for clarification relating to the setback from Highway 12. Staff noted that the proposed setback met the 85 feet requirement, but that it would be added to the final survey. Commissioners found that the proposed amendment met the requirements and recommended approval to the City Council.

The City has not received any written or oral comments regarding the proposed amendment to the conditional use permit.

The Planning Commission recommended approval of the request for an amendment to the Conditional

Use Permit with the following findings and conditions:

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. All conditions of the 1977 approved conditional use permit and 1993 amended conditional use permit shall remain in full force.
3. The Conditional Use Permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
4. The proposed breeding facility is permitted as shown on the approved site plan. Any expansions, additions or other changes to the proposed site plan will require an amendment to the Conditional Use Permit.
5. The applicant shall obtain a building permit from the City to allow the construction of the new building.
6. The applicant shall provide the City with an updated site plan indicating the location of the driveway and parking areas. The plan shall identify the location of a handicap accessible parking space. The applicant shall be required to install the requisite space at the time the building is constructed.
7. The applicant shall be responsible to pay all fees associated with the consideration and review of the conditional use permit amendment.

Grotting asked if there was an alternate septic site. Kaltsas said the septic system is brand new.

Motion by McCoy, second by Spencer to approve RESOLUTION NO. 17-0613-01-recommending approval of an amendment to the conditional use permit to expand the commercial building located on the property at 8875 Highway 12 (PID No. 18-118-24-11-0001) in Independence, MN. Ayes: Johnson, Grotting, McCoy, Spencer and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

10. PRESENTATION BY CLIFTON LARSEN ALLEN- 2016 FINANCIAL AUDIT AND YEAR END FINANCIALS

Utsah presented the 2016 Financial Audit. She noted that as of December 31st cash was down due to the bond proceeds. She noted that reserves were also down but the City was healthy with 2.3M in the general fund. Utsah said the biggest expense is Public Safety, Fire Department and the Building Inspector.

for the full report see the City Council packet

11. ANNUAL OPPORTUNITY FOR PUBLIC TO COMMENT ON MS4 PERMIT

Each year the City is required to offer an opportunity to the public to provide comments relating to the City's MS4 Stormwater Permit. No official public hearing is required.

From the Minnesota Pollution Control Agency

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.

Fisher asked if there were any questions or comments. Betts asked if ponds were included in the MS4 and who monitored them. Fisher said 1/5 of the ponds in the City are checked every year.

12. CHANGE OF CITY COUNCIL MEETING DATES/ TIMES

Kaltsas said Council has discussed moving the regular City Council Meetings to the first and third Tuesday of each month at 6:30 PM. It is anticipated that this will commence in August, 2017. The City will need to amend the ordinance to remove the prescribed times at a future meeting. The following is a tentative Council Meeting Schedule:

June 13, 2017 – Regular City Council Meeting (7:30 PM)

June 27, 2017 – No Meeting

July 11, 2017 – Regular City Council Meeting (7:30 PM)

July 18, 2017 – Joint City Council/Planning Commission Meeting (6:30 PM)

July 25, 2017 – Regular City Council Meeting (7:30 PM) – *if needed*

New City Council Schedule

August 1, 2017 – National Night Out – Regular Meeting to be rescheduled to either Monday, July 31 or Wednesday, August 2 (6:30 PM).

August 15, 2017 – Regular City Council Meeting (6:30 PM)

Kaltsas said the new schedule would be published in the upcoming newsletter and updated on the website. He noted it was not necessary to change the ordinance.

Motion by Spencer, second by Betts to approve the change of City Council Meeting Dates and Times noting that the first August meeting would be Monday, July 31st. Ayes: Johnson, Grotting, McCoy, Spencer and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

13. OPEN/ MISC.

14. ADJOURN

Motion by McCoy, second by Grotting to adjourn at 8:55 p.m. Ayes: Johnson, Grotting, McCoy, Spencer and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully Submitted,

Trish Bemmels/ Recording Secretary

City of Independence

Approval of 2016 Year End Financials and Audit

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: July 11, 2017

Discussion:

The City's auditor presented the 2016 year end financials and audit at the last City Council Meeting. The City is required to formally approve the audit report and financials by motion.

City Council is asked to approve the 2016 year end financials and audit report.

Attachments: 2016 Year End Financials and Audit Report

CITY OF INDEPENDENCE, MINNESOTA

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2016

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INTRODUCTORY SECTION

**CITY OF INDEPENDENCE, MINNESOTA
ELECTED AND APPOINTED OFFICIALS
DECEMBER 31, 2016**

ELECTED

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Marvin Johnson	Mayor	12/31/2017
Lynn Betts	Council Member	12/31/2017
Brad Spencer	Council Member	12/31/2017
Ray McCoy	Council Member	12/31/2019
Steve Grotting	Council Member	12/31/2019

APPOINTED

Mark Kaltsas	City Administrator	Appointed
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FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and
Members of the City Council
City of Independence
Independence, Minnesota

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Independence (the City), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Independence as of December 31, 2016, the respective changes in financial position, the budgetary comparison schedule for the General Fund and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the City of Independence's 2015 financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, and we expressed unmodified opinions on those financial statements in our report dated May 10, 2016. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2015 is consistent, in all material respects, with the audited information from which it has been derived.

Emphasis of a Matter

For the year ended December 31, 2016, the City restated fund balance/net position in the 2015 Street Improvement Project Fund and in Governmental Activities to correct errors in previously issued financial statements (see Note 7). Our auditors' opinion was not modified with respect to the restatement.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Honorable Mayor and
Members of the City Council
City of Independence


Other Matters (Continued)

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Independence's basic financial statements. The combining and individual nonmajor fund financial statements and summary financial schedule are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The summary financial schedule – revenues and expenditures for general operations – governmental funds has not been subjected to the auditing procedure applied in our audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.



CliftonLarsonAllen LLP

Minneapolis, Minnesota
June 1, 2017

REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

This section of the City of Independence's (the City) annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year that ended on December 31, 2016. Certain comparative information between the current year, 2016, and the prior year, 2015, is required to be presented in the MD&A.

FINANCIAL HIGHLIGHTS

Key financial highlights for 2016 include the following:

- ◆ The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$7,425,846 (net position). After providing for restrictions related to debt service and park improvements (\$260,936) and net investment in capital assets (\$4,810,580), the City has net position remaining of \$2,354,330.
- ◆ The City's total net position decreased \$139,358, prior to the restatement of beginning net position. This net decrease related to governmental activities decreasing \$2,462 and the business-type activities which decreased \$136,896.
- ◆ As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$1,711,545, a decrease of \$176,369, prior to the restatement of beginning fund balance, in comparison with the prior year.
- ◆ At the end of the current fiscal year, unassigned fund balance for the General Fund was \$1,068,422.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of the annual report consists of four parts – independent auditors' report, required supplementary information which includes the management's discussion and analysis (this section), the basic financial statements, and supplementary information. The basic financial statements include two kinds of statements that present different views of the City:

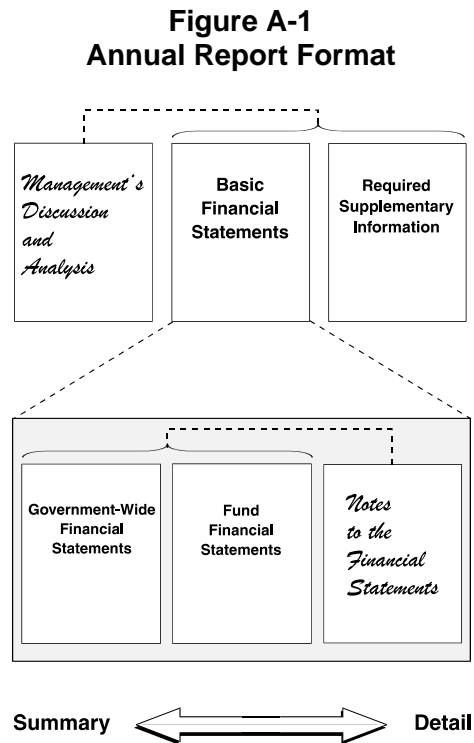
- ◆ The first two statements are City-wide financial statements which provide both short-term and long-term information about the City's overall financial status.
- ◆ The remaining statements are fund financial statements which focus on individual parts of the City, reporting the City's operations in more detail than the City-wide statements.
- ◆ The governmental funds statements tell how basic services such as general government, public safety, and public works were financed in the short-term as well as what remains for future spending.
- ◆ Fiduciary fund statements provide information about the financial relationships in which the City acts solely as a trustee or agent for the benefit to others to whom the resources belong.

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The financial statements also include notes that explain some of the information in the statements and provide more detailed data.

Figure A-1 shows how the various parts of this annual report are arranged and related to one another.



**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Figure A-2 summarizes the major features of the City's financial statements, including the portion of the City's activities they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis highlights the structure and contents of each of the statements.

**Figure A-2
Major Features of the Government-Wide and Fund Financial Statements**

Type of Statements	Government-wide	Governmental Funds	Proprietary Funds	Fiduciary Fund
Scope	Entire City's government and the City's component units.	The activities of the City that are not proprietary or fiduciary, such as police, fire and parks.	The activities of the City that operate similar to private businesses, such as the sewer system.	Instances in which the City is the trustee or agent for someone else's resources.
Required Financial Statements	Statement of net position.	Balance sheet.	Statement of net position.	Statement of fiduciary net position.
	Statement of activities.	Statement of revenues, expenditures and changes in fund balances.	Statement of revenues, expenses, and changes in net position and statement of cash flows.	Statement of changes in fiduciary net position.
Accounting Basis and Measurement Focus	Accrual accounting and economic resources focus.	Modified accrual accounting and current financial resources focus.	Accrual accounting and economic resources focus.	Accrual accounting and economic resources focus.
Type of Asset and Deferred Outflow of Resources/ Liability and Deferred Inflow of Resources Information	All assets, deferred outflows of resources, liabilities, and deferred inflows of resources, both financial and capital, short-term and long-term.	Only assets and deferred outflows of resources expected to be used up and liabilities and deferred inflows of resources that come due during the year or soon thereafter, no capital assets included.	All assets, deferred outflows of resources, liabilities, and deferred inflows of resources, both financial and capital, and short-term and long-term.	All assets, deferred outflows of resources, liabilities and deferred inflows of resources, both short-term and long-term. Agency funds do not contain capital assets, although they can.
Type of Inflow/Outflow Information	All revenues and expenses during year, regardless of when cash is received or paid.	Revenues for which cash is received during or soon after the end of the year, expenditures when goods or services have been received and payment is due during the year or soon thereafter.	All revenues and expenses during the year, regardless of when cash is received or paid.	All revenues and expenses during the year, regardless of when cash is received or paid.

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Government-Wide Financial Statements

The government-wide financial statements report information about the City as a whole using accounting methods similar to those used by private-sector companies.

- ◆ The statement of net position includes all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, the difference between the two reported as net position. Over time, increases or decreases in the City's net position are an indicator of whether its financial position is improving or deteriorating, respectively.
- ◆ The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.
- ◆ To assess the overall health of the City, you need to consider additional non-financial factors such as changes in the City's property tax base and the condition of City buildings and other facilities.

In the City-wide financial statements the City's activities are shown in two categories:

- ◆ Governmental activities – The City's basic services are included here. Property taxes, special assessments and state aids finance most of these activities.
- ◆ Business-type activities – The City's enterprise fund operations are included here. Charges for services finance most of these activities.

The government-wide financial statements include not only the City itself – known as primary government – but also a legally separate Housing and Economic Development Authority (HRA) for which the City is financially accountable. The HRA, although legally separate, functions for all practical purposes as a department of the City and, therefore, has been included as an integral part of the primary government.

Fund Financial Statements

The fund financial statements provide more detailed information about the City's funds – focusing on its most significant or "major" funds – not the City as a whole. Funds are accounting devices the City uses to keep track of specific sources of funding and spending for particular purposes. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

The City's basic services are included in governmental funds, which generally focus on (1) how cash and other financial assets that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed short-term view that helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the City-wide statements, we provide additional information after the governmental funds statements that explain the relationship (or differences) between them.

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Governmental Funds (Continued)

The City maintains six funds, two of which are special revenue. Information is presented separately in the governmental fund balance sheet in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, the Debt Service Fund and the Permanent Capital Fund, all of which are considered to major funds. Data from the other governmental funds are combined into a single, aggregate presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements or schedules elsewhere in this report.

Proprietary Funds

The City reports one proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses the enterprise fund to account for its sanitary sewer. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Fiduciary Funds

The City is the fiscal agent, or fiduciary, for assets that belong to local developers. The City is responsible for ensuring that the assets reported in these funds are used only for their intended purposes and by those to whom the assets belong. All of the City's fiduciary activities are reported in a separate statement of fiduciary net position. We exclude these activities from the City-wide financial statements because the City cannot use these assets to finance its operations.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

The combining statements referred to earlier in connection with nonmajor governmental funds are presented following the notes to the financial statements.

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$7,425,846 at the close of the most recent fiscal year. The governmental activities make up 70.0% of the total (\$5,195,223).

By far, the largest portion of the City's net position (64.8%) reflects its investment in capital assets (e.g., land, buildings, vehicles, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital asset themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (\$260,936) represents resources that are subject to external restrictions related to debt issuance. The remaining balance of unrestricted net position is \$2,354,330.

City of Independence's Summary of Net Position

The City's net position was \$7,425,846 on December 31, 2016. Overall, the statement of net position changes that were significant relate to the completion of the 2015 street project, resulting in a cash decrease of approximately \$1,310,000 and a change in the net pension liability and related deferred outflows and inflows of resources.

	Governmental Activities			Business-Type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
Assets:						
Current and Other Assets	\$ 2,470,999	\$ 3,785,331	\$ (1,314,332)	\$ 769,662	\$ 841,401	\$ (71,739)
Capital Assets	5,186,489	5,218,010	(31,521)	2,236,709	2,360,434	(123,725)
Total Assets	7,657,488	9,003,341	(1,345,853)	3,006,371	3,201,835	(195,464)
Deferred Outflows of Resources	152,340	39,322	113,018	33,320	6,401	26,919
Liabilities:						
Long-Term Liabilities Outstanding	1,707,618	1,930,131	(222,513)	610,000	685,000	(75,000)
Other Liabilities	802,904	1,800,285	(997,381)	176,302	144,351	31,951
Total Liabilities	2,510,522	3,730,416	(1,219,894)	786,302	829,351	(43,049)
Deferred Inflows of Resources	104,083	69,818	34,265	22,766	11,366	11,400
Net Position:						
Net Investment in Capital Assets	3,258,871	3,324,480	(65,609)	1,551,709	1,605,434	(53,725)
Restricted for Debt Service	260,936	175,520	85,416	-	-	-
Unrestricted	1,675,416	1,742,429	(67,013)	678,914	762,085	(83,171)
Total Net Position	\$ 5,195,223	\$ 5,242,429	\$ (47,206)	\$ 2,230,623	\$ 2,367,519	\$ (136,896)

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Changes in Net Position

The City-wide total revenues were \$3,195,988 the year ended December 31, 2016. Property taxes and intergovernmental revenues accounted for 82.0% of total revenue for the year.

	Governmental Activities			Business-Type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
REVENUES						
Program Revenues:						
Charges for Services	\$ 327,810	\$ 275,093	\$ 52,717	\$ 163,942	\$ 166,746	\$ (2,804)
Operating Grants and Contributions	2,816	61,835	(59,019)	-	-	-
Capital Grants and Contributions	26,629	150,546	(123,917)	43,170	55,799	(12,629)
General Revenues:						
Taxes:						
Property Taxes, Levied for						
General Purposes	2,273,337	2,273,685	(348)	-	-	-
Debt Service	288,719	191,374	97,345	15,010	10,705	4,305
Grants and Contributions						
Not Restricted to						
Specific Programs	45,211	23,683	21,528	-	-	-
Unrestricted Investment Earnings	9,074	6,996	2,078	270	465	(195)
Gain on Sale of Capital Assets	-	-	-	-	-	-
Total Revenues	2,973,596	2,983,212	(9,616)	222,392	233,715	(11,323)
EXPENSES						
General Government	581,836	642,930	(61,094)	-	-	-
Public Safety	1,575,313	1,492,578	82,735	-	-	-
Public Works	770,040	790,158	(20,118)	-	-	-
Culture and Recreation	26,191	32,962	(6,771)	-	-	-
Interest on Long-Term Debt	22,678	36,699	(14,021)	-	-	-
Sanitary Sewer	-	-	-	359,288	360,270	(982)
Total Expenses	2,976,058	2,995,327	(19,269)	359,288	360,270	(982)
Increase (Decrease) in						
Net Position before Transfers	(2,462)	(12,115)	9,653	(136,896)	(126,555)	(10,341)
Change in Net Position	(2,462)	(12,115)	9,653	(136,896)	(126,555)	(10,341)
Net Position, Beginning of Year	5,242,429	5,587,723	(345,294)	2,367,519	2,548,313	(180,794)
Prior Period Restatement	(44,744)	(333,179)	288,435	-	(54,239)	54,239
Net Position, End of Year	<u>\$ 5,195,223</u>	<u>\$ 5,242,429</u>	<u>\$ (47,206)</u>	<u>\$ 2,230,623</u>	<u>\$ 2,367,519</u>	<u>\$ (136,896)</u>

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The most significant changes from year to year are listed below:

Governmental type activities –

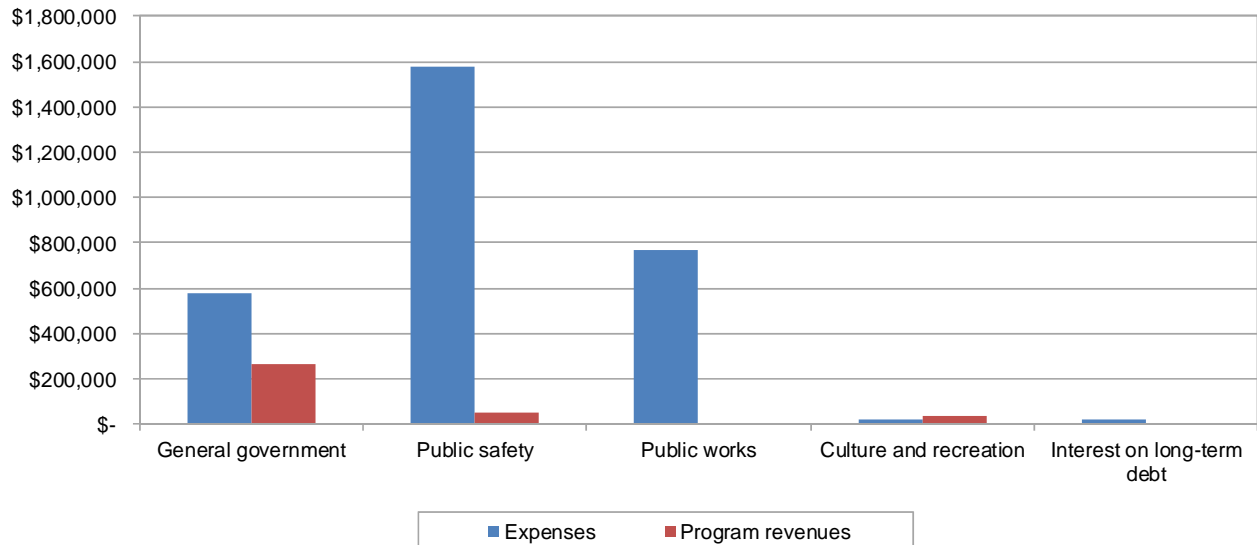
- The increase in governmental activities net position is determined not significant.

Business-type activities –

- The decrease in business-type activities net position is similar to the decrease reported in the previous year and is due to current operations.

The following graphs depict various governmental activities and shows the revenue and expenses directly related to those activities.

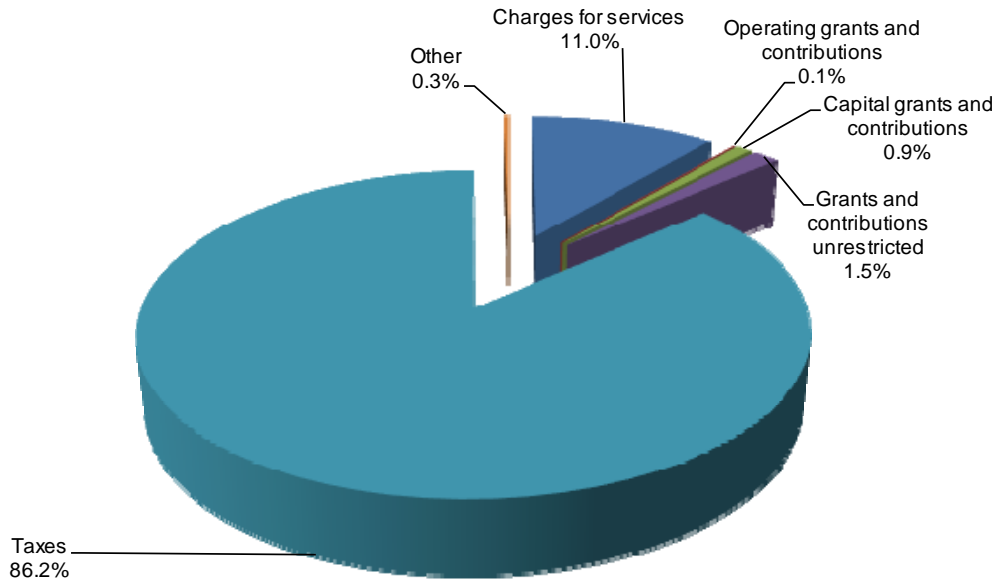
Expenses and Program Revenues – Governmental Activities



**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

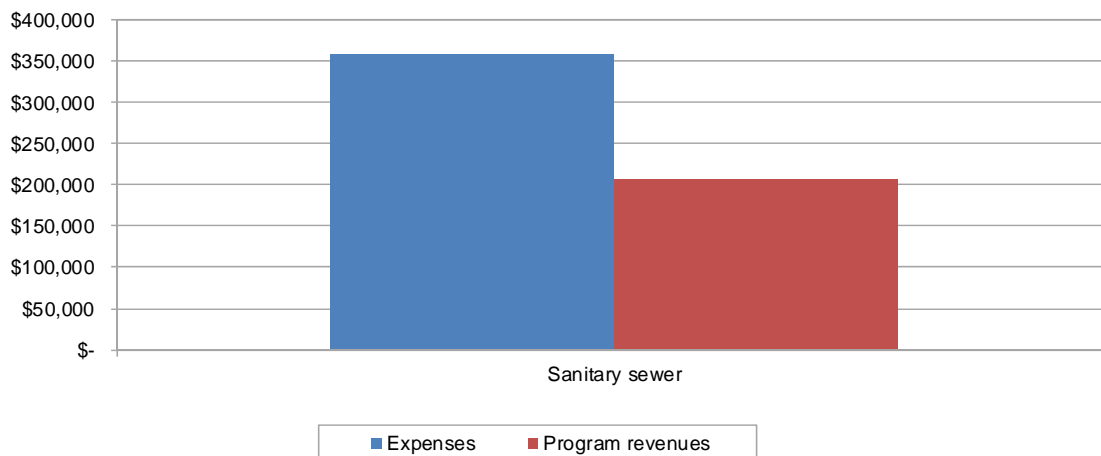
Revenues by Source – Governmental Activities



Business-Type Activities

Business-type activities decreased the City's net position by \$136,896.

Expenses and Program Revenues – Business-type Activities



**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on short-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$1,711,545, a decrease of \$176,369 in comparison with the prior year.

The General Fund is the chief operating fund of the City. At the end of the current year, the fund balance of the General Fund was \$1,068,422. The fund balance of the City's General Fund decreased \$172,311 during the current fiscal year. This was mainly due to a transfer out to the capital projects fund as well as increases in public safety expenditures.

The Debt Service Fund has a total fund balance of \$250,508. This is an increase of \$62,005 from the prior year as a result of levying for the upcoming principal and interest payments of the 2015 bond that aren't scheduled to be paid until 2017.

The Permanent Capital Fund had a total balance of \$261,060. This is an increase of \$151,352 from the prior year. The increase is primarily the result of transfers in from the General Fund and 2015 Street Improvement Project Fund.

Proprietary Fund

The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

Net position of the enterprise fund at the end of the year totaled \$2,230,623. Overall, the change in net position was a decrease of \$136,896 from the prior year due to less connection fee revenue.

General Fund Budgetary Highlights

During the year, expenditures were over budget by \$149,288. The largest expenditure variance was in the public safety function, which was \$125,253 over budget. This negative variance is a result of additional contracted police service contributions that were not anticipated.

In addition, revenues exceeded budget by \$76,977. This excess over budget is primarily due to the receipt of local government aid which was not budgeted for.

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of December 31, 2016 totaled \$7,423,198 (net of accumulated depreciation). The investment in capital assets includes land, buildings, vehicles, equipment, and infrastructure.

City of Independence's Capital Assets

	Governmental Activities			Business-type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
Land	\$ 591,591	\$ 591,591	\$ -	\$ -	\$ -	\$ -
Construction in Progress	-	1,166,592	(1,166,592)	-	-	-
Buildings	1,549,671	1,618,359	(68,688)	-	-	-
Infrastructure	2,607,455	1,429,620	1,177,835	2,236,709	2,360,434	(123,725)
Equipment	225,224	174,081	51,143	-	-	-
Vehicles	212,548	237,767	(25,219)	-	-	-
Total	<u>\$ 5,186,489</u>	<u>\$ 5,218,010</u>	<u>\$ (31,521)</u>	<u>\$ 2,236,709</u>	<u>\$ 2,360,434</u>	<u>\$ (123,725)</u>

Long-Term Debt

At the end of the current fiscal year, the City had total bonded debt outstanding of \$2,590,000. While all of the City's bonds have revenue streams, they are all back by the full faith and credit of the City.

City of Independence's Outstanding Debt

	Governmental Activities			Business-Type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
General Obligation Improvement Bonds	\$ 410,000	\$ 535,000	\$ (125,000)	\$ 615,000	\$ 665,000	\$ (50,000)
General Obligation Revenue Bonds	-	-	-	70,000	90,000	(20,000)
General Obligation Tax Abatement	1,495,000	1,495,000	-	-	-	-
General Obligation Equipment Certificates	-	50,000	(50,000)	-	-	-
Total	<u>\$ 1,905,000</u>	<u>\$ 2,080,000</u>	<u>\$ (175,000)</u>	<u>\$ 685,000</u>	<u>\$ 755,000</u>	<u>\$ (70,000)</u>

The City's total noncurrent liabilities decreased \$245,000 during the current fiscal year due to scheduled repayment on bonds.

**CITY OF INDEPENDENCE, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- Property market valuations increase in total for 2017, the market values of Cities are expected to increase again in 2017 into 2018.
- The City continues to update a comprehensive financial plan that addresses future capital needs and other growth related issues.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Administrator, City of Independence, 1920 County Road 90, Independence, MN 55359-9448.

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF NET POSITION
DECEMBER 31, 2016

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Temporary Investments	\$ 1,793,501	\$ 110,196	\$ 1,903,697
Receivables:			
Interest	261	-	261
Delinquent Taxes	104,442	-	104,442
Accounts	9,671	14,713	24,384
Special Assessments	42,569	644,753	687,322
Due from Other Governments	7,091	-	7,091
Investment in Joint Venture	513,464	-	513,464
Capital Assets:			
Land and Construction in Progress	591,591	-	591,591
Depreciable Capital Assets (Net of Accumulated Depreciation)	4,594,898	2,236,709	6,831,607
 Total Assets	 7,657,488	 3,006,371	 10,663,859
DEFERRED OUTFLOWS OF RESOURCES			
Pension Related	152,340	33,320	185,660
LIABILITIES			
Accounts Payable	86,259	3,384	89,643
Accrued Salaries Payable	13,957	2,451	16,408
Due to Other Governments	68,154	2,460	70,614
Accrued Interest Payable	14,331	8,989	23,320
Noncurrent Liabilities:			
Net Pension Liability	366,427	80,146	446,573
Due within One Year	253,776	78,872	332,648
Due in More than One Year	1,707,618	610,000	2,317,618
 Total Liabilities	 2,510,522	 786,302	 3,296,824
DEFERRED INFLOWS OF RESOURCES			
Pension Related	104,083	22,766	126,849
NET POSITION			
Net Investment in Capital Assets	3,258,871	1,551,709	4,810,580
Restricted for Debt Service	236,177	-	236,177
Restricted for Park Improvements	24,759	-	24,759
Unrestricted	1,675,416	678,914	2,354,330
 Total Net Position	 <u>\$ 5,195,223</u>	 <u>\$ 2,230,623</u>	 <u>\$ 7,425,846</u>

See accompanying Notes to Financial Statements.

**CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2016**

Functions/Programs	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental Activities:							
General Government	\$ 581,836	\$ 264,068	\$ -	\$ -	\$ (317,768)	\$ -	\$ (317,768)
Public Safety	1,575,313	55,303	-	-	(1,520,010)	-	(1,520,010)
Public Works	770,040	1,170	962	1,629	(766,279)	-	(766,279)
Culture and Recreation	26,191	7,269	1,854	25,000	7,932	-	7,932
Interest on Long-Term Debt	22,678	-	-	-	(22,678)	-	(22,678)
Total Governmental Activities	2,976,058	327,810	2,816	26,629	(2,618,803)	-	(2,618,803)
Business-Type Activities:							
Sanitary Sewer	359,288	163,942	-	43,170	-	(152,176)	(152,176)
Total	<u>\$ 3,335,346</u>	<u>\$ 491,752</u>	<u>\$ 2,816</u>	<u>\$ 69,799</u>	(2,618,803)	(152,176)	(2,770,979)
General Revenues:							
Taxes:							
Property Taxes, Levied for General Purposes					2,273,337	-	2,273,337
Property Taxes, Levied for Debt Service					288,719	15,010	303,729
Grants and Contributions Not Restricted to Specific Programs					45,211	-	45,211
Unrestricted Investment Earnings					9,074	270	9,344
Total General Revenues and Transfers					<u>2,616,341</u>	<u>15,280</u>	<u>2,631,621</u>
Change in Net Position					(2,462)	(136,896)	(139,358)
Net Position, Beginning of Year					5,242,429	2,367,519	7,609,948
Prior Period Restatement (Note 7)					(44,744)	-	(44,744)
Net Position as Restated, Beginning of Year					<u>5,197,685</u>	<u>2,367,519</u>	<u>7,565,204</u>
Net Position, End of Year					<u>\$ 5,195,223</u>	<u>\$ 2,230,623</u>	<u>\$ 7,425,846</u>

See accompanying Notes to Financial Statements.

FUND FINANCIAL STATEMENTS

**CITY OF INDEPENDENCE, MINNESOTA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2016**

	General	Debt Service	Permanent Capital	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and Temporary Investments	\$ 1,144,606	\$ 250,508	\$ 261,060	\$ 137,327	\$ 1,793,501
Receivables:					
Interest	261	-	-	-	261
Delinquent Taxes	98,739	-	-	5,703	104,442
Accounts	9,671	-	-	-	9,671
Special Assessments	42,569	-	-	-	42,569
Due from Other Governments	7,091	-	-	-	7,091
Total Assets	\$ 1,302,937	\$ 250,508	\$ 261,060	\$ 143,030	\$ 1,957,535
LIABILITIES					
Accounts Payable	\$ 84,734	\$ -	\$ -	\$ 1,525	\$ 86,259
Accrued Salaries Payable	13,957	-	-	-	13,957
Due to Other Governments	63,000	-	-	5,154	68,154
Total Liabilities	161,691	-	-	6,679	168,370
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Property Taxes	30,255	-	-	4,796	35,051
Unavailable Revenue - Special Assessments	42,569	-	-	-	42,569
Total Deferred Inflows of Resources	72,824	-	-	4,796	77,620
FUND BALANCES					
Restricted for:					
Debt Service	-	250,508	-	-	250,508
Park Improvements	-	-	-	24,759	24,759
Assigned to:					
Buildings Capital	-	-	108,634	-	108,634
Roads Capital	-	-	12,717	35,933	48,650
Equipment capital	-	-	100,186	-	100,186
Administration capital	-	-	39,523	-	39,523
Water Resource Department	-	-	-	70,863	70,863
Unassigned	1,068,422	-	-	-	1,068,422
Total Fund Balances	1,068,422	250,508	261,060	131,555	1,711,545
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 1,302,937	\$ 250,508	\$ 261,060	\$ 143,030	\$ 1,957,535

See accompanying Notes to Financial Statements.

CITY OF INDEPENDENCE, MINNESOTA
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE GOVERNMENT-WIDE STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2016

Total Fund Balances - Governmental	\$ 1,711,545
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Amounts reported for the governmental activities in the statement of net position are different because:

Governmental funds do not report an asset for equity interest in the joint venture	513,464
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Cost of Capital Assets	8,438,637
Less Accumulated Depreciation	(3,252,148)

The City's net pension liability and related deferred outflows and inflows of resources are recorded only on the statement of net position. Balances at year-end are:

Net Pension Liability	(366,427)
Deferred Inflows of Resources - Pension Related	(104,083)
Deferred Outflows of Resources - Pension Related	152,340

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.

Long-term liabilities at year-end consist of:

Bonds Payable	(1,905,000)
Plus Premium Net of Accumulated Amortization	(22,618)
Compensated Absences Payable	(33,776)

Some receivables are not available soon enough to pay for the current-period's expenditures and, therefore, are unavailable in the funds.

Property Taxes	35,051
Special Assessments	42,569

Governmental funds do not report a liability for accrued interest until due and payable.	(14,331)
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Total Net Position - Governmental Activities	<u>\$ 5,195,223</u>
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CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2016

	General	Debt Service	Permanent Capital	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Property Taxes	\$ 2,211,660	\$ 288,719	\$ -	\$ 63,556	\$ 2,563,935
Licenses and Permits	181,139	-	-	-	181,139
Intergovernmental	46,312	-	-	-	46,312
Charges for Services	37,275	-	40,837	166	78,278
Fines and Forfeitures	54,637	-	-	-	54,637
Special Assessments	2,748	-	-	-	2,748
Interest on Investments	5,429	971	658	2,016	9,074
Miscellaneous	13,617	-	-	26,854	40,471
Total Revenues	<u>2,552,817</u>	<u>289,690</u>	<u>41,495</u>	<u>92,592</u>	<u>2,976,594</u>
EXPENDITURES					
Current:					
General Government	508,522	-	-	54,708	563,230
Public Safety	1,568,503	-	-	-	1,568,503
Public Works	528,585	-	-	60,056	588,641
Culture and Recreation	16,906	-	-	-	16,906
Capital Outlay:					
General Government	2,612	-	-	5,154	7,766
Public Works	-	-	82,843	97,389	180,232
Debt Service:					
Principal	-	175,000	-	-	175,000
Interest and Other	-	52,685	-	-	52,685
Total Expenditures	<u>2,625,128</u>	<u>227,685</u>	<u>82,843</u>	<u>217,307</u>	<u>3,152,963</u>
DEFICIENCY OF REVENUES OVER (UNDER) EXPENDITURES	(72,311)	62,005	(41,348)	(124,715)	(176,369)
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	192,700	-	192,700
Transfers out	(100,000)	-	-	(92,700)	(192,700)
Total Other Financing Sources (Uses)	<u>(100,000)</u>	<u>-</u>	<u>192,700</u>	<u>(92,700)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	(172,311)	62,005	151,352	(217,415)	(176,369)
Fund Balance (Deficit), Beginning of Year	1,240,733	188,503	109,708	393,714	1,932,658
Prior Period Restatement, See Note 7	-	-	-	(44,744)	(44,744)
Fund Balance (Deficit), Beginning of Year, as Restated	<u>1,240,733</u>	<u>188,503</u>	<u>109,708</u>	<u>348,970</u>	<u>1,887,914</u>
FUND BALANCE (DEFICIT), END OF YEAR	<u>\$ 1,068,422</u>	<u>\$ 250,508</u>	<u>\$ 261,060</u>	<u>\$ 131,555</u>	<u>\$ 1,711,545</u>

See accompanying Notes to Financial Statements.

**CITY OF INDEPENDENCE, MINNESOTA
RECONCILIATION OF THE STATEMENT OF
REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES -
GOVERNMENTAL ACTIVITIES
YEAR ENDED DECEMBER 31, 2016**

Total Net Change in Fund Balance - Governmental Funds	\$ (176,369)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds do not report income or loss in a joint venture.	22,817
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Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense.

Capital Outlays	168,155
Depreciation Expense	(199,676)

Pension expenditures on the governmental funds are measured by current year employer contributions. Pension expenses on the statement of activities are measured by the change in net pension liability and the related deferred inflows and outflows of resources.

15,400

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of bonds payable consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are amortized in the statement of activities.

Principal Repayments	175,000
Amortization of Premium on Bonds	2,513

Interest on bonds payable in the statement of activities differs from the amount reported in the governmental fund because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.

(1,348)

Certain revenues are recognized as soon as it is earned. Under the modified accrual basis of accounting certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.

Property Taxes	(1,879)
Special Assessments	(1,119)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences	(5,956)
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Change in Net Position - Governmental Activities	\$ <u>(2,462)</u>
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See accompanying Notes to Financial Statements.

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
GENERAL FUND
YEAR ENDED DECEMBER 31, 2016

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Property Taxes	\$ 2,213,830	\$ 2,213,830	\$ 2,211,660	\$ (2,170)
Licenses and Permits	148,420	148,420	181,139	32,719
Intergovernmental	-	-	46,312	46,312
Charges for Services	45,160	45,160	37,275	(7,885)
Fines and Forfeitures	45,000	45,000	54,637	9,637
Special assessments	-	-	2,748	2,748
Interest on Investments	5,200	5,200	5,429	229
Miscellaneous	18,230	18,230	13,617	(4,613)
Total Revenues	2,475,840	2,475,840	2,552,817	76,977
EXPENDITURES				
Current:				
General Government	461,210	461,210	508,522	(47,312)
Public Safety	1,443,250	1,443,250	1,568,503	(125,253)
Public Works	535,750	535,750	528,585	7,165
Culture and Recreation	22,540	22,540	16,906	5,634
Capital Outlay	13,090	13,090	2,612	10,478
Total Expenditures	2,475,840	2,475,840	2,625,128	(149,288)
DEFICIENCY OF REVENUES				
UNDER EXPENDITURES	-	-	(72,311)	(72,311)
OTHER FINANCING SOURCES				
Transfers out	-	-	(100,000)	(100,000)
NET CHANGE IN FUND BALANCES	-	-	(172,311)	(172,311)
Fund Balances, Beginning of Year	1,240,733	1,240,733	1,240,733	-
FUND BALANCES, END OF YEAR	<u>\$ 1,240,733</u>	<u>\$ 1,240,733</u>	<u>\$ 1,068,422</u>	<u>\$ (172,311)</u>

See accompanying Notes to Financial Statements.

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF NET POSITION
PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2015)

	Sanitary Sewer	
	2016	2015
ASSETS		
CURRENT ASSETS		
Cash and Temporary Investments	\$ 110,196	\$ 130,298
Accounts Receivable	14,713	14,994
Total Current Assets	124,909	145,292
NONCURRENT ASSETS		
Special Assessments Receivable - Delinquent	-	11,586
Special Assessments Receivable - Noncurrent	644,753	684,523
Capital Assets:		
Machinery and Equipment	9,086	9,086
Infrastructure	4,863,073	4,863,073
Less Accumulated Depreciation	(2,635,450)	(2,511,725)
Net Capital Assets	2,236,709	2,360,434
Total Noncurrent Assets	2,881,462	3,056,543
Total Assets	3,006,371	3,201,835
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related	33,320	6,401
LIABILITIES		
CURRENT LIABILITIES		
Accounts Payable	3,384	6,524
Accrued Salaries Payable	2,451	2,644
Due to Other Governments	2,460	2,460
Accrued Interest Payable	8,989	9,727
Compensated Absences Payable - Current	3,872	3,659
Bonds Payable - Current	75,000	70,000
Total Current Liabilities	96,156	95,014
NONCURRENT LIABILITIES		
Net Pension Liability	80,146	49,337
Bonds Payable	610,000	685,000
Total Noncurrent Liabilities	690,146	734,337
Total Liabilities	786,302	829,351
DEFERRED INFLOW OF RESOURCES		
Pension Related	22,766	11,366
NET POSITION		
Net Investment in Capital Assets	1,551,709	1,605,434
Unrestricted	678,914	762,085
Total Net Position	\$ 2,230,623	\$ 2,367,519

See accompanying Notes to Financial Statements.

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)

	Sanitary Sewer	
	2016	2015
OPERATING REVENUES		
Charges for Services	\$ 163,942	\$ 166,746
OPERATING EXPENSES		
Personal Services	89,193	70,644
Supplies	573	11,274
Repairs and Maintenance	48,045	48,201
Other Services and Charges	48,269	58,220
Insurance	2,871	3,116
Utilities	24,892	24,168
Depreciation	123,725	121,158
Total Operating Expenses	337,568	336,781
OPERATING LOSS	(173,626)	(170,035)
NONOPERATING REVENUES (EXPENSES)		
Property taxes	15,010	10,705
Special assessments	40,685	41,058
Connection fees	2,485	14,741
Interest income	270	465
Interest expense	(21,720)	(23,489)
Total Nonoperating Revenues (Expenses)	36,730	43,480
CHANGE IN NET POSITION	(136,896)	(126,555)
Net Position, Beginning of Year	2,367,519	2,494,074
NET POSITION, END OF YEAR	<u>\$ 2,230,623</u>	<u>\$ 2,367,519</u>

See accompanying Notes to Financial Statements.

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)

	Sanitary Sewer	
	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers and Users	\$ 164,223	\$ 160,054
Payments to Suppliers, Contractors, and Other Governments	(127,790)	(153,298)
Payments to Employees	(73,883)	(72,583)
Net Cash Used by Operating Activities	(37,450)	(65,827)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Special Assessments	92,041	82,663
Property Taxes	15,010	10,705
Acquisition of Capital Assets	-	(13,617)
Connection Fees Received	2,485	14,741
Principal Paid on Bonds Payable	(70,000)	(70,000)
Interest Paid on Bonds Payable	(22,458)	(24,218)
Net Cash Provided by Capital and Related Financing Activities	17,078	274
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Received on Investments	270	465
NET DECREASE IN CASH AND CASH EQUIVALENTS	(20,102)	(65,088)
Cash and Cash Equivalents, Beginning of Year	130,298	195,386
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 110,196</u>	<u>\$ 130,298</u>

See accompanying Notes to Financial Statements.

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)

	Sanitary Sewer	
	2016	2015
RECONCILIATION OF OPERATING LOSS		
TO NET CASH USED BY OPERATING ACTIVITIES		
Operating Loss	\$ (173,626)	\$ (170,035)
Adjustments to Reconcile Operating Loss to		
Net Cash Used by Operating Activities:		
Depreciation	123,725	121,158
(Increase) Decrease in Assets and Deferred Outflows of Resources:		
Accounts Receivable	281	(6,692)
Deferred Outflows of Resources	(26,919)	(6,401)
Increase (Decrease) in Liabilities and Deferred Inflows of Resources:		
Accounts Payable	(3,140)	(10,779)
Due to Other Governments	-	2,460
Accrued Salaries Payable	(193)	(353)
Compensated Absences Payable	213	(1,649)
Net Pension Liability	30,809	(4,902)
Deferred Inflows of Resources	11,400	11,366
Net Cash Used by Operating Activities	\$ (37,450)	\$ (65,827)

See accompanying Notes to Financial Statements.

**CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF FIDUCIARY NET POSITION
AGENCY FUNDS
DECEMBER 31, 2016**

ASSETS

Cash and Temporary Investments

\$ 116,367

LIABILITIES

Accounts Payable

\$ 116,367

See accompanying Notes to Financial Statements.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Independence's (the City) financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (statements and interpretations). The more significant accounting policies established in GAAP and used by the City are discussed below.

A. Financial Reporting Entity

The City of Independence is a statutory City governed by an elected Mayor and four City Council Members. The City includes all funds, organizations, institutions, agencies, departments and offices that are not legally separated from such. Component units are legally separate organizations for which the elected officials for the City are financially accountable and are included within the basic financial statements of the City because of the significance of their operational or financial relationships within the City.

As required by generally accepted accounting principles, these financial statements present the City of Independence (Primary Government) and its component units for which the City is financially accountable. There is financial accountability if the Primary Government appoints a voting majority of an organization's governing body and has the ability to impose its will on that governing body; or there is the potential for the organization to provide specific financial benefits or to impose specific financial burden on the Primary Government. As a result of applying the component unit definition criteria above, the following component unit was identified:

The Independence Housing and Redevelopment Authority (the HRA) is a legal entity separate from the City. Although legally separate, the HRA is reported as if it were part of the Primary Government because its governing body is substantively the same as the governing body of the primary Government. Separate financial statements are not prepared for the HRA.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information about the Primary Government. These statements include the financial activities of the overall City government. Eliminations have been made to minimize the double-counting of internal activities. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external parties for support.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of each function of the City's governmental activities and different business-type activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or activity. Program revenues include: (1) fees, fines, and charges paid by the recipients of goods, services, or privileges provided by a given function or activity; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or activity. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus and Basis of Accounting

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. The City considers all revenues to be available if they are collected within 60 days after the end of the current period. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, as well as expenditures related to compensated absences and claims and judgments, which are recorded only when payment is due. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available generally within one year.

CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus and Basis of Accounting (Continued)

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, special assessments, grants, entitlement and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the tax is levied. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used of the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Property and other taxes, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants and entitlements received before eligibility requirements are met are recorded as unearned revenue.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources.

The Permanent Capital Fund accounts for resources set aside for future capital improvements.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus and Basis of Accounting (Continued)

The City reports the following major proprietary fund:

The Sanitary Sewer Fund accounts for the operations of the City's sanitary sewer utility.

Additionally, the City reports an agency fund. Agency funds are custodial in nature and do not present results of operations or have a measurement focus. This fund accounts for assets that the City holds for local developers in an agency capacity.

As a general rule the effort of interfund activity has been eliminated from government-wide financial statements.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the City's enterprise funds are charges to customers for sales of goods and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance

1. Deposits and Investments

Cash balances from all funds are pooled and invested, to the extent available, in certificates of deposit and various securities as authorized by Minnesota Statutes. Investment earnings are allocated to the individual funds based upon applicable cash balance participation. Investments are stated at fair value.

Cash equivalents are considered to be cash on hand, demand deposits, and investments. Certain restricted assets are included in cash and cash equivalents.

For the purposes of the statement of cash flows of the proprietary fund's portion in the government-wide cash and temporary investments pool is considered to be cash and cash equivalents. Investments for the City are reported at fair value.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance (Continued)

1. Deposits and Investments (Continued)

The City may also invest idle funds as authorized by Minnesota Statutes, as follows:

- a. Direct obligations or obligations guaranteed by the United States or its agencies.
- b. Shares of investment companies registered under the Federal Investment Company Act of 1940 and received the highest credit rating, rated in one of the two highest rating categories by a statistical rating agency, and have a final maturity of thirteen months or less.
- c. General obligations of a state or local government with taxing powers rated "A" or better; revenue obligations rate "AA" or better.
- d. General obligations of the Minnesota Housing Finance Agency rated "A" or better.
- e. Bankers' acceptances of United States bank eligible for purchase by the Federal Reserve System.
- f. Commercial paper issued by United States bank corporations or their Canadian subsidiaries, of highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less.
- g. Repurchase or reverse repurchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding \$10,000,000, a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.
- h. Guaranteed investment contracts (GIC's) issued or guaranteed by a United States commercial bank, a domestic branch of a foreign bank, a United States insurance company, or its Canadian subsidiary, whose similar debt obligations were rated in one of the top rating categories by a nationally recognized rating agency.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance (Continued)

2. Property Taxes

The City Council annually adopts a tax levy and certifies it to the County in December for collection the following year. The County is responsible for collecting all property taxes for the City. These taxes attach an enforceable lien on taxable property within the City on January 1 and are payable by the property owners in two installments. The taxes are collected by the County Treasurer and tax settlements are made to the City during January, June, and November each year.

Taxes payable on homestead property, as defined by Minnesota Statutes, are partially reduced by a market value credit aid. The credit is paid to the City by the State of Minnesota (the state) in lieu of taxes levied against the homestead property. The state remits this credit in two equal installments in October and December each year.

Delinquent taxes receivable include the past six years' uncollected taxes. Delinquent taxes receivable have been offset by a deferred inflow of resources for delinquent taxes not received within 60 days after year end in the fund financial statements.

3. Accounts Receivable

Accounts receivable include amounts billed for services provided before year-end. Unbilled utility enterprise fund receivables are also included for services provided in 2016. There have been no allowances for doubtful accounts established.

4. Special Assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. These assessments are recorded as receivable upon certification to the County. Special assessments are recognized as revenue when they are annually certified by the County or received in cash or within 60 days after year end. All governmental special assessments receivable are offset by a deferred inflow of resources in the governmental fund financial statements.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an estimated useful life in excess of one year and a cost based upon the following asset categories:

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance (Continued)

5. Capital Assets (Continued)

Assets	Threshold
Buildings	\$ 25,000
Equipment	5,000
Vehicles	5,000
Land	10,000
Infrastructure	100,000

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The City reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Assets	Useful Lives in Years
Buildings	40
Equipment	3 - 15
Vehicles	3 - 12
Infrastructure	20 - 60

6. Deferred Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate section represents a consumption of net position that applies to a future period. The City will not recognize the related outflow until a future event occurs. More detailed information about pension related deferred outflows of resources can be found in Note 4 to the financial statements.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance (Continued)

7. Deferred Inflows of Resources

The City's governmental activities and governmental fund financial statements report a separate section for deferred inflows of resources. This separate financial statement element reflects an increase in net position of fund balance that applies to a future period. The City will not recognize the related revenue until a future event occurs. The City has one type of item, which occurs under the modified accrual basis of accounting that qualifies as needing to be reported in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The second type relates to pension liabilities as described in Note 4 to the financial statements.

8. Net Pension Liability

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA. For this purpose, plan contributions (including refunds of contributions) are recognized as of employer payroll paid dates and in accordance with the benefit terms. Investments are reported at fair value.

9. Compensated Absences

Employees are granted vacation based on their years of service. With approval, vacation pay may be carried into the following year from the time it is earned in an amount equal to the employee's annual amount earned. Vacation pay is charge to expenditures in the year earned.

The City Council has adopted a policy that will compensate retired or terminated employees 100% (based on years of service) of their unused vacation and compensatory time and 50% of their unused sick time. The liability is recorded as a liability on the government-wide statement of net position and the proprietary fund statement of net position. The General Fund is typically used to liquidate governmental compensated absences payable.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance (Continued)

10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, in the period the bonds are issued. The face amount of debt issued is reported as other financing sources.

11. Fund Balance

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in the governmental funds. These classifications are defined as follows:

Nonspendable – amounts that cannot be spent because they are not in spendable form, such as prepaid items.

Restricted – amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed – amounts constrained for specific purposes that are internally imposed by formal action (resolution) or the City Council, which is the City's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the City Council modifies or rescinds the commitment by resolution.

Assigned – amounts constrained for specific purposes that are internally imposed. In governmental funds other than the General Fund, assigned fund balance represents all remaining amounts that are not classified as nonspendable and are neither restricted nor committed. In the General Fund, assigned amounts represent intended uses established by the City Council itself or by an official to which the governing body delegates the authority. The City Council has adopted a fund balance policy which delegates the authority to assign amounts for specific purposes to the City Administrator.

Unassigned – The residual classification for the General Fund and also negative residual amounts in other funds.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance (Continued)

11. Fund Balance (Continued)

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City has formally adopted a fund balance policy for the General Fund. The City's policy is to maintain a minimum unassigned fund balance of 50% of budgeted operating expenditures for cash-flow timing needs.

12. Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net position is displayed in three components:

Net investment in capital assets – consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.

Restricted net position – consist of net position balances restricted when they are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

Unrestricted net position – all other net position balances that do not meet the definition of “restricted” or “net investment in capital assets”.

13. Use of Estimates

The preparation of the financial statements in accordance with U.S. generally accepted accounting principles (GAAP) requires management to make estimates that affect amounts reported in the financial statements during the reporting period. Actual results could differ from such estimates.

14. Comparative Data/Reclassifications

The basic financial statements include certain prior-year summarized comparative information in total but not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the City's financial statements for the year ended December 31, 2015, from which the summarized information was derived.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General Fund. All annual appropriations lapse at year-end. The City does not use encumbrance accounting.

In August of each year, all departments of the City submit requests for appropriations to the City Administrator so that a budget may be prepared. Before September 15, the proposed budget is presented to the City Council for review. The City Council holds public hearings and a final budget is prepared and adopted in early December.

The appropriated budget is prepared by fund, function and department. The City's department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the City Administrator. The legal level of budgetary control is the department level. Budgeted amounts are as originally adopted or as amended by the City Council.

B. Excess Expenditures over Appropriations

During 2016, General Fund expenditures of \$2,625,128 exceeded budget of \$2,475,840 by \$149,288. This variance was funded by revenues in excess of budget and existing fund balance.

NOTE 3 DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

Custodial Credit Risk – Deposits – In the case of deposits, custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. The City's deposit policy does not provide additional restrictions beyond Minnesota State Statutes to the type of risk.

Minnesota Statutes require that all City deposits be protected by insurance, surety bond or collateral. The market value of collateral pledged must equal 110% of the deposits not covered by insurance or bonds.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. Deposits and Investments (Continued)

Authorized collateral in lieu of a corporate surety bond includes:

1. United States government Treasury bills, Treasury notes, Treasury bonds;
2. Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;
3. General obligation securities of any state or local government with taxing powers which is rated "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;
4. General obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;
5. Irrevocable standby letters of credit issued by Federal Home Loans Bank to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Services, Inc., or Standard & Poor Corporation; and
6. Time deposits that are fully insured by any federal agency.

Minnesota Statutes requires that all collateral shall be placed in safekeeping in a restricted account at a Federal Reserve Bank, or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The selection should be approved by the City.

At year-end, the City's carrying amount of deposits was \$2,020,064 and the bank balance was \$2,180,560. The bank balance was covered by federal depository insurance totaling \$500,000 and the remaining balance was covered by collateral held by the City's agent in the City's name.

A reconciliation of cash and temporary investments as shown on the statement of net position and fiduciary statement of net position for the City follows:

	Primary Government	Agency Fund
Carrying Value of Deposits	<u>\$ 1,903,697</u>	<u>\$ 116,367</u>
Cash and Temporary Investments	\$ 1,903,697	\$ 116,367
Restricted Cash and Temporary Investments	<u>-</u>	<u>-</u>
Total	<u>\$ 1,903,697</u>	<u>\$ 116,367</u>

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

B. Capital Assets

Capital asset activity for the year ended December 31, 2016 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, Not Being Depreciated:				
Land	\$ 591,591	\$ -	\$ -	\$ 591,591
Construction in Progress	1,166,592	110,917	(1,277,509)	-
Total Capital Assets Not Being Depreciated	1,758,183	110,917	(1,277,509)	591,591
Capital Assets, Being Depreciated:				
Equipment	666,529	91,188	(43,768)	713,949
Vehicles	332,994	-	-	332,994
Buildings	2,653,446	-	-	2,653,446
Infrastructure	2,903,098	1,243,559	-	4,146,657
Total Capital Assets, Being Depreciated	6,556,067	1,334,747	(43,768)	7,847,046
Less Accumulated Depreciation for:				
Equipment	(492,448)	(40,045)	43,768	(488,725)
Vehicles	(95,227)	(25,219)	-	(120,446)
Buildings	(1,035,087)	(68,688)	-	(1,103,775)
Infrastructure	(1,473,478)	(65,724)	-	(1,539,202)
Total Accumulated Depreciation	(3,096,240)	(199,676)	43,768	(3,252,148)
Total Capital Assets, Being Depreciated, Net	3,459,827	1,135,071	-	4,594,898
Governmental Activities Capital Assets, Net	<u>\$ 5,218,010</u>	<u>\$ 1,245,988</u>	<u>\$ (1,277,509)</u>	<u>\$ 5,186,489</u>

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

B. Capital Assets (Continued)

Business-Type Activities	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital Assets, Being Depreciated:				
Equipment	\$ 9,086	\$ -	\$ -	\$ 9,086
Infrastructure	<u>4,863,073</u>	<u>-</u>	<u>-</u>	<u>4,863,073</u>
Total capital assets, being depreciated	4,872,159	-	-	4,872,159
Less Accumulated Depreciation for:				
Equipment	(9,086)	-	-	(9,086)
Infrastructure	<u>(2,502,639)</u>	<u>(123,725)</u>	<u>-</u>	<u>(2,626,364)</u>
Total Accumulated Depreciation	<u>(2,511,725)</u>	<u>(123,725)</u>	<u>-</u>	<u>(2,635,450)</u>
Total Capital Assets, Being Depreciated, Net	<u>2,360,434</u>	<u>(123,725)</u>	<u>-</u>	<u>2,236,709</u>
Business-Type Activities Capital Assets, Net	<u>\$ 2,360,434</u>	<u>\$ (123,725)</u>	<u>\$ -</u>	<u>\$ 2,236,709</u>

Depreciation expense was charge to functions/programs of the City as follows:

Governmental Activities	
General Government	\$ 14,695
Public Safety	32,875
Public Works	142,821
Culture and Recreation	<u>9,285</u>
Total Depreciation Expense - Governmental Activities	<u>\$ 199,676</u>
Business-Type Activities	
Sanitary Sewer	<u>\$ 123,725</u>
Total Depreciation Expense	<u>\$ 323,401</u>

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

C. Operating Lease

The City leases a copier and postage machine. The total costs for these leases were \$6,450 for the year ended December 31, 2016. Future minimum lease payments at December 31, 2016 were as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>
2017	\$ 6,080
2018	6,080
2019	6,080
2020	507
Total	<u>\$ 18,747</u>

D. Bonds Payable

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both general government and proprietary activities. These bonds are reported in the proprietary funds if they are expected to be repaid from proprietary fund revenues.

General obligation bonds are direct obligations and pledge the full faith and credit of the City.

General Obligation Improvement Bonds

The following bonds were issued to finance various improvements and will be repaid from special assessments levied on the properties benefiting from the improvements and ad valorem tax levies. All special assessment debt is backed by the full faith and credit of the City. Each year the combined assessment and tax levy equals 105% of the amount required for debt service. The excess of 5% is to cover any delinquencies in tax or assessment payments.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

D. Bonds Payable (Continued)

General obligation improvement bonds reported in governmental activities currently outstanding are as follows:

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year-End
General Obligation Capital Improvement Plan Bonds, Series 2006A	\$ 1,145,000	3.50 - 4.00 %	02/16/06	12/01/20	<u>\$ 410,000</u>

Requirement to maturity for the general obligation improvement bonds follows:

<u>Year Ending December 31,</u>	Governmental Activities		
	Principal	Interest	Total
2017	\$ 95,000	\$ 16,400	\$ 111,400
2018	100,000	12,600	112,600
2019	110,000	8,600	118,600
2020	105,000	4,200	109,200
Total	<u>\$ 410,000</u>	<u>\$ 41,800</u>	<u>\$ 451,800</u>

General obligation improvement bonds – business-type

The G.O. Bonds, Series 2010A is report as a liability in the Sanitary Sewer Fund.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year-End
General Obligation Improvement Bonds, Series 2010A	\$ 855,000	1.00 - 3.40 %	10/21/10	02/01/26	<u>\$ 615,000</u>

Annual debt service requirements to maturity for general obligation improvement bonds are as follows:

<u>Year Ending December 31,</u>	Business-Type Activities		
	Principal	Interest	Total
2017	\$ 55,000	\$ 17,806	\$ 72,806
2018	55,000	16,514	71,514
2019	55,000	15,111	70,111
2020	60,000	13,530	73,530
2021	60,000	11,775	71,775
2022 - 2026	330,000	28,420	358,420
Total	<u>\$ 615,000</u>	<u>\$ 103,156</u>	<u>\$ 718,156</u>

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

D. Bonds Payable (Continued)

General Obligation Revenue Bonds

The following bond issue will be repaid primarily from general property taxes and, if necessary, utility revenue.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year-End
GO Sewer Revenue Bonds, Series 2006C	\$ 230,000	3.75 - 4.50 %	06/20/06	02/01/19	<u>\$ 70,000</u>

Requirements to maturity for general obligation revenue bond follows:

<u>Year Ending December 31,</u>	<u>Business-Type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 20,000	\$ 2,685	\$ 22,685
2018	25,000	1,688	26,688
2019	25,000	562	25,562
Total	<u>\$ 70,000</u>	<u>\$ 4,935</u>	<u>\$ 74,935</u>

General Obligation Tax Abatement Bonds

These bonds were issued for a street reconstruction project in 2015. The debt is a general obligation of the City.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year-End
General Obligation Tax Abatement Bond Plan Bonds, Series 2015A	\$ 1,495,000	2.00 - 2.25 %	08/19/15	02/01/24	<u>\$ 1,495,000</u>

Requirements to maturity for equipment certificates follow:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 125,000	\$ 29,863	\$ 154,863
2018	140,000	27,213	167,213
2019	145,000	24,363	169,363
2020	145,000	21,463	166,463
2021	150,000	18,513	168,513
2022 - 2026	790,000	44,457	834,457
Total	<u>\$ 1,495,000</u>	<u>\$ 165,872</u>	<u>\$ 1,660,872</u>

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

D. Bonds Payable (Continued)

Changes in General Long-Term Liabilities

During the year ended December 31, 2016, the following changes occurred in long-term liabilities:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable:					
General Obligation					
Improvement Bonds	\$ 535,000	\$ -	\$ (125,000)	\$ 410,000	\$ 95,000
General Obligation					
Tax Abatement Bond	1,495,000	-	-	1,495,000	125,000
General Obligation Equipment					
Certificates	50,000	-	(50,000)	-	-
Bond Premium	25,131	-	(2,513)	22,618	-
Total Bonds Payable	2,105,131	-	(177,513)	1,927,618	220,000
Compensated Absences					
Payable	27,820	32,759	(26,803)	33,776	33,776
Governmental Activity					
Long-Term Liabilities	<u>\$ 2,132,951</u>	<u>\$ 32,759</u>	<u>\$ (204,316)</u>	<u>\$ 1,961,394</u>	<u>\$ 253,776</u>
Business-Type Activities					
Bonds Payable:					
General Obligation					
Revenue Bonds	\$ 90,000	\$ -	\$ (20,000)	\$ 70,000	\$ 20,000
General Obligation					
Improvement Bonds	665,000	-	(50,000)	615,000	55,000
Total Bonds Payable	755,000	-	(70,000)	685,000	75,000
Compensated Absences					
Payable	3,659	4,201	(3,988)	3,872	3,872
Business-Type Activity					
Long-Term Liabilities	<u>\$ 758,659</u>	<u>\$ 4,201</u>	<u>\$ (73,988)</u>	<u>\$ 688,872</u>	<u>\$ 78,872</u>

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 4 DEFINED BENEFIT PENSION PLAN

A. Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees Retirement Association of Minnesota (PERA). PERA's defined benefit pension plans are established and administered in accordance with Minnesota Statutes, Chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401 (a) of the Internal Revenue Code.

All full-time and certain part-time employees of the City are covered by the General Employees Plan. General Employees Plan members belong to either the Coordinated Plan or the Basic Plan. Coordinated Plan members are covered by Social Security and Basic Plan members are not. The Basic Plan was closed to new members in 1967. All new members must participate in the Coordinated Plan.

B. Benefits Provided

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state legislature.

Benefit increases are provided to benefit recipients each January. Increases are related to the funding ratio of the plan. Members in plans that are at least 90% funded for two consecutive years are given 2.5% increases. Members in plans that have not exceeded 90% funded, or have fallen below 80%, are given 1% increases.

The benefit provisions stated in the following paragraphs of this section are current provisions and apply to active plan participants. Vested, terminated employees who are entitled to benefits but are not receiving them yet are bound by the provisions in effect at the time they last terminated their public service.

General Employees Plan Benefits

Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated and Basic Plan members. The retiring member receives the higher of a step-rate benefit accrual formula (Method 1) or a level accrual formula (Method 2). Under Method 1, the annuity accrual rate for a Basic Plan member is 2.2% of average salary for each of the first ten years of service and 2.7% for each remaining year. The annuity accrual rate for a Coordinated Plan member is 1.2% of average salary for each of the first ten years and 1.7% for each remaining year. Under Method 2, the annuity accrual rate is 2.7% of average salary for Basic Plan members and 1.7% for Coordinated Plan members for each year of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 4 DEFINED BENEFIT PENSION PLAN (CONTINUED)

C. Contributions

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

General Employees Fund Contributions

Basic Plan members and Coordinated Plan members were required to contribute 9.10% and 6.50%, respectively, of their annual covered salary in calendar year 2016. The City was required to contribute 11.78% of pay for Basic Plan members and 7.50% for Coordinated Plan members in calendar year 2016. The City contributions to the GERF for the year ended December 31, 2016 were \$26,907. The City contributions were equal to the required contributions as set by state statute.

D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2016, the City reported a liability of \$446,573 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of \$6 million to the fund in 2016. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled \$5,862. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City proportion of the net pension liability was based on the City contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2015, through June 30, 2016, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2016, the City proportion was 0.0055%, which was a decrease of 0.0013% from its proportion as measured at June 30, 2015.

For the year ended December 31, 2016, the City recognized pension expense of \$26,907 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional \$1,748 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of \$6 million to the General Employees Fund.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 4 DEFINED BENEFIT PENSION PLAN (CONTINUED)

D. Pension Costs (Continued)

General Employees Fund Pension Costs (Continued)

At December 31, 2016, the City reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	\$ -	\$ 36,277
Changes in Actuarial Assumptions	87,439	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	84,761	-
Changes in Proportion and Differences Between City Contributions and Proportionate Share of Contributions	-	90,572
City Contributions Subsequent to the Measurement Date	13,460	-
Total	<u>\$ 185,660</u>	<u>\$ 126,849</u>

\$13,460 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2016. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended June 30,</u>	Pension Expense Amount
2017	\$ 1,097
2018	1,097
2019	27,026
2020	16,131

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 4 DEFINED BENEFIT PENSION PLAN (CONTINUED)

E. Actuarial Assumptions

The total pension liability in the June 30, 2016, actuarial valuation was determined using the following actuarial assumptions:

Assumptions	GERF
Inflation	2.50% per Year
Salary Increases	3.25% per Year
Investment Rate of Return	7.50%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors and disabilitants were based on RP-2014 tables for males or females, as appropriate, with slight adjustments. Cost of living benefit increases for retirees are assumed to be 1% per year for all future years for the General Employees Plan.

Actuarial assumptions used in the June 30, 2016, valuation were based on the results of actuarial experience studies. The most recent four-year experience study in the General Fund Employees Plan was completed in 2015.

The following changes in actuarial assumptions occurred in 2016:

- The assumed postretirement benefit increase rate was changed from 1.0% per year through 2035 and 2.5% thereafter to 1.0% per year for all future years.
- The assumed investment return was changed from 7.9% to 7.5%. The single discount rate was changed from 7.9% to 7.5%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.5% for inflation.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 4 DEFINED BENEFIT PENSION PLAN (CONTINUED)

E. Actuarial Assumptions (Continued)

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness of the long-term expected rate of return on a regular basis using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	45 %	5.50 %
International Equity	15	6.00
Bonds	18	1.45
Alternative Assets	20	6.40
Cash	2	0.50
Totals	100 %	

F. Discount Rate

The discount rate used to measure the total pension liability for 2016 was 7.5%, a reduction from the 7.9% used in 2015. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees Fund was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 4 DEFINED BENEFIT PENSION PLAN (CONTINUED)

G. Pension Liability Sensitivity

The following presents the City proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

Description	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
City's Proportionate Share of the GERF Net Pension Liability:	\$ 634,266	\$ 446,573	\$ 291,962

H. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

NOTE 5 OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the City carries insurance. The City obtains insurance through participation in the League of Minnesota Cities Insurance Trust (LMCIT), which is a risk sharing pool with approximately 800 other governmental units. The City pays an annual premium to LMCIT for its workers compensation and property and casualty insurance. The LMCIT is self-sustaining through member premiums and will reinsure for claims above a prescribed dollar amount for each insurance event. Settled claims have not exceeded the City's coverage in any of the past three fiscal years.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 OTHER INFORMATION (CONTINUED)

B. Joint Ventures and Governed Organizations

Joint Ventures

1. West Hennepin Public Safety Commission

In 1995, the Cities of Independence and Maple Plain, Minnesota, as equal participants, formed the West Hennepin Public Safety Commission (the "Commission"). The purpose of the Commission is to provide a joint municipal police department. The Commission consists of two commissioners elected from each member City.

The following financial information is taken from the Commission's audited financial statements for the year ended December 31, 2016:

Total Assets and Deferred Outflows of Resources	\$ 3,439,634
Total Liabilities and Deferred Inflows of Resources	4,813,539
Total Net Position	(1,373,905)
Total Revenue	1,750,889
Total Expense	2,155,138

Participants	
Maple Plain	32%
Independence	68%

The City's equity interest and its share of the net income (loss) of the Commission are added to the value of the "Investment in Joint Venture" in the government-wide financial statement under governmental activities. As of December 31, 2016, the amount reported as investment in joint venture was \$-0- due to the Commission's year-end net position being a deficit at year-end.

According to a formula in the agreement, the City's share of the Commission's budget is 68%. Payments to the Commission in 2016 totaled \$1,132,960. The Commission's financial statements for the period ended December 31, 2016 can be obtained at the City's Municipal Center.

2. Maple Plain-Independence Fire Services Partnership

On December 31, 2002, the Maple Plain-Independence Fire Services Partnership (the "Fire Partnership") was established under a joint powers agreement among the Cities of Maple Plain and Independence to provide fire protection in the fire serve area of the two cities. Maple Plain is considered the managing partner.

The governing body consists of a 5-member board. Two individuals, the Mayor and another City Council Member from each City, are appointed by their respective City Council to serve on the Board and the fire chief is also a member of the Board. The Fire Partnership does not have any component units.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 OTHER INFORMATION (CONTINUED)

B. Joint Ventures and Governed Organizations (Continued)

Joint Ventures (Continued)

2. Maple Plain-Independence Fire Services Partnership (Continued)

As provided for in the joint powers agreement, in the event of termination, all real and personal property and cash held by the Fire Partnership would be divided among the members. The managing partner shall, as its sole discretion either sell the capital assets and distribute the net proceeds from the sale to each partner based on the partner's partnership interest or purchase the partnership interest Independence has in any capital assets of the partnership.

The governmental fund financial activity of the Fire Partnership are currently reported in a special revenue fund of the City of Maple Plain, Minnesota and the capital assets and related long-term liabilities are recorded within the governmental activities in the statement of net position. Totals from the audited financial statements for the year ended December 31, 2016 for the Fire Partnership with reconciliation from the governmental fund financial statements to full accrual follows:

Total Assets and Deferred Outflows of Resources	\$	988,623	
Total Liabilities and Deferred Inflows of Resources		11,927	
Total Net Position		975,240	
Total Revenue		406,890	
Total Expense		384,073	
		<u>Share</u>	<u>Equity Interest</u>
City of Independence		52.65%	\$ 513,464

The City's equity interest and its share of the net income (loss) of the Fire Partnership are added to the value of the "Investment in Joint Venture" in the government-wide financial statement under governmental activities. As of December 31, 2016, the amount reported as investment in joint venture was \$513,464.

According to a formula in the agreement, the City's share of the Fire Partnership's budget is 52.65%. Payments to the Fire Partnership in 2016 totaled \$185,464. The Fire Partnership's financial statements for the period ended December 31, 2016 can be obtained at the City's Municipal Center.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 OTHER INFORMATION (CONTINUED)

B. Joint Ventures and Governed Organizations (Continued)

Jointly Governed Organizations

3. Pioneer – Sarah Creek Watershed Management Commission

The Cities of Independence, Loretto, Maple Plain, Medina, Minnetrista and Greenfield, Minnesota, as equal participants, are the members of the Pioneer – Sarah Creek Watershed Management Commission (the “Commission”). The purpose of the Commission is to preserve and use natural water management programs required by Minnesota Statutes 103B.201 to 103B.251. The Commission is governed by a board comprised of one representative and one alternate of each member City. The City remitted \$50,445 to the commission in 2016. The contribution as reported in the City’s Water Resource Department fund. Complete financial statements for the Commission can be obtained at the City’s Municipal Center.

NOTE 6 CONDUIT DEBT

During 2007, the City issued a Facility Revenue Note to provide financial assistance to Opportunity Partners, Inc. a nonprofit corporation, for renovation and additions of an existing office, training, and production facility deemed to be in the public interest. The Note is secured by the property financed and is payable solely from payments received on the underlying mortgage loan. Upon repayment of the Note, ownership of the acquired facility transfers to the nonprofit corporation served by the Note issuance. Neither the City, state nor any political subdivision, thereof, is obligated in any manner for repayment of the Note. Accordingly, the Note is not reported as bond transactions in the City’s financial statements. As of December 31, 2016, the Facility Revenue Note of 2007 was outstanding, with a principal amount payable of \$584,809.

During 2012, the City issued a Healthcare Facilities Revenue Note to provide financial assistance to Vinland National Center, a nonprofit corporation, for the expansion of the existing care facility, deemed to be in the public interest. The Note is secured by the property financed and is payable solely from payments received on the underlying mortgage loan. Upon repayment of the Note, ownership of the acquired facility transfers to the nonprofit corporation serve by the Note issuance. Neither the City, state nor any political subdivision, thereof, is obligated in any manner for repayment of the Note. Accordingly, the Note is not reported as bond transactions in the City’s financial statements. As of December 31, 2016, the Healthcare Facilities Revenue Note of 2012 was outstanding with a principal balance amount payable of \$3,480,812.

**CITY OF INDEPENDENCE, MINNESOTA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 6 CONDUIT DEBT (CONTINUED)

During 2016, the City issued a Charter School Lease Revenue Bond and a Taxable Charter School Lease Revenue Bond, Series 2016A and 2016B, respectively to provide financial assistance to Friends of Beacon, a nonprofit corporation, for the acquisition of land and buildings and renovations to existing buildings. The Bond is secured by the mortgage lien and security interest in the facilities as well as revenue and profits of the facility. Upon repayment of the Bonds, ownership of the acquired facilities transfers to the nonprofit corporation served by the Bond issuance. Neither the City, state nor any political subdivision, thereof, is obligated in any manner for repayment of the Bonds. Accordingly, the Bond is not reported as bond transactions in the City's financial statements. As of December 31, 2016, the Charter School Lease Revenue Bond, Series 2016A was outstanding with a principal balance amount payable of \$15,940,000 and the Taxable Charter School Lease Revenue Bond, Series 2016B was outstanding with a principal balance amount payable of \$395,000.

NOTE 7 PRIOR PERIOD ADJUSTMENT

The City restated its beginning fund balance in the 2015 Street Improvement Project Fund and net position in governmental activities on the government-wide financial statements in the previously issued financial statements. Accounts receivable and fund balance/net position decreased by \$44,744 due to the City double-recording the receivable from the City of Medina for their portion of the street project.

REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MD&A

CITY OF INDEPENDENCE, MINNESOTA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
YEAR ENDED DECEMBER 31, 2016 AND 2015

	Measurement Date June 30, 2016	Measurement Date June 30, 2015
City's Proportion of the Net Pension Liability	0.006%	0.007%
City's Proportionate Share of the Net Pension Liability	\$ 446,573	\$ 352,411
State's Proportionate Share of the Net Pension Liability Associated with the City	\$ 5,862	\$ -
City's Covered-Employee Payroll	\$ 342,608	\$ 406,671
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	130.35%	86.66%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	68.90%	78.75%

**CITY OF INDEPENDENCE, MINNESOTA
SCHEDULE OF THE CITY'S CONTRIBUTIONS
LAST THREE FISCAL YEARS**

	2016	2015	2014
GENERAL EMPLOYEES RETIREMENT PLAN			
Contractually Required Contribution	\$ 26,907	\$ 27,567	\$ 30,671
Contributions in Relation to the Contractually Required Contribution	(26,907)	(27,567)	(30,671)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's Covered-Employee Payroll	\$ 358,760	\$ 367,560	\$ 423,048
Contributions as a Percentage of Covered Employee Payroll	7.50%	7.50%	7.25%

NOTE: Information prior to 2014 is not available.

SUPPLEMENTARY INFORMATION

**CITY OF INDEPENDENCE, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)**

	2016				2015
	Budget		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
REVENUES					
Taxes:					
Property Taxes	\$ 2,213,830	\$ 2,213,830	\$ 2,211,660	\$ (2,170)	\$ 2,183,200
Special Assessments	-	-	2,748	2,748	-
Licenses and Permits	148,420	148,420	181,139	32,719	123,407
Intergovernmental:					
State:					
Local Government Aid	-	-	24,130	24,130	23,683
Other State Grants	-	-	962	962	61,183
County:					
Other Grants	-	-	21,220	21,220	-
Total Intergovernmental	-	-	46,312	46,312	84,866
Charges for Services:					
General Government	42,020	42,020	35,205	(6,815)	64,558
Public Works	3,140	3,140	1,170	(1,970)	16,215
Culture and Recreation	-	-	900	900	1,200
Total Charges for Services	45,160	45,160	37,275	(7,885)	81,973
Fines and Forfeitures	45,000	45,000	54,637	9,637	49,517
Interest on Investments	5,200	5,200	5,429	229	2,884
Miscellaneous:					
Refunds and Reimbursements	4,180	4,180	7,295	3,115	5,842
Other	14,050	14,050	6,322	(7,728)	13,682
Total	18,230	18,230	13,617	(4,613)	19,524
Total Revenues	2,475,840	2,475,840	2,552,817	76,977	2,545,371
EXPENDITURES					
Current:					
General Government:					
Mayor and Council:					
Personal Services	10,980	10,980	11,430	(450)	10,980
Other Services and Charges	8,250	8,250	12,166	(3,916)	11,091
Total	19,230	19,230	23,596	(4,366)	22,071

**CITY OF INDEPENDENCE, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)**

	2016				2015
	Budget		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
EXPENDITURES (CONTINUED)					
Current (Continued):					
General Government (Continued):					
Financial Administration:					
Personal Services	\$ 81,930	\$ 81,930	\$ 84,236	\$ (2,306)	\$ 148,760
Supplies	4,120	4,120	3,950	170	6,146
Other Services and Charges	248,350	248,350	250,970	(2,620)	223,652
Total Financial Administration	334,400	334,400	339,156	(4,756)	378,558
Election:					
Personal Services	3,500	3,500	3,475	25	1,410
Supplies	3,000	3,000	1,199	1,801	694
Other Services and Charges	1,000	1,000	1,484	(484)	1,456
Total	7,500	7,500	6,158	1,342	3,560
Planning and Zoning:					
Other Services and Charges	36,080	36,080	37,930	(1,850)	37,302
Water Resource:					
Other Services and Charges	1,030	1,030	-	1,030	654
General:					
Supplies	-	-	114	(114)	-
Other Services and Charges	28,460	28,460	35,992	(7,532)	39,010
Total	28,460	28,460	36,106	(7,646)	39,010
Legal Services:					
Other Services and Charges	34,510	34,510	65,576	(31,066)	61,269
Total General Government	461,210	461,210	508,522	(47,312)	542,424

**CITY OF INDEPENDENCE, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)**

	2016				2015
	Budget		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
EXPENDITURES (CONTINUED)					
Current (Continued):					
Public Safety:					
Police:					
Other Services and Charges	\$ 1,018,190	\$ 1,018,190	\$ 1,135,876	\$ (117,686)	\$ 970,719
Fire:					
Other Services and Charges	337,190	337,190	331,359	5,831	313,968
Building Inspection:					
Personal Services	81,100	81,100	93,876	(12,776)	93,428
Supplies	720	720	889	(169)	1,235
Other Services and Charges	6,050	6,050	6,503	(453)	8,172
Total Building Inspection	87,870	87,870	101,268	(13,398)	102,835
Total Public Safety	1,443,250	1,443,250	1,568,503	(125,253)	1,387,522
Public Works:					
Streets:					
Personal Services	209,380	209,380	211,020	(1,640)	194,531
Supplies	158,430	158,430	131,266	27,164	115,003
Other Services and Charges	108,290	108,290	108,595	(305)	93,795
Total Streets	476,100	476,100	450,881	25,219	403,329
Street Lighting:					
Other Services and Charges	3,000	3,000	3,926	(926)	2,509
Snow Removal:					
Other Services and Charges	25,750	25,750	20,795	4,955	19,873
Recycling:					
Other Services and Charges	30,900	30,900	52,983	(22,083)	51,411
Total Public Works	535,750	535,750	528,585	7,165	477,122

**CITY OF INDEPENDENCE, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2016
(WITH SUMMARIZED FINANCIAL INFORMATION FOR YEAR ENDED DECEMBER 31, 2015)**

	2016				2015
	Budget		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
EXPENDITURES (CONTINUED)					
Current (Continued):					
Culture and Recreation:					
Parks:					
Personal Services	\$ 6,700	\$ 6,700	\$ 4,011	\$ 2,689	\$ 3,921
Supplies	7,220	7,220	7,561	(341)	4,767
Other Services and Charges	8,620	8,620	5,334	3,286	14,765
Total Culture and Recreation	22,540	22,540	16,906	5,634	23,453
Total Current Expenditures	2,462,750	2,462,750	2,622,516	(159,766)	2,430,521
Capital Outlay:					
General Government	11,340	11,340	2,612	8,728	9,843
Public Safety	1,750	1,750	-	1,750	400
Public Works	-	-	-	-	638
Total Capital Outlay	13,090	13,090	2,612	10,478	10,881
Total Expenditures	2,475,840	2,475,840	2,625,128	(149,288)	2,441,402
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(72,311)	(72,311)	103,969
OTHER FINANCING SOURCES					
Transfer out	-	-	(100,000)	(100,000)	-
NET CHANGE IN FUND BALANCES	-	-	(172,311)	(172,311)	103,969
Fund Balances, Beginning of Year	1,240,733	1,240,733	1,240,733	-	1,136,764
FUND BALANCES, END OF YEAR	<u>\$ 1,240,733</u>	<u>\$ 1,240,733</u>	<u>\$ 1,068,422</u>	<u>\$ (172,311)</u>	<u>\$ 1,240,733</u>

**CITY OF INDEPENDENCE, MINNESOTA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2016**

	2015 Street Improv Project	Park	Water Resource Department	Total Nonmajor Funds
ASSETS				
Cash and Temporary Investments	\$ 35,986	\$ 24,759	\$ 76,582	\$ 137,327
Receivables:				
Delinquent Taxes	-	-	5,703	5,703
	<u>-</u>	<u>-</u>	<u>5,703</u>	<u>5,703</u>
Total Assets	<u>\$ 35,986</u>	<u>\$ 24,759</u>	<u>\$ 82,285</u>	<u>\$ 143,030</u>
LIABILITIES				
Accounts Payable	\$ 53	\$ -	\$ 1,472	\$ 1,525
Due to Other Governments	-	-	5,154	5,154
	<u>53</u>	<u>-</u>	<u>6,626</u>	<u>6,679</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue - Property Taxes	-	-	4,796	4,796
FUND BALANCES				
Restricted for:				
Park improvements	-	24,759	-	24,759
Assigned to:				
Roads Capital	35,933	-	-	35,933
Water Resource Department	-	-	70,863	70,863
	<u>35,933</u>	<u>24,759</u>	<u>70,863</u>	<u>131,555</u>
	<u>35,933</u>	<u>24,759</u>	<u>70,863</u>	<u>131,555</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 35,986</u>	<u>\$ 24,759</u>	<u>\$ 82,285</u>	<u>\$ 143,030</u>

**CITY OF INDEPENDENCE, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2016**

	2015 Street Improv Project	Park	Water Resource Department	Total Nonmajor Funds
REVENUES				
Property Taxes	\$ -	\$ -	\$ 63,556	\$ 63,556
Charges for Services	-	-	166	166
Interest on Investments	1,805	-	211	2,016
Miscellaneous	-	26,854	-	26,854
Total Revenues	1,805	26,854	63,933	92,592
EXPENDITURES				
Current:				
General Government	-	-	54,708	54,708
Public Works	60,056	-	-	60,056
Capital Outlay:				
General Government	-	-	5,154	5,154
Public Works	97,389	-	-	97,389
Total Expenditures	157,445	-	59,862	217,307
DEFICIENCY OF REVENUES OVER (UNDER) EXPENDITURES	(155,640)	26,854	4,071	(124,715)
OTHER FINANCING SOURCES (USES)				
Transfers out	(92,700)	-	-	(92,700)
NET CHANGE IN FUND BALANCES	(248,340)	26,854	4,071	(217,415)
Fund Balance (Deficit), Beginning of Year	329,017	(2,095)	66,792	393,714
Prior Period Restatement, See Note 7	(44,744)	-	-	(44,744)
Fund Balance (Deficit), Beginning of Year, as Restated	284,273	(2,095)	66,792	348,970
FUND BALANCE (DEFICIT), END OF YEAR	<u>\$ 35,933</u>	<u>\$ 24,759</u>	<u>\$ 70,863</u>	<u>\$ 131,555</u>

**CITY OF INDEPENDENCE, MINNESOTA
DEBT SERVICE FUNDS
SUB-COMBINING BALANCE SHEET
DECEMBER 31, 2016**

	309 2001 Lease Revenue Bonds	311 2005 GO Improvement Bonds	312 2007 GO Equipment Certificates	314 2015A GO Tax Abatement Bonds	Total
ASSETS					
Cash and Temporary Investments	<u>\$ 53,620</u>	<u>\$ 11,390</u>	<u>\$ 36,682</u>	<u>\$ 148,816</u>	<u>\$ 250,508</u>
FUND BALANCES					
Restricted for Debt Service	<u>\$ 53,620</u>	<u>\$ 11,390</u>	<u>\$ 36,682</u>	<u>\$ 148,816</u>	<u>\$ 250,508</u>

**CITY OF INDEPENDENCE, MINNESOTA
DEBT SERVICE FUNDS
SUB-COMBINING SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
YEAR ENDED DECEMBER 31, 2016**

	309 2001 Lease Revenue Bonds	311 2005 GO Improvement Bonds	312 2007 GO Equipment Certificates	314 2015A GO Tax Abatement Bonds	Total
REVENUES					
Property Taxes	\$ 110,100	\$ -	\$ -	\$ 178,619	\$ 288,719
Interest on Investments	479	71	217	204	971
Total Revenues	<u>110,579</u>	<u>71</u>	<u>217</u>	<u>178,823</u>	<u>289,690</u>
EXPENDITURES					
Debt Service:					
Principal	85,000	40,000	50,000	-	175,000
Interest and Other	<u>20,900</u>	<u>790</u>	<u>988</u>	<u>30,007</u>	<u>52,685</u>
Total Expenditures	<u>105,900</u>	<u>40,790</u>	<u>50,988</u>	<u>30,007</u>	<u>227,685</u>
NET CHANGE IN FUND BALANCES	4,679	(40,719)	(50,771)	148,816	62,005
Fund Balances, Beginning of Year	<u>48,941</u>	<u>52,109</u>	<u>87,453</u>	<u>-</u>	<u>188,503</u>
FUND BALANCES, END OF YEAR	<u>\$ 53,620</u>	<u>\$ 11,390</u>	<u>\$ 36,682</u>	<u>\$ 148,816</u>	<u>\$ 250,508</u>

**CITY OF INDEPENDENCE, MINNESOTA
SUMMARY FINANCIAL SCHEDULE
REVENUES AND EXPENDITURES (UNAUDITED) FOR GENERAL OPERATIONS
GOVERNMENTAL FUNDS
YEARS ENDED DECEMBER 31, 2016 AND 2015**

	Total		Percent Increase (Decrease)
	2016	2015	
REVENUES			
Property Taxes	\$ 2,563,935	\$ 2,461,446	4.16 %
Licenses and Permits	181,139	123,407	46.78
Intergovernmental	46,312	84,866	(45.43)
Charges for Services	78,278	82,645	(5.28)
Fines and Forfeitures	54,637	49,517	10.34
Special Assessments	2,748	3,539	(22.35)
Interest on Investments	9,074	6,996	29.70
Miscellaneous	40,471	167,183	(75.79)
Total Revenues	<u>\$ 2,976,594</u>	<u>\$ 2,979,599</u>	(0.10) %
Per Capita	<u>\$ 828</u>	<u>\$ 829</u>	(0.10) %
EXPENDITURES			
Current:			
General Government	\$ 563,230	\$ 617,811	(8.83) %
Public Safety	1,568,503	1,387,522	13.04
Public Works	588,641	523,429	12.46
Culture and Recreation	16,906	23,677	(28.60)
Capital Outlay:			
General Government	7,766	9,843	(21.10)
Public Safety	-	400	(100.00)
Public Works	180,232	1,304,342	(86.18)
Debt Service:			
Principal	175,000	169,000	3.55
Interest and Other	52,685	28,549	84.54
Total Expenditures	<u>\$ 3,152,963</u>	<u>\$ 4,064,573</u>	(22.43) %
Per Capita	<u>\$ 877</u>	<u>\$ 1,131</u>	(22.43) %
Total Long-Term Indebtedness	\$ 1,961,394	\$ 2,132,951	(8.04) %
Per Capita	546	593	(8.04)
General Fund Balance - End of Year	\$ 1,068,422	\$ 1,240,733	(13.89) %
Per Capita	297	345	(13.89)

The purpose of this report is to provide a summary of financial information concerning the City of Independence to interested citizens. The complete financial statements may be examined at City Hall, 1920 County Road 90, Independence, MN 55359-9448. Questions about this report should be directed to Mark Kaltsas, Interim Administrator at (763) 479-0513.

INDEPENDENT AUDITORS' REPORT ON MINNESOTA LEGAL COMPLIANCE

Honorable Mayor and
Members of the City Council
City of Independence
Independence, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Independence, Minnesota, as of and for the year ended December 31, 2016, and the related notes to the financial statements and have issued our report thereon dated June 1, 2017.

The *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65 contains seven categories of compliance to be tested: contracting and bidding, deposits and investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing. Our audit considered all of the listed categories.

In connection with our audit, nothing came to our attention that caused us to believe that the City of Independence failed to comply with the provisions of the *Minnesota Legal Compliance Audit Guide for Cities* except as described in the schedule of findings and recommendations as item 2016-001. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding City of Independence's noncompliance with the above-referenced provisions, insofar as they relate to accounting matters.

The City of Independence's written responses to the legal compliance findings identified in our audit are described in the schedule of findings and recommendations. The City of Independence's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

The purpose of this report is solely to describe the scope of our testing of compliance relating to the provisions of the *Minnesota Legal Compliance Audit Guide for Cities* and the results of that testing, and not to provide an opinion on compliance. Accordingly, this communication is not suitable for any other purpose.



CliftonLarsonAllen LLP

Minneapolis, Minnesota
June 1, 2017

**CITY OF INDEPENDENCE, MINNESOTA
SCHEDULE OF FINDINGS AND RECOMMENDATIONS
DECEMBER 31, 2016**

MINNESOTA LEGAL COMPLIANCE

2016-001 LACK OF SUPPORTING DOCUMENTATION ON CLAIMS PAID

Criteria: Minnesota Statutes §471.425 subdivision 1 requires that each person claiming payment from the City put such claim in writing.

Condition: During audit procedures, the city was unable to provide documentation for 1 out of 25 disbursements tested to support the amount paid to the vendor.

Cause: Unknown.

Possible Effect: The City is not in compliance with Minnesota State Statutes and is at an increased risk of paying unauthorized expenditures.

Recommendation: We recommend the City implement procedures to ensure proper supporting documentation is obtained and retained for all checks paid out of the City.

Management Response: The City will review their current procedures to ensure proper documentation is retained for each claim paid.

City of Independence

Twin Cities Polo Large Assembly Permit

To: City Council
From: Mark Kaltsas, Administrator
Meeting Date: July 11, 2017

Discussion:

Twin Cities Polo Club holds an annual fundraiser event called the Polo Classic. This year the event will be held August 4th – August 6th.

Following the discussion at the last City Council Meeting, staff clarified the schedule and activities with the event coordinator from the Polo Club.

- There will be a combination of live and recorded music in front of the clubhouse on the field side for both Polo en Blanc and The Polo Classic (this is the same as last year).
-
- The Friday event will be similar to last year with a dinner and music. New for this year will be the addition of an auction.
- There will not be any public events on Saturday. There may be some players/teams practicing during the day.
- The Sunday event will be the same format as in past years.

The City has previously approved the large assembly permit for this event with the following conditions:

1. State of Minnesota approval of the temporary liquor license.
2. All attendees of the event that are 21 years of age or older shall be provided with a clear and visible identification method. A typical method of clearly identifying attendees that are 21 year of age or older is by using wristbands.
3. All food vendors will need to apply for and be licensed by the City prior to serving food at the event.
4. You will be required to submit an escrow payment of \$500 prior to issuance of the signed permit to be billed against for the costs associated with WHPS reserve officer attendance at the event.
5. All conditions noted by West Hennepin Public Safety on the approved application.

6. All amplified sound will stop at 10:00 PM in accordance with the City's noise ordinance.

Summary:

The City Council is being asked to consider approval of the large assembly permit with the proposed conditions.

ATTACHMENTS: Large Assembly Permit Application

City of Independence

Consideration of Granting an Extension to Record Subdivision for the Property Located at 6485 Fogelman Road

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: July 11, 2017

Discussion:

The City approved a minor subdivision of the property located at 6485 Fogelman Road in January of 2016. The City typically requests that the subdivision be recorded within six (6) months from the date of City Council approval. The applicant asked the City last year to allow an extension of the recording of the subdivision until July 12, 2017. This extension was granted to allow the applicant to sell the property as one or two properties depending on the demand from the market. The applicant has a contract to sell the property and the buyer would like to reserve the ability to subdivide the property after closing. is trying to sell the property and would like to keep the option open of selling the entire property. The City Council is being asked to consider allowing an additional one year extension to record the minor subdivision. The one year extension would allow extend the time allowed to record the minor subdivision to July 12, 2018.

The City has reviewed the request for the extension and does not find any current issues with the requested extension. Should the City Council grant the extension, the City will require the applicant to provide an additional escrow to pay for any costs associated with the recording of the subdivision.

City of Independence

Approval of an amendment to the Community Development Block Grant (CDBG) program joint agreement.

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: July 11, 2017

Discussion:

The City has been a long-time participant in the CDBG program with County. The program allows residents of the City and the County to apply for and obtain grant funds for various program eligible improvements (see attached email for more detail relating to funding offered through this program). Historically, the City approved participation in this program and the participation automatically renewed annually via the past agreement. Due to various reasons explained in the attached email, the County is asking the City to sign an updated agreement.

In order to authorize the execution of the agreement, the City Council is being asked to consider **RESOLUTION NO. 17-0711-01.**

Attachments: Email from County
Joint Cooperation Agreement
RESOLUTION NO. 17-0711-01

Beth Horner

From: Spencer R Agnew <Spencer.Agnew@hennepin.us>
Sent: Friday, June 09, 2017 4:13 PM
Subject: 2018 - 2020 Hennepin County CDBG Cooperation Agreement - Action Required
Attachments: CDBG JCA 2018-2020.docx; CDBG JCA SAMPLE RESOLUTION.docx

Hello,

On April 24, 2017, we sent a letter regarding your participation in the Hennepin County Community Development Block Grant (CDBG) Program for the 2018-2020 period. As described in that letter, the current Joint Cooperation Agreement (JCA) for the county CDBG program is set to auto-renew. However, it has since been determined that amendments to the JCA are needed in order to ensure compliance with various HUD regulations, improve administrative efficiency, and prepare for the possibility of federal funding cuts to the CDBG program.

Because the JCA will be amended, it will no longer auto-renew and will require a City resolution of approval. A copy of the 2018-2020 JCA is attached, along with a sample resolution for your use. Please return three signed copies of page 10 of the 2018-2020 JCA and two certified resolutions by July 20, 2017 to my attention at the address below.

As your city is in the "consolidated pool", participation in the county CDBG program through this cooperation agreement does not introduce any financial obligations or administrative requirements to your city (beyond the action required to approved this cooperation agreement). Participation in the county CDBG program provides the following benefits:

- Allows residents of your city to apply for assistance for home repairs through the county-operated single family housing rehab loan program.
- Allows residents of your city to receive assistance through various public service activities, including homeownership counseling, reverse mortgage counseling, home maintenance help for seniors, senior center programming, among other programs.
- Provides your city the option of applying for CDBG funds for eligible housing or public facility projects.

Please contact me at 612-348-2205 or spencer.agnew@hennepin.us if you have any questions.

Thank you for your patience with respect to the timing of this request.

Thanks,

Spencer Agnew

Hennepin County Community Works

701 4th Avenue S, Suite 400 | Minneapolis, MN 55415

612-348-2205

spencer.agnew@hennepin.us | hennepin.us

Disclaimer: If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

**JOINT COOPERATION AGREEMENT
URBAN HENNEPIN COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

THIS AGREEMENT made and entered into by and between the COUNTY OF HENNEPIN, State of Minnesota, hereinafter referred to as "COUNTY," A-2400 Government Center, Minneapolis, Minnesota, 55487, and the cities executing this Master Agreement, each hereinafter respectively referred to as "COOPERATING UNIT," said parties to this Agreement each being governmental units of the State of Minnesota, and made pursuant to Minnesota Statutes, Section 471.59.

WITNESSETH:

COOPERATING UNIT and COUNTY agree that it is desirable and in the interests of their citizens that COOPERATING UNIT shares its authority to carry out essential community development and housing activities with COUNTY in order to permit COUNTY to secure and administer Community Development Block Grant and HOME Investment Partnership funds as an Urban County within the provisions of the Act as herein defined and, therefore, in consideration of the mutual covenants and promises contained in this Agreement, the parties mutually agree to the following terms and conditions.

COOPERATING UNIT acknowledges that by the execution of this Agreement that it understands that it:

1. May not also apply for grants under the State CDBG Program from appropriations for fiscal years during which it is participating in the Urban County Program; and
2. May not participate in a HOME Consortium except through the Urban County.
3. May not receive a formula allocation under the Emergency Solutions Grants (ESG) Program except through the Urban County.

I. DEFINITIONS

The definitions contained in 42 U.S.C. 5302 of the Act and 24 CFR §570.3 of the Regulations are incorporated herein by reference and made a part hereof, and the terms defined in this section have the meanings given them:

- A. "Act" means Title I of the Housing and Community Development Act of 1974, as amended, (42 U.S.C. 5301 et seq.).
- B. "Activity" means a CDBG-funded activity eligible under Title I of the Housing and Community Development Act of 1974, as amended. Example: single family rehab activity.
- C. "Annual Program" means those combined activities submitted by cooperating units to COUNTY for CDBG funding as part of the Consolidated Plan.
- D. "Analysis of Impediments to Fair Housing Choice" or "AI" means an assessment of how laws, regulations, policies and procedures affect the location, availability, and accessibility of housing,

and how conditions, both private and public, affect fair housing choice. All HUD grantees must certify that they will affirmatively further fair housing, which means conducting an Analysis of Impediments to Fair Housing Choice (AI), taking appropriate actions to overcome the effects of any impediments identified through that analysis, and keeping records of these actions.

- E. "Consolidated Plan" means the document bearing that title or similarly required statements or documents submitted to HUD for authorization to expend the annual grant amount and which is developed by the COUNTY in conjunction with COOPERATING UNITS as part of the Community Development Block Grant Program.
- F. "Cooperating Unit(s)" means any city or town in Hennepin County that has entered into a cooperation agreement that is identical to this Agreement, as well as Hennepin County, which is a party to each Agreement.
- G. "HUD" means the United States Department of Housing and Urban Development.
- H. "Metropolitan City" means any city located in whole or in part in Hennepin County which is certified by HUD to have a population of 50,000 or more people, or which has previously been granted Metropolitan City status by HUD.
- I. "Program" means the HUD Community Development Block Grant Program as defined under Title I of the Housing and Community Development Act of 1974, as amended.
- J. "Program Income" means gross income received by the recipient or a subrecipient directly generated from the use of CDBG.
- K. "Public service activities" means the provision of public services described in 24 CFR 570.201(e).
- L. "Regulations" means the rules and regulations promulgated pursuant to the Act, including but not limited to 24 CFR Part 570.
- M. "Urban County" means the entitlement jurisdiction within the provisions of the Act and includes the suburban Hennepin County municipalities which are signatories to this Agreement.

II. PURPOSE

The purpose of this Agreement is to authorize COUNTY and COOPERATING UNIT to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities and authorizes COUNTY to carry out these and other eligible activities for the benefit of eligible recipients who reside within the corporate limits of the COOPERATING UNIT which will be funded from annual Community Development Block Grant, Emergency Solutions Grants (ESG) Programs and HOME appropriations for the Federal Fiscal Years 2018, 2019 and 2020 and from any program income generated from the expenditure of such funds.

III. AGREEMENT

The initial term of this Agreement is for a period commencing on October 1, 2017 and terminating no sooner than the end of the program year covered by the Consolidated Plan for the basic grant amount for the Fiscal Year 2020, as authorized by HUD, and for such additional time as may be required for the expenditure of funds granted to the County for such period. Prior to the end of the initial term and the end of each subsequent qualification period, the COUNTY, as the lead agency of the URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, shall provide a written notice to the COOPERATING UNIT

of their right not to participate in a subsequent qualification period. The written notice will provide the COOPERATING UNIT a minimum thirty (30) day period to submit a written withdrawal. If the COOPERATING UNIT does not submit to the COUNTY a written withdrawal during the notice period, this Agreement shall be automatically extended for a subsequent three-year qualifying period.

This Agreement must be amended by written agreement of all parties to incorporate any future changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for the year in which the next qualification of the County is scheduled. Failure by either party to adopt such an amendment to the Agreement shall automatically terminate the Agreement following the expenditure of all CDBG and HOME funds allocated for use in the COOPERATING UNIT's jurisdiction.

This Agreement shall remain in effect until the CDBG, HOME and ESG funds and program income received (with respect to activities carried out during the three-year qualification period, and any successive qualification periods under agreements that provide for automatic renewals) are expended and the funded activities completed. COUNTY and COOPERATING UNIT cannot terminate or withdraw from this Agreement while it remains in effect.

Notwithstanding any other provision of this Agreement, this Agreement may be terminated at the end of the program period during which HUD withdraws its designation of the COUNTY as an Urban County under the Act.

This Agreement shall be executed by the appropriate officers of COOPERATING UNIT and COUNTY pursuant to authority granted them by their respective governing bodies, and a copy of the authorizing resolution and executed Agreement shall be filed promptly by the COOPERATING UNIT in the Hennepin County Department of Housing, Community Works and Transit so that the Agreement can be submitted to HUD by July 24, 2017.

COOPERATING UNIT and COUNTY shall take all actions necessary to assure compliance with the urban county's certifications required by Section 104(b) of the Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964; the Fair Housing Act, and affirmatively furthering fair housing. COOPERATING UNIT and COUNTY shall also take all actions necessary to assure compliance with Section 109 of Title I of the Housing and Community Development Act of 1974 (which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975), and other applicable laws.

IV. ACTIVITIES

COOPERATING UNIT agrees that awarded grant funds will be used to undertake and carry out, within the terms of this Agreement, certain activities eligible for funding under the Act. The COUNTY agrees and will assist COOPERATING UNIT in the undertaking of such essential activities by providing the services specified in this Agreement. The parties mutually agree to comply with all applicable requirements of the Act and the Regulations and other relevant Federal and/or Minnesota statutes or regulations in the use of basic grant amounts. Nothing in this Article shall be construed to lessen or abrogate the COUNTY's responsibility to assume all obligations of an applicant under the Act, including the development of the Consolidated Plan, pursuant to 24 CFR Part 91.

COOPERATING UNIT further specifically agrees as follows:

- A. COOPERATING UNIT will, in accord with a COUNTY-established schedule, prepare and provide to the COUNTY, in a prescribed form, requests for the use of Community Development Block Grant Funds consistent with this Agreement, program regulations and the Urban Hennepin County Consolidated Plan.

- B. COOPERATING UNIT acknowledges that, pursuant to 24 CFR §570.501 (b), it is subject to the same requirements applicable to subrecipients, including the requirement for a written Subrecipient Agreement set forth in 24 CFR §570.503. The Subrecipient Agreement will cover the implementation requirements for each activity funded pursuant to this Agreement and shall be duly executed with and in a form prescribed by the COUNTY.
- C. COOPERATING UNIT acknowledges that it is subject to the same subrecipient requirements stated in paragraph B above in instances where an agency other than itself is undertaking an activity pursuant to this Agreement on behalf of COOPERATING UNIT. In such instances, a written Third Party Agreement shall be duly executed between the agency and COOPERATING UNIT in a form prescribed by COUNTY.
- D. COOPERATING UNITS shall expend all funds annually allocated to activities pursuant to the Subrecipient Agreement.
1. All funds not expended pursuant to the terms of the Subrecipient Agreement will be relinquished to the COUNTY and will be transferred to a separate account for reallocation on a competitive request for proposal basis at the discretion of the COUNTY where total of such funds is \$100,000 or greater. Amounts less than \$100,000 shall be allocated by COUNTY to other existing activities consistent with timeliness requirements and Consolidated Plan goals.
- E. COUNTY and COOPERATING UNITS shall expend all program income pursuant to this Agreement as provided below:
1. Program income from housing rehabilitation activities administered by the COUNTY will be incorporated into a pool at the discretion of the COUNTY. The pool will be administered by COUNTY and will be used for housing rehabilitation projects located throughout the entire Urban County. When possible, COUNTY will give priority to funding housing rehabilitation projects within the COOPERATING UNIT where the program income was generated. Funds expended in this manner would be secured by a Repayment Agreement/Mortgage running in favor of the COUNTY. Program income generated by METROPOLITAN CITY COOPERATING UNITS that administer their own housing rehabilitation activities may be retained by the COOPERATING UNIT at its discretion.
 2. COUNTY reserves the option to recapture program income generated by non-housing rehabilitation activities if said funds have not been expended within twelve (12) months of being generated. These funds shall be transferred to a separate account for reallocation on a competitive request for proposal basis administered by COUNTY or, where the total of such funds does not exceed \$100,000, shall be reallocated by COUNTY to other existing activities consistent with timeliness requirements and Consolidated Plan goals.
- F. COOPERATING UNITS are encouraged to undertake joint activities involving the sharing of funding when such action furthers the goals of the Consolidated Plan and meets the expenditure goals.
- G. If COUNTY is notified by HUD that it has not met the performance standard for the timely expenditure of funds at 24 CFR 570.902(a) and the COUNTY entitlement grant is reduced by HUD according to its policy on corrective actions, then the basic grant amount to any COOPERATING UNIT that has not met its expenditure goal shall be reduced accordingly.

- H. COOPERATING UNIT will take actions necessary to assist in accomplishing the community development program and housing goals, as contained in the Urban Hennepin County Consolidated Plan, and will comply with COUNTY's direction to redirect the use of funds when necessary to accomplish said goals.
- I. COOPERATING UNIT shall ensure that all activities funded, in part or in full by grant funds received pursuant to this Agreement, shall be undertaken affirmatively with regard to fair housing, employment and business opportunities for minorities and women. It shall, in implementing all programs and/or activities funded by the basic grant amount, comply with all applicable Federal and Minnesota Laws, statutes, rules and regulations with regard to civil rights, affirmative action and equal employment opportunities and Administrative Rule issued by the COUNTY.
- J. COOPERATING UNIT acknowledges the recommendations set forth in the current Analysis of Impediments to Fair Housing Choice. COOPERATING UNIT that does not affirmatively further fair housing within its own jurisdiction or that impedes action by COUNTY to comply with its certifications to HUD may be prohibited from receiving part or all CDBG funding for its activities, and may be required to reimburse COUNTY for part or all of funds it has received.
- K. COOPERATING UNIT shall participate in the citizen participation process, as established by COUNTY, in compliance with the requirements of the Housing and Community Development Act of 1974, as amended.
- L. COOPERATING UNIT shall reimburse COUNTY for any expenditure determined by HUD or COUNTY to be ineligible.
- M. COOPERATING UNIT shall prepare, execute, and cause to be filed all documents protecting the interests of the parties hereto or any other party of interest as may be designated by the COUNTY.
- N. COOPERATING UNIT has adopted and is enforcing:
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
 2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
- O. COOPERATING UNIT shall not sell, trade, or otherwise transfer all or any portion of grant funds to another metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.

COUNTY further specifically agrees as follows:

- A. COUNTY shall prepare and submit to HUD and appropriate reviewing agencies, on an annual basis, all plans, statements and program documents necessary for receipt of a basic grant amount under the Act.

- B. COUNTY shall provide, to the maximum extent feasible, technical assistance and coordinating services to COOPERATING UNIT in the preparation and submission of a request for funding.
- C. COUNTY shall provide ongoing technical assistance to COOPERATING UNIT to aid COUNTY in fulfilling its responsibility to HUD for accomplishment of the community development program and housing goals.
- D. COUNTY shall, upon official request by COOPERATING UNIT, agree to administer local housing rehabilitation activities funded pursuant to the Agreement, provided that COUNTY shall receive Twelve percent (12%) of the allocation by COOPERATING UNIT to the activity as reimbursement for costs associated with the administration of COOPERATING UNIT activity.
- E. COUNTY may, at its discretion and upon official request by COOPERATING UNIT, agree to administer, for a possible fee, other activities funded pursuant to this Agreement on behalf of COOPERATING UNIT.
- F. COUNTY may, as necessary for clarification and coordination of program administration, develop and implement Administrative Rules consistent with the Act, Regulations, HUD administrative directives, and administrative requirements of COUNTY; and COOPERATING UNIT shall comply with said Administrative Rules.

V. ALLOCATION OF BASIC GRANT AMOUNTS

Basic grant amounts received by the COUNTY under Section 106 of the Act shall be allocated as follows:

- A. Planning and administration costs are capped to 20 percent of the sum of the basic grant amount plus program income that is received during the program year. During the term of this Agreement the COUNTY will receive a planning and administrative retainage of up to fifteen percent (15%) of the basic grant amount; included in this administrative amount is funding for county-wide Fair Housing activities.
- B. Funding for public service activities are capped to 15 percent of the sum of the basic grant amount plus program income that is received during the previous program year. During the term of this Agreement the COUNTY will retain up to 15% of the basic grant amount for allocation to public service activities county-wide. Funds retained for public service activities will be awarded in a manner determined by COUNTY on a competitive request for proposal basis.
- C. The balance of the basic grant amount shall be made available by COUNTY to COOPERATING UNITS in accordance with the formula stated in part D and the procedure stated in part E of this section utilizing U.S. Census Bureau data. The allocation is for planning purposes only and is not a guarantee of funding.
- D. Allocation of funding will be based upon a formula using U.S. Census Bureau data that bears the same ratio to the balance of the basic grant amount as the average of the ratios between:
 - 1. The population of COOPERATING UNIT and the population of all COOPERATING UNITS.
 - 2. The extent of poverty in COOPERATING UNIT and the extent of poverty in all COOPERATING UNITS.

3. The extent of overcrowded housing by units in COOPERATING UNIT and the extent of overcrowded housing by units in all COOPERATING UNITS.
 4. In determining the average of the above ratios, the ratio involving the extent of poverty shall be counted twice.
- E. Funds will be made available to communities utilizing the formula specified in C of this Section in the following manner:
1. All COOPERATING UNITS which are also METROPOLITAN CITIES will receive funding allocations in accordance with the COUNTY formula allocations.
 2. All COOPERATING UNITS with aggregate formula percentages of greater than five percent (5%) of the total using the procedure in part D. of this section will receive funding allocations in accordance with the COUNTY formula allocations, unless the resulting allocation would total less than One Hundred Thousand Dollars (\$100,000.00).
 3. COOPERATING UNITS with aggregate formula percentages of five percent (5%) or less of the total using the procedure in part D. of this section or with funding allocations of less than One Hundred Thousand Dollars (\$100,000.00) will have their funds consolidated into a pool for award in a manner determined by COUNTY on a competitive request for proposal basis. Only the COUNTY and COOPERATING UNITS whose funding has been pooled will be eligible to compete for these funds.
 4. COOPERATING UNITS shall have the option to opt-in to the consolidated pool specified in item 3. of this part by providing written notice to COUNTY by November 15th annually.
- F. The COUNTY shall develop these ratios based upon data to be furnished by the U.S. Census Bureau. The COUNTY assumes no duty to gather such data independently and assumes no liability for any errors in the data.
- G. In the event COOPERATING UNIT does not request a funding allocation, or a portion thereof, the amount not requested shall be made available to other participating communities, in a manner determined by COUNTY.

VI. METROPOLITAN CITIES

Any metropolitan city executing this Agreement shall defer their entitlement status and become part of Urban Hennepin County.

This agreement can be voided if the COOPERATING UNIT is advised by HUD, prior to the completion of the re-qualification process for fiscal years 2018-2020, that it is newly eligible to become a metropolitan city and the COOPERATING UNIT elects to take its entitlement status. If the agreement is not voided on the basis of the COOPERATING UNIT's eligibility as a metropolitan city prior to July 16, 2017, the COOPERATING UNIT must remain a part of the COUNTY program for the entire three-year period of the qualification.

VII. OPINION OF COUNSEL

The undersigned, on behalf of the Hennepin County Attorney, having reviewed this Agreement, hereby opines that the terms and provisions of the Agreement are fully authorized under State and local law and that

the COOPERATING UNIT has full legal authority to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicly-assisted housing.

Assistant County Attorney

VIII. HENNEPIN COUNTY EXECUTION

The Hennepin County Board of Commissioners having duly approved this Agreement on _____, 2017, and pursuant to such approval and the proper County official having signed this Agreement, the COUNTY agrees to be bound by the provisions herein set forth.

APPROVED AS TO FORM:

Assistant County Attorney

Date: _____

COUNTY OF HENNEPIN, STATE OF MINNESOTA

By: _____
Chair of its County Board

Attest: _____
Deputy Clerk of the County Board

Date: _____

By: _____
County Administrator

Date: _____

By: _____
Assistant County Administrator – Public Works

Date: _____

Recommended for Approval:

Director, Community Works

Date: _____

IX. COOPERATING UNIT EXECUTION

COOPERATING UNIT, having signed this Agreement, and the COOPERATING UNIT'S governing body having duly approved this Agreement on _____, 2017, and pursuant to such approval and the proper city official having signed this Agreement, COOPERATING UNIT agrees to be bound by the provisions of this Joint Cooperation Agreement.

CITY OF

By: _____
Its Mayor

And: _____
Its City Manager

ATTEST: _____

CITY MUST CHECK ONE:

The City is organized pursuant to:

____ Plan A ____ Plan B ____ Charter



RESOLUTION NO. 17-0711-01

RESOLUTION AUTHORIZING THE EXECUTION OF A JOINT COOPERATION AGREEMENT BETWEEN THE CITY OF INDEPENDENCE AND HENNEPIN COUNTY FOR PARTICIPATION IN THE URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM IN FISCAL YEARS 2018-2020

WHEREAS the City of Independence, Minnesota and the County of Hennepin have in effect a Joint Cooperation Agreement for purposes of qualifying as an Urban County under the United States Department of Housing and Urban Development Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG) Program, and HOME Investment Partnerships (HOME) Programs; and

WHEREAS, the City and County wish to execute a new Joint Cooperation Agreement in order to continue to qualify as an Urban County for purposes of the Community Development Block Grant, ESG and HOME Programs.

BE IT THEREFORE RESOLVED that a new Joint Cooperation Agreement between the City and County be executed effective October 1, 2017 and that the Mayor and the City (title, e.g., Manager/Administrator/Clerk) be authorized and directed to sign the Agreement on behalf of the City.

This resolution was adopted by the city council of the City of Independence on this 11th day of July 2017, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)



Date: June 13, 2017

To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members

From: Director Gary Kroells *G. Kroells*

SUBJECT: MAY 2017 ACTIVITY REPORT

The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle accidents, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

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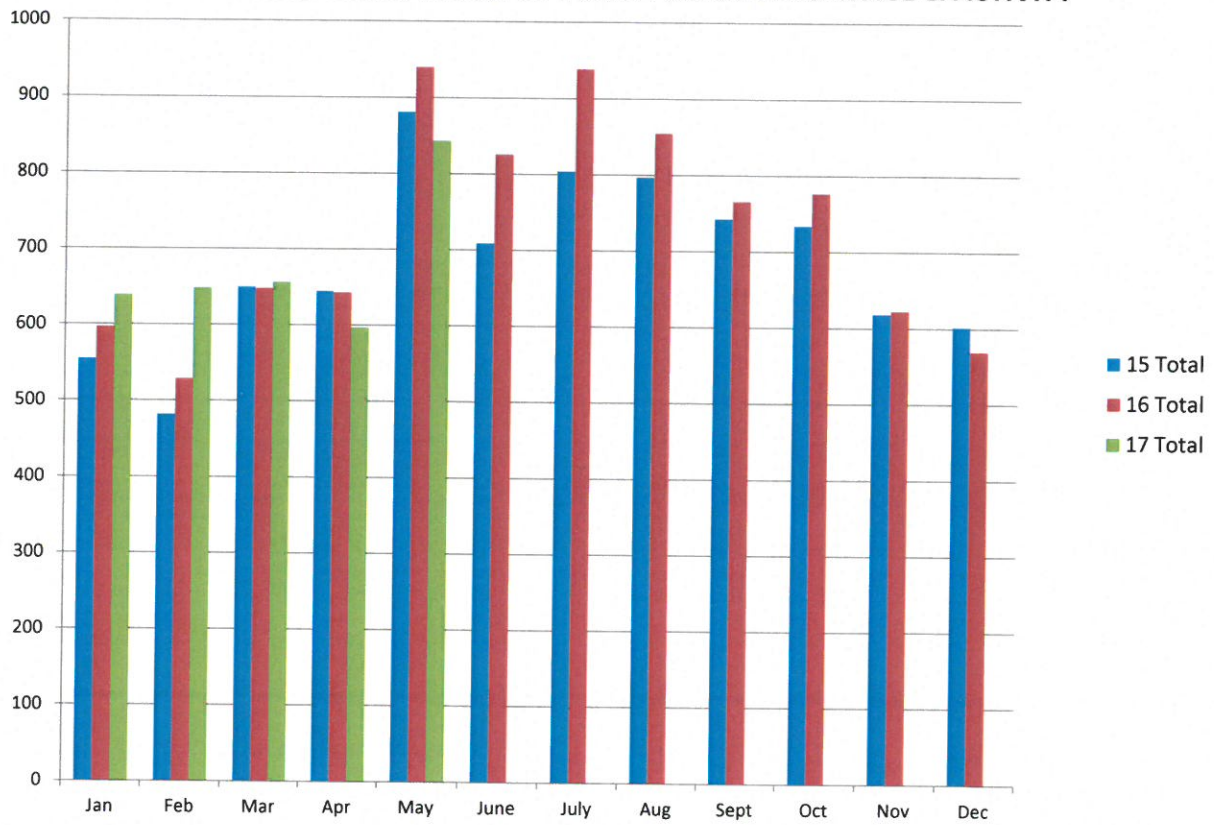
West Hennepin Public Safety Department
1918 County Road 90 / Maple Plain, Minnesota 55359
Phone: (763) 479-0500 / Fax: (763) 479-0504
Web Address: <http://www.westhennepin.com> E-mail: westhennepin@westhennepin.com

Monthly Activity Report

May 2017

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
City Of Independence				
Criminal	14	16	44	47
Traffic	194	242	903	972
Part III	10	11	36	61
Part IV	20	31	151	161
Part V	196	199	735	758
Total City of Independence	434	499	1,869	1,999
City Of Maple Plain				
Criminal	9	10	22	30
Traffic	153	125	518	365
Part III	4	2	19	21
Part IV	25	29	80	122
Part V	142	148	619	629
Total City Of Maple Plain	333	314	1,258	1,167
Grand Total Both Cities	767	813	3,127	3,166
TZD	61	56	85	56
Agency Assists	76	127	256	191
Total ICR Reports	843	940	3,383	3,357
Mileage	14,528	14,303	62,560	61,021
How Received				
Fax	8	10	59	67
In Person	40	51	141	233
Mail	0	2	7	9
Other	4	10	15	34
Phone	34	41	136	171
Radio	175	229	854	985
Visual	502	524	1,937	1,628
Email	11	8	23	24
Lobby Walk In	69	65	211	206
Total	843	940	3,383	3,357

THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY



May 2017 Criminal Part I & II

City of Independence Grid #'s 3-5

AGN	ICR	Title	Create Date	Grid #	Reported Date	MOC range
WHPS	17002559	Juvenile Complaint/Criminal Damage to Property	5/1/2017	4	5/1/2017	P3119
WHPS	17002562	Three citations issued for Drugs - Possess Small Amount of Marijuana / Drugs - Possession of Drug Paraphernalia	5/1/2017	5	5/1/2017	DA540
WHPS	17002578	Drugs-Small Amt of Marijuana in M-V / Drugs-Paraphernalia Possession	5/2/2017	3	5/2/2017	DA540
WHPS	17002626	Gross Misdemeanor Domestic Assault Inflict Bodly Harm	5/4/2017	3	5/4/2017	AK352
WHPS	17002734	Possess Alcohol Under 21	5/7/2017	5	5/7/2017	M4104
WHPS	17002742	Firearms Discharge/ Criminal Damage to Property	5/7/2017	4	5/7/2017	P3119
WHPS	17002868	Drugs-Small Amt of Marijuana in Motor Vehicle	5/12/2017	3	5/12/2017	DA540
WHPS	17002892	3rd Degree DWI	5/13/2017	3	5/13/2017	JF501
WHPS	17003090	Curfew Violation-Juvenile ages 15 to 17 present in public place or establishment after curfew / Drugs-Paraphernalia Possession / Tobacco-Possession by Minor / Drivers License-Instructional Permit Violations-Juvenile	4/15/1900	3	5/23/2017	M5313
WHPS	17003134	Theft	5/24/2017	4	5/24/2017	T0229
WHPS	17003272	5th Degree Assault	5/27/2017	3	5/27/2017	A5353
WHPS	17003274	Damage to Property	5/27/2017	5	5/27/2017	P3119
WHPS	17003291	4th Degree DWI	5/27/2017	3	5/27/2017	JGW01
WHPS	17003351	Drugs-Small Amount Marijuana not in Motor Vechile / Drugs - Possession of Drug	5/30/2017	3	5/30/2017	DC500

City of Maple Plain Grid # 1-2

AGN	ICR	Title	Create Date	Grid #	Reported Date	MOC range
WHPS	17002595	Drugs - Possess Small Amount of Marijuana / Possession of Paraphernalia	5/3/2017	1	5/3/2017	D8540
WHPS	17002997	Warrant Arrest/Drugs-Small Amount Marijuana not in MV	5/18/2017	1	5/18/2017	DA540
WHPS	17003017	Possession of Drug Paraphernalia / Driving after Suspension / No Insurance in Motor Vehicle / Texting-No Compose-Read-Send Electronic message while in Motion or Traffic	5/19/2017	1	5/19/2017	DC500
WHPS	17003023	3rd Degree DWI - Gross Misdemeanor	5/19/2017	2	5/19/2017	JFW01
WHPS	17003062	Domestic Assault-Misdemeanor-Intentionally In Interfere with 911 call	5/21/2017	2	5/21/2017	AJ152
WHPS	17003065	Burglary	5/21/2017	2	5/21/2017	B4790
WHPS	17003133	Theft of Money	5/24/2017	1	5/24/2017	TC009
WHPS	17003137	Theft of Property	5/24/2017	1	5/24/2017	TC009
WHPS	17003159	4th Degree DWI	5/24/2017	1	5/24/2017	JGW01

May 2017 Criminal Part I & II

Towards Zero Death Grant Shift

AGN	ICR	Title	Create Date	Grid #	Reported Date	MOC range
WHPS	17002945	Theft	42871	59	42870	U328D
WHPS	17002893	4th Degree DWI	42868	67	42868	JGW01

DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY May 2017 Activity Report

Year to Date Activity Report

At the end of May 31, 2017 West Hennepin Public Safety (WHPS) handled a total of 3,383 incident complaints, 1,258 incidents in Maple Plain and 1,869 in Independence. For the month of May 2017, WHPS handled 333 incidents in Maple Plain and 434 in Independence. This is an increase of 26 incidents compared to the same time frame last year.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

Recent Highlighted Cases:

Stolen Vehicle – unfounded

May 1 10:52 a.m. 5200 Bryantwood Drive, Maple Plain. Owner reported his vehicle was stolen; he had the vehicle keys in his apartment on the table. A short time before the owner's call, a repo company had called Police advising the vehicle was being repossessed. The owner was advised of the repo.

Juvenile Criminal Damage to Property

May 1 6:08 p.m. Camp Ihduhapi property manager found a vehicle stuck in the mud at the bottom of a sledding hill. Police found a 16 year old male juvenile driver from Medina and 16 year old juvenile male passenger from Corcoran walking down a path. They had decided to go 'cruising' around and drove on a walking path and down the sledding hill where they got stuck. Parents were contacted and charges are pending.

Suspicious Act-Disorderly Conduct

May 4 9:54 a.m. 5300 Highway 12, Maple Plain. Police observed a male walk around the side of a business and urinate on the building. The male stated he is homeless and does not have a room at the motel anymore and is living out of his car. He was told to find a proper bathroom and that he cannot urinate on the side of the building.

Property Damage Crash

May 5 11:36 a.m. 2 vehicle crash. A Sterling dump truck was rear ended when slowing down in traffic for the red light at Baker Park Rd/ Highway 12, Maple Plain. The driver of the Ford Taurus, 16 year old female from Delano, admitted she had looked down at her phone as MapQuest announced an update on her route, she didn't hear it, and crashed into the dump truck. Light damage to the dump truck and severe damage to the Taurus. The driver of the dump truck did not want the female driver issued a citation. She was warned for Inattentive Driving and Violating her Provisional License by using an Electronic Device. Her parents were notified also.

Possession of Alcohol

May 7 700 Copeland Rd, Independence. Golf course Ranger reported he had seized alcohol from underage males that had alcohol cans in a cooler on the golf cart. Jacob Richard Holmers, 19 from Plymouth was issued a citation for Possession of Alcohol under 21.

Grass Fire-Incident Command

May 7 8:32 p.m. Reported the swamp was on fire, east of WHPS PD. Over 50 acres plus of the 160 acre swamp was burned. The fire started in the middle of the swamp covered in cattails and water. No properties were damaged and no-one was hurt. Many roads were closed for the fire trucks to respond to the scene. The case is under investigation for the cause of the fire.

Suspicious Act-Detox

May 9 8:57 a.m. 5000 Highway 12, Maple Plain. Police found a male who was sleeping on the sidewalk in front of a business with a vodka bottle next to him. The male was extremely intoxicated, apologized for being in public in his condition. He was under the cover of the building, trying to get out of the rain from last night. He submitted a preliminary breath test which resulted in a .27% breath alcohol concentration. He was transported and admitted to Mission Detox.

Welfare Check-DOA

May 9 4900 Independence Street, Maple Plain. Employer called requesting a welfare check on a 82 year old male employee who opens up and runs the Navarre Post Office and he had not shown up for work. Police responded to his residence and found the male was deceased; no suspicious circumstance or foul play was found. Preliminary findings he died of natural causes.

Personal Injury Crash

May 9 4:17 p.m. Caller reported a female driver's vehicle had struck two trees in the SE ditch of County Line Rd, Independence. She said she was fine and was going to call her mom. Caller left the area and called the police. Police found the vehicle in the ditch near some trees. The driver, 16 year old female from Independence was transported by ambulance for a possible concussion. The vehicle was removed from the ditch and was driven back to her residence by her neighbor.

Traffic Complaint

May 10 Caller reported a traffic complaint a vehicle passing at a high rate of speed on Co Rd 6 / Co Rd 92, Independence. The caller did not give a description of the vehicle, was not willing to sign a complaint and was not following the vehicle. The caller was upset and stated there needs to be a cop on this road every day.

Theft – Unfounded

May 11 10:13 p.m. 5400 Highway 12, Maple Plain. Driver reported he parked his semi-truck at the loading dock; set 6 tire chains and 5 aluminum load locks against the building and went to church. Upon returning found the items missing / stolen. He did not think someone would have moved the items and he had not checked the building or his trailer. Police and the driver checked inside the building and the trailer and found the missing items inside his trailer. It was determined the items were put back in his trailer by another employee.

Suspicious Activity

May 12 Lewis Cemetery, Independence. Resident reported someone had covered a family headstone with potting soil and had taken the time to smooth it out. The case is under investigation.

3rd Degree DWI

May 13 1:31 a.m. Police observed a motorcycle northbound on Co Rd 83, traveling at a high rate of speed 60/50 mph; did not stop at the stop sign and continued through the intersection on Co Rd 6, Independence. Creg Elliott Melum, 30 from Eden Prairie, submitted a breath test which resulted in .05 breath alcohol concentration. He was released and charges pending for 3rd Degree DWI and driving under the influence.

Illegal Burn

May 14 Caller reported his neighbor was burning illegal material causing a foul odor; 5400 Bryant Street, Maple Plain. Police found the resident who admitted to burning an old counter top and did not know what the counter top consisted of. He was advised it was illegal to burn it and to not burn any more of it.

Recovered Stolen Vehicle

May 15 Baker Park Rd / Highway 12, Maple Plain. A reported stolen vehicle had 4 occupants and a dog inside. All were taken into custody. Mayme Marie Morrison, 34 from Minneapolis arrested for Giving Peace Officer False name of Another Person, Theft and 5th Degree -Possession of Drugs. Angelo Marquette Robineau, 33 from Minneapolis arrested for Possession of a Stolen Vehicle. Both transported to Hennepin County Jail and charges pending for stolen credit cards and checks.

Suspicious Activity-Wetland Violations

May 19 2000 Copeland Rd, Independence. Reported a trench was cut across a yard for drainage and the property owner did not have a permit. DNR and City of Independence reviewing for violations.

Gross Misdemeanor 3rd Degree DWI

May 19 10:12 p.m. Oak Street / Highway 12, Maple Plain. Vehicle stopped for 60 mph /45 mph. Driver Lucas Stephen Lapham, 28 from Maple Plain submitted a breath test which resulted in .17 AC. Lucas was arrested for 3rd Degree DWI and transported to Hennepin County Jail.

Intoxicated Driver

May 21 8:12 p.m. Reported a vehicle left the area of Budd Street / Highway 12, Maple Plain and the driver was possibly intoxicated. The area was checked and the driver was not located. Wright County Sheriff's Office located the vehicle in the Buffalo area and the driver was arrested for DWI.

Domestic / 911 Interfere

May 21 10:06 p.m. 1600 Delano Ave. Maple Plain. Reported a physical domestic and the suspect fled the residence. The suspect had interfered with the 911 call to Police. The 39 year old male from Maple Plain was not located and a KOPS alert was issued. Upon arrest the male will be charged with Misdemeanor 5th Degree Domestic Assault and Gross Misdemeanor Interference with Emergency Calls.

Burglary / Property Damage

May 21 1200 Poplar Ave., Maple Plain. Service door to a storage shed was pried open. Fresh tool marks were on the door and frame and scuff marks to the lower half of the door. Case is under investigation.

Craig's List Scam

May 22 5100 Fern Drive, Independence. Resident selling a cell phone for \$100.00 on Craig's List. A buyer wanted to purchase it for \$150.00 to cover shipping expenses and sent a check for \$1,090.00. The buyer instructed the resident to cash the check and send back the difference between the purchase price in a money gram. The resident did not cash the check and was advised to destroy the check and block the number in his phone. It is a scam.

Juvenile Incident

May 23 1:02 a.m. Townline Rd / Deer Ridge Trail, Independence. Police contact with three juveniles outside of a truck parked in the street. Strong odor of burnt marijuana smelled and a glass bong observed in plain view in the bed of the truck in open gym bag. All three juveniles admitted to smoking marijuana out of the water bong. All three juveniles in violation of county curfew. Citations were issued for Curfew Violation, Possession of Drug Paraphernalia and Possession of Marijuana to 15 year old male juvenile from Independence and a 15 and 16 year old male juveniles from Orono. Their parents were contacted, responded and collected their son.

Escort

May 23 Elderly lady who was lost and enroute to a funeral in Maple Plain approached Police for directions. Police had her follow his squad to the church as she was extremely frazzled.

Property Line Issue

May 23 5300 Sunset Lane, Independence. Resident illegally put up a fence within the city right of way. Case under investigation by WHPS and City of Independence staff.

Theft-Unfounded

May 24 Three theft, missing property reports were taken from tenants of a Maple Plain apartment building in the 1500 block of Howard Ave. The property had been missing for several months. A resident called 6 days later stating she found her wallet behind her dresser. No theft occurred.

Citation – DAS/Texting While Drive

May 24 Officer pulled up next to a vehicle at a stoplight in Maple Plain and observed the driver looking down at his phone, typing. A traffic stop was initiated. Driver admitted looking at his phone while at the light. He was also found to be suspended for unpaid tickets. Driver was allowed to park his vehicle and call for a ride and he was cited for DAS and texting.

DWI Arrest

May 24 7:17 pm, Hwy 12/Cty Rd. 29, Maple Plain. Motorist was stopped for not using its turn signal and not yielding to traffic before pulling out onto the highway in front of oncoming traffic. Mark Allen Mitchell, 56, from Orono submitted a breath test that resulted in .10 Breath Alcohol Concentration. Mitchell was arrested, charged with 4th Degree DWI, and released.

Suspicious Activity

May 26 6200 Highway 12, Independence: Reported a suspicious looking spray-painted black pickup truck with a loud muffler and the rear license plate had paint on it; at a storage unit with a couple guys loading things. Police located the truck as it left the storage units. The driver's license was revoked. The passenger had a valid license. The driver was issued a citation for Driving after Revocation and the passenger switched places to drive the vehicle. No criminal activity was found in the area or in the vehicle.

Loud Music

May 25 11:45 p.m. 5200 Bryantwood Drive, Maple Plain. A neighbor requested a resident's loud music to be turned down. Conversation was civil and then became a disagreement as resident did not think his music was too loud. Police told the resident his music was too loud as could clearly hear it from the second floor. The resident argued with the Police on the outcome.

5th Degree Assault

May 27 2:35 a.m. 900 Co Rd 19, a 28 year old female from Albertville entered a residence and struck a female that was inside and then fled from the house. The victim had never met the female but recognized her from Facebook. Police located the female who matched the physical and vehicle description given from the victim. Charges pending for Misdemeanor 5th Degree Assault.

Damage to Property

May 27 700 Copeland Rd, Independence. Golf Course had found a damaged golf cart after it had been returned. The EZGO rented golf cart had been returned with a cracked and partially broken wheel well. The golf course is attempting to contact the golfer to try and recover some of the repair costs. No charges at this time. Approximate damage \$400.00.

Fall

May 27 9:01 a.m. Police was dispatched to a bicyclist that fell on County Road 6 / Co Rd 92, Independence. 27 year old female from Minneapolis was conscious and only able to give one to two word answers. She had abrasions on the left side of her face and was transported to the hospital by ambulance. Her biking partner was riding ahead of her when he felt her bicycle strike his and heard her fall.

Suspicious – Fake ID

May 27 5:58 p.m. Police dispatched to M & M Wine and Spirits for a fake ID recovered from an attempted alcohol purchase. The suspect was identified a couple of days later and was charged with Attempt to Purchase Alcohol under 21.

4th Degree DWI

May 27 8:33 p.m. Police observed a vehicle cross the fog line 3 times on Highway 12 from Halgren Rd to the Marina Boat Storage, Independence. Contact with the driver found him under the influence of alcohol. Neil Gordon Grewe, 68 from Maple Plain submitted a breath which resulted in .10 Breath Alcohol Concentration. Grewe was fingerprinted, photographed, released and charged with 4th Degree DWI.

Medical-Baseball Injury

May 28 Northside Park, Maple Plain. Police responded to a male who was hit in the back by a baseball. He was then coughing up blood. The male was transported to the hospital by a relative.

Welfare Check-Open Garage Door

May 28 5400 Joyce Street, Maple Plain. Caller stated their neighbor's garage has been open for about two days and it is uncommon for the garage door to not be closed. Police checked the residence; no one was inside and did not appear to be tampered with. Determined resident forgot to close their garage door and it was closed and the house was secured.

Suspicious Act

May 29 6:28 a.m. 500 Co Rd 110, Independence. Police observed a vehicle with its hazard lights on; driven slowly behind a young woman walking on the road. The female pedestrian was walking because she just wanted some time alone, and her significant other was following her, but there was no domestic issue of her safety. The driver stated same, but that she was pregnant and he didn't want her to walk on the road alone. It was determined the female had no fear of going with the male and they would talk about it later. Both were allowed to leave.

ATV Complaint

May 29 Caller reported that there were multiple children riding ATV's on Heritage Trail near Pagenkopf Rd, Independence. Police found 3 children riding ATV's down the driveway of a residence. Contact with the father who stated he would keep them off Heritage Road and on their property.

Warrant Arrest

May 30 1800 Newport Street, Maple Plain. Renter requested a male occupant in his apartment had a warrant for his arrest and he wanted him removed. Police located the 20 year old male from Maple Plain who was under the influence of a controlled substance. He was arrested and transported to Hennepin Co Jail.

Domestic / Warrant

May 30 5300 Highway 12, Maple Plain. Reported a domestic involving a 42 year old male from Big Lake and 38 year old female from Maple Plain. The long standing girlfriend wanted his cell phone. He did not want to give it to her. The female was found to have an active Clay County Sheriff's Office Warrant for Gross Misdemeanor – False Info to a Peace Officer. She was placed under arrest and transported to Hennepin Co Jail.

City of Independence

Consider Amendment to the City's "No Wake" Ordinance – Section 915

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: July 11, 2017

Discussion:

Due to a publication issue with the requisite hearing notice, the City will need to officially adopt the ordinance at the July 11th City Council Meeting. The City had prepared two public hearing notifications (Planning Commission Notification and City Council Notification) for publication at the same time. Normally, the City only has one publication notice and as a result there was confusion with the publication of both notifications. No changes have been made to the proposed ordinance. Since the last meeting, the City did receive notice from the DNR that their initial review of the proposed ordinance did not find any concerns or issues.

Summary:

The City has prepared an ordinance for adoption by the City Council. Following adoption of the ordinance, further coordination will be made with Greenfield, Hennepin County and the Department of Natural Resources.

ATTACHMENTS: City of Independence Ordinance 2017-02
Greenfield Ordinance 2016-03



CITY OF INDEPENDENCE
COUNTY OF HENNEPIN
STATE OF MINNESOTA

ORDINANCE NO. 2017-02

AMENDING CITY CODE SECTION 915 -REGULATION OF LAKE SARAH AND LAKE
INDEPENDENCE SURFACE USE

THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, HENNEPIN COUNTY,
MINNESOTA, ORDAINS:

Section 1. Section 915 of the City Code is amended as follows (additions shown as **bold/double underline**; deletions shown as ~~striketrough~~):

Section 915 - Regulation of Lake Sarah and Lake Independence Surface Use

Subd. 2. No-wake at high water level. Whenever the waters of Lake Sarah reach or exceed 981.1 feet above sea level, for a period of three consecutive days or more, as measured by the water level gauge set by the State Department of Natural Resources on Lake Sarah, the city administrator-clerk or designee may, ~~at their discretion~~, upon notifying the Hennepin county sheriff, establish a slow no-wake zone on those portions of the lake within the city. ~~The no wake restriction shall become effective upon a date specified by the city administrator-clerk and shall remain in effect until the water level for the lake has receded below 981.1 feet above sea level.~~ Both the implementation and removal of these restrictions must be done in coordination with similar actions by the city of Greenfield. ~~The city administrator-clerk or designee shall notify the public of both the implementation and removal of the no-wake restriction by publishing a notice in the official newspaper, posting the restriction at all public lake access points prior to and during the time the restriction is in place, and posting the restriction at city hall, and by such other means as the administrator-clerk determines to be reasonable.~~

Subd. 3. No-wake regulation. No person shall operate a water craft, including aircraft, in excess of slow no-wake speed 24 hours per day when the high water slow no-wake restrictions in subdivision 2 are in effect. ~~Such restrictions shall become effective upon publication in a local daily newspaper as a news item or on a specified date, whichever is later.~~ (Added, Ord. No. 2002-09)

Subd.4. Effective Date of slow no-wake regulation. A slow no-wake restriction shall become effective upon the date specified by the city administrator-clerk and shall remain in effect until the water level for the lake has receded below 981.1 feet above sea level for at least three consecutive days.

915.07. Notification. **The city administrator-clerk or designee shall notify the public of both the implementation and removal of the no-wake restriction by posting the restriction at all public lake access points prior to and during the time the restriction is in place, and posting the restriction at city hall, and by such other means as the administrator-clerk determines to be reasonable.** The city is responsible for providing adequate notification to the public, ~~which shall include p.~~ Placement of a sign at each public watercraft access outlining essential elements of this section, as well as the placement of necessary buoys and signs **shall be the responsibility of the Lake Sarah Improvement Association.**

Section 2. The City Administrator is hereby directed to amend the City of Independence City Code in accordance with the foregoing amendment.

Section 3. Effective date. This ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Adopted this 11th day of July, 2017.

Marvin D. Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

City of Independence

Request for a Conditional Use Permit to Allow a Commercial Riding Stable and Bunkhouse and Accessory Structure Larger than 5,000 SF on the Property located on CSAH 6 and Identified by PID 3311824140003

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	July 11, 2017
<i>Applicant:</i>	Gary and Linda Ostberg
<i>Property Owner:</i>	James Block
<i>Location:</i>	County Road 6 (PID 3311824140003)

Request:

Gary and Linda Ostberg (Applicant) request that the City consider the following actions for the property located on County Road 6 (PID No. 29-118-24-31-0001) in Independence, MN:

- a. A conditional use permit to allow a Commercial Riding Stable with Bunkhouse.
- b. A conditional use permit to allow an accessory structure that exceeds 5,000 SF.

Property/Site Information:

The property is located on the south side of CSAH 6 and just west of Game Farm Road N. The property has no existing structures and is comprised of open pasture, a woodland area and wetlands. The property has the following characteristics:

Property Information: County Road 6 (PID 3311824140003)

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *39.92 acres*

Subject Property



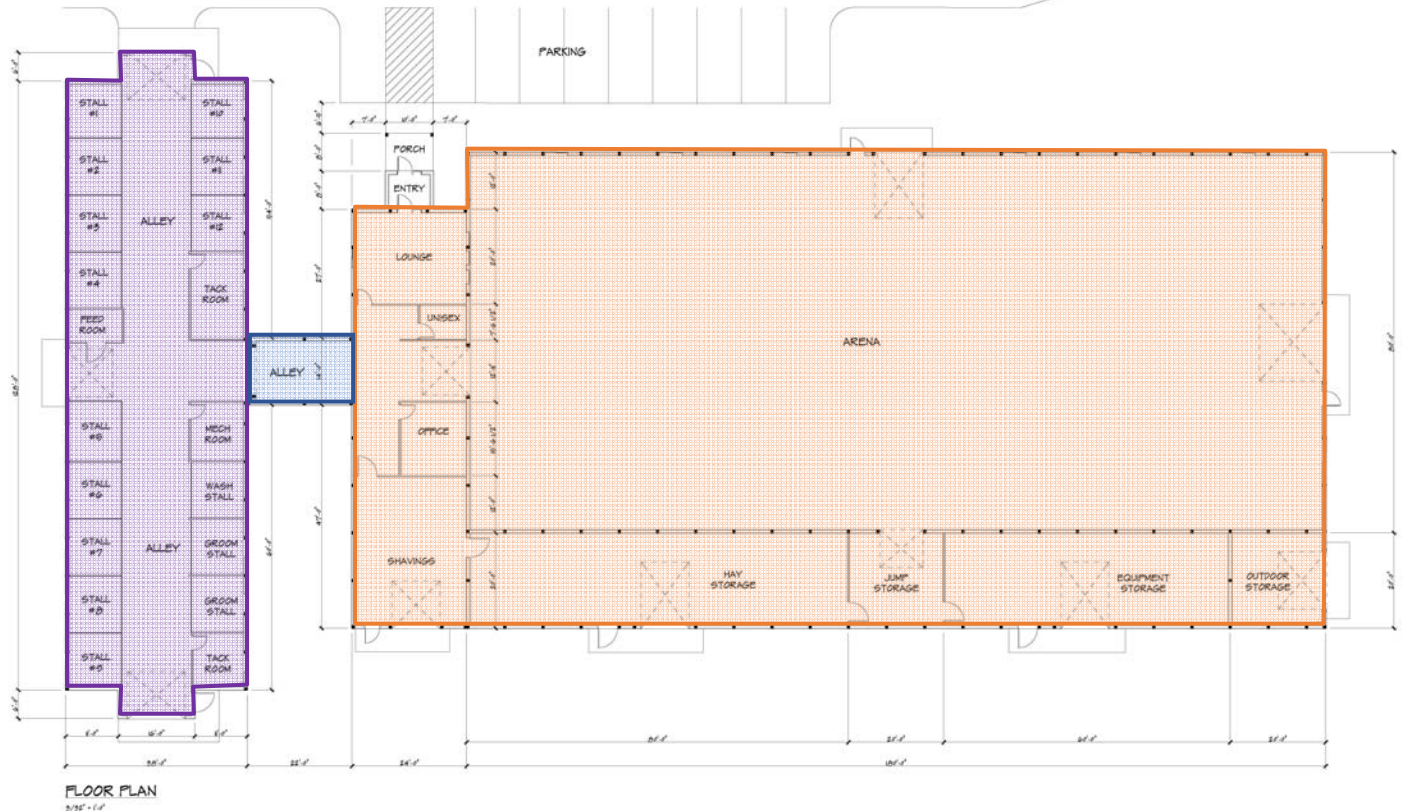
Discussion:

The applicants have a purchase agreement in place to acquire the property subject to the City's approval of a conditional use permit. The applicants are seeking approval to construct a new home, stable and associated indoor and outdoor riding arenas, paddocks, pastures and future caretaker apartment on the subject property. The proposed accessory structure (barn and riding arena) would exceed 5,000 square feet and therefore, also requires a conditional use permit.

The proposed horse farm would be used as a commercial riding stable. The horse barn would house 12 stalls. The applicant anticipates that they would have between 8-12 horses on the property. 2-4 horses would be their own animals with 8-10 horses boarded on the property. The applicants have noted that their daughter is a trainer and would be providing lessons and riding her horses on the property. The proposed accessory structure is comprised of the horse barn, alley connection and indoor riding arena. The square footage of the proposed accessory building breaks down as follows:

Horse Barn -	4,902 SF
Alley Connection -	308 SF
Arena -	18,000 SF
TOTAL SF	23,210 SF

Proposed Accessory Structure



In addition to the indoor riding arena, the applicant is seeking a conditional use permit to allow a bunkhouse within the proposed riding arena to house a property caretaker. The applicant has prepared a proposed site plan which delineates the location of the proposed accessory structure, paddocks, pastures and principle residence. The layout of the buildings and site features takes advantage of the natural topography and maintains separation from the existing wetlands and farmed wetlands. The proposed accessory building would be constructed of pre-finished metal. The City is waiting for the on-site septic report confirming the availability of a primary and secondary on-site septic location. It is anticipated that this information will be provided prior to City Council consideration of the application.

The applicant has had the property evaluated for potential wetlands. It was noted that there are two farmed wetlands located on the farmed portions of the property. There is one located just south of CSAH 6 along the west property line and one located nearly in the center of the property. The applicant has designed the property to fully avoid conflict with the subject wetlands. The applicant has prepared a storm water plan

which includes details for the construction of two water quality ponds in the location of both farmed wetlands. The City's water resource consultant has reviewed the plans and is working with the applicant to revise the plans (see review letter attached). Due to the amount of site disturbance on the property, the applicant will need to obtain approval from Pioneer Sarah Creek Watershed Management Commission. PSCWMO has been notified of the project and an application is in the process of being made with the watershed. Staff has reviewed the comments provided and believes that the land use proposed can be accommodated on the subject site. The finalization of the storm water, grading and erosion control plans will not cause for a change to the proposed layout, configuration or operation of the proposed buildings and land improvements. The location of the storm water ponds may need to be revised due to the applicants desire to potentially convert farmed wetlands into storm water ponds.

Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The existing property is currently vacant with no existing structures. The property has historically been farmed. 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 39 acres. Of the 39 acres, approximately 25 acres is useable upland. Applying the City's typical standard, the site would accommodate 38 animals using the gross acreage or 24 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 12 horses proposed by the applicant would fit within the allowable number of animal units on the property.

The following notes provides additional detail relating to the commercial riding stable operation:

1. The owners of the 8-10 horses will be visiting the site three to four times per week for 2-3 hours at a time to ride their horses.
2. Deliveries and farriers will be on site periodically once every few weeks.
3. Horse trailers will occasionally be brought on site to pick up or drop off horses going to horse shows, the veterinarian, etc.
4. The manure will be hauled off-site once every few weeks.
5. Standard garbage removal will occur once per week.
6. Landscaping, including new trees, will be provided around the buildings. No trees will be planted within pastures or paddocks.
7. The pastures and larger paddocks will be seeded with a pasture seed mix.
8. The applicant will have a designated parking area for 10 vehicles, including one accessible parking space, located adjacent to the proposed accessory structure and just off of the main access road.

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.
9. 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 CSAH 6, the orientation of the buildings and their relationship to the surrounding properties, 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, accessory structure larger than 5,000 square feet and a bunkhouse for a caretaker on the property.

Planning Commission Discussion:

See attached draft Planning Commission Meeting Minutes for detailed discussion and comments. Commissioners ultimately recommended approval of the requested conditional use permit with the addition of several conditions.

Neighbor Comments:

See attached draft Planning Commission Meeting Minutes for detailed public comments made during the public hearing. The City has not received any written comments pertaining to the requested conditional use permit.

Recommendation:

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 12 horses shall be 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.
 - 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.
 - f) The hours of operation are: summer 7:00am-10:00pm.
 - g) Horse shows or training clinics with more than 50 attendees will require special approval from the City
 - h) No renting of hack horses.
 - i) No riding on private land unless authorized by owners.
 - j) No parking on public roads.
 - k) Utilize appropriate management practices to control flies and odor.
 - l) The bunkhouse is for the caretaker of the owners of the property only. The bunkhouse shall not be rented to anyone not employed on the property.
 - m) The applicant shall provide adequate parking and turn around for trailers.
 - n) The applicant shall be required to utilize best management practices for dust control. The applicant shall agree to apply dust control measures upon notification from the City that dust control is an issue on the property as determined by the City.
 - o) No artificial lighting shall be permitted to illuminate the outdoor riding arena.
 - p) All proposed lighting located on proposed buildings or anywhere on the site shall comply with applicable City ordinances.

- q) 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.
3. The applicant shall be required to revise the plans and comply with all comments made in the review letter prepared by the City's water resource consultants, Hakanson Anderson, and dated July 23, 2017.
4. The applicant shall receive approval from Pioneer Sarah Creek Watershed Management Commission.
5. The applicant shall pay for all costs associated with the review and recording of the resolution.

Attachments:

1. Property Pictures
2. Applicants Narrative
3. Storm Water Plan
4. Site Plan/Survey
5. Building Floor Plan
6. Building Elevations
7. Draft Planning Commission Meeting Minutes

Attachments

Subject Property (Looking north)



Subject Property (Looking south)





RESOLUTION NO. 17-0711-02

A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AS REQUESTED BY GARY AND LINDA OSTBERG FOR THE PROPERTY LOCATED ON CSAH 6 AND IDENTIFIED BY PID 3311824140003

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, Gary and Linda Ostberg, (the “Applicant”) submitted a request for an a Conditional Use Permit to allow a Commercial Riding Stable, Bunk House and Accessory Structure larger than 5,00 square feet on the property located on CSAH 6 and Identified by (PID No. 33-118-24-14-0003) (the “Property”); and

WHEREAS, the Property is legally described on Exhibit A attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on June 20, 2017 to review the application for the Conditional Use Permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has review 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; and

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 Gary and Linda Ostberg for a Conditional Use Permit to allow a Commercial Riding Stable, Bunk House and Accessory Structure larger than 5,00 square feet per the City's zoning regulations with the following conditions:

1. The proposed conditional use permit amendment 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 be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. 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 12 horses shall be 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.
 - 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.
 - f. The hours of operation are: summer 7:00am-10:00pm.
 - g. Horse shows or training clinics with more than 50 attendees will require special approval from the City
 - h. No renting of hack horses.
 - i. No riding on private land unless authorized by owners.
 - j. No parking on public roads.
 - k. Utilize appropriate management practices to control flies and odor.
 - l. The bunkhouse is for the caretaker of the owners of the property only. The bunkhouse shall not be rented to anyone not employed on the property.
 - m. The applicant shall provide adequate parking and turn around for trailers.
 - n. The applicant shall be required to utilize best management practices for dust control. The applicant shall agree to apply dust control measures upon notification from the City that dust control is an issue on the property as determined by the City.
 - o. No artificial lighting shall be permitted to illuminate the outdoor riding arena.
 - p. All proposed lighting located on proposed buildings or anywhere on the site shall comply with applicable City ordinances.
 - q. 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.
4. The applicant shall be required to revise the plans and comply with all comments made in the review letter prepared by the City's water resource consultants, Hakanson Anderson, and dated July 23, 2017.

5. The applicant shall receive approval from Pioneer Sarah Creek Watershed Management Commission.
6. The applicant shall pay for all costs associated with the review and recording of the resolution.

This resolution was adopted by the City Council of the City of Independence on this 11^h day of July, 2017, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)

EXHIBIT A
(Legal Description)

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY, JUNE 20, 2017 – 6:30 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Independence Planning Commission was called to order by Chair Phillips at 6:30 p.m.

2. ROLL CALL

PRESENT: Chair Phillips, Commissioners Dumas, Gardner, Thompson and Palmquist
STAFF: City Administrative Assistant Horner, City Administrator Kaltsas
ABSENT: None
VISITORS: Jan Gardner, Darwin Lemke, Linda Ostberg, Gary Ostberg, Brent Visser

3. Approval of minutes from the May 16, 2017 Planning Commission Meeting.

Motion by Gardner, to approve the minutes of the May 16, 2017 Planning Commission Meeting, second by Palmquist. Ayes: Phillips, Gardner, Thompson, Dumas and Palmquist. Nays: None. Absent: None. Abstain: None. Motion approved.

4. PUBLIC HEARING: Gary and Lynda Ostberg (Applicants) request that the City consider the following actions for the property identified by (PID No. 33-118-24-14-0003) and located on the south side of CSAH 6 and west of Game Farm Road N. in Independence, MN:

- a. A conditional use permit allowing the following:
 - i. A commercial riding stable.
 - ii. A bunkhouse
 - iii. An accessory building which is greater than 5,000 square feet.

The property is located on the south side of CSAH 6 and just west of Game Farm Road N. The property has no existing structures and is comprised of open pasture, a woodland area and wetlands. The property has the following characteristics:

Property Information: County Road 6 (PID 3311824140003)
Zoning: Agriculture
Comprehensive Plan: Agriculture
Acreage: 39.92 acres

The applicants have a purchase agreement in place to acquire the property subject to the City's approval of a conditional use permit. The applicants are seeking approval to construct a new home, stable and associated indoor and outdoor riding arenas, paddocks, pastures and future caretaker apartment on the subject property. The proposed accessory structure (barn and riding arena) would exceed 5,000 square feet and therefore, also requires a conditional use permit.

The proposed horse farm would be used as a commercial riding stable. The horse barn would house 12 stalls. The applicant anticipates that they would have between 8-12 horses on the property. 2-4 horses would be their own animals with 8-10 horses boarded on the property. The applicants have noted that their

daughter is a trainer and would be providing lessons and riding her horses on the property. The proposed accessory structure is comprised of the horse barn, alley connection and indoor riding arena. The square footage of the proposed accessory building breaks down as such:

Horse Barn	4,902 SF
Alley Connection	308 SF
Arena	18,000 SF
<hr/> TOTAL SF	<hr/> 23,210 SF

In addition to the indoor riding arena, the applicant is seeking a conditional use permit to allow a bunkhouse within the proposed riding arena to house a property caretaker. The applicant has prepared a proposed site plan which delineates the location of the proposed accessory structure, paddocks, pastures and principle residence. The layout of the buildings and site features takes advantage of the natural topography and maintains separation from the existing wetlands and farmed wetlands. The proposed accessory building would be constructed of pre-finished metal. The City is waiting for the on-site septic report confirming the availability of a primary and secondary on-site septic location. It is anticipated that this information will be provided prior to City Council consideration of the application.

The applicant has had the property evaluated for potential wetlands. It was noted that there are two farmed wetlands located on the farmed portions of the property. One is located just south of CSAH 6 along the west property line and one located nearly in the center of the property. The applicant has designed the property to fully avoid conflict with the subject wetlands. The applicant has prepared a storm water plan which includes details for the construction of two water quality ponds in the location of both farmed wetlands.

Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The existing property is currently vacant with no existing structures. The property has historically been farmed. 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 39 acres. Of the 39 acres, approximately 25 acres is useable upland. Applying the City's standard, the site would accommodate 38 animals using the gross acreage or 24 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 12 horses proposed by the applicant would fit within the allowable number of animal units on the property.

Following are additional detail relating to the commercial riding stable operation:

1. The owners of the 8-10 horses will be visiting the site three to four times per week for 2-3 hours at a time to ride.
2. Deliveries and farriers will be on site periodically once every few weeks.
3. Horse trailers will occasionally be brought on site to pick up or drop off horses going to horse shows, the veterinarian, etc...
4. The manure will be hauled off-site once every few weeks.
5. Standard garbage removal will occur once per week.
6. Landscaping, including new trees, will be provided around the buildings. No trees will be planted within pastures or paddocks.
7. The pastures and larger paddocks will be seeded with a pasture seed mix.

8. The applicant will have a designated parking area for 10 vehicles, including one accessible parking space, located adjacent to the proposed accessory structure and just off the main access road.

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance 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 purposes 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 condition use is consistent with the comprehensive plan of the City of Independence.

The City has visited the site and discussed the operation of the proposed commercial riding stable with the applicant. They are wanting to utilize the natural topography so will situate the building along the tree line. The driveway would accommodate the proposed facility as well as the home. There's not a whole lot that around this property. We did receive the primary and secondary septic site locations this week, and they're located on the western edge of the site.

Staff is seeking a recommendation from the Planning Commission pertaining to the request for a conditional use permit with the following findings and conditions:

1. The proposed conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
2. Any new signage shall comply with all applicable standards of the City's ordinance.
3. No more than 12 horses shall be boarded on the property.
4. 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.
5. 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.
6. The hours of operation are: summer 7:00am-10:00pm.
7. Horse shows or training clinics with more than 50 attendees will require special approval from the City.
8. No renting of hack horses.
9. No riding on private land unless authorized by owners.
10. No parking on public roads.
11. Utilize appropriate management practices to control flies and odor.

12. The bunkhouse is for the caretaker of the owners of the property only. The bunkhouse shall not be rented to anyone not employed on the property.

13. 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.

Thompson asked if this was comprehensive. Are there driveway issues with Highway 6? Kaltsas stated it would be all inclusive. This is an existing lot of record so it's a buildable lot according to the City's current ordinances. They'd have to go through County for access to property which County would have to do. If they came tomorrow with building permit, we could approve it for the single family home or accessory building not larger than 5,000 sq ft. This approves building larger than 5,000 sq ft, conditional use for commercial riding piece to allow boarding, and the bunkhouse. Those are what we are considering here tonight. Kaltsas assured this is the correct process to go through. Gardner asked who would be living in house, and Kaltsas replied the applicants would. Palmquist questioned regarding the topography what the truck/trailer parking would be like. Kaltsas noted it's a large facility, and there should be space to accommodate additional parking. Ostberg said they have a small horse trailer and on the south side of building is where they would store these. She also added that there is room if they need to expand the parking area.

Public Hearing Open

Gardner asked if there had been any public comment, and Kaltsas confirmed there had been no written or verbal comments. Palmquist asked question to Applicant and storing and parking trailers there. Ostberg said they didn't anticipate any storage. They use a commercial shipper which isn't stored there. They would keep 1-2 on site for emergency purposes. She said she didn't think it was a big enough space for the commercial shipper to turn around, the south side would be utilized for that. Deliveries would also be made on the south side. Gardner noted location of paddock, and confirmed with the applicant that they could be moved if necessary. Ostberg noted the pasture areas are hayed. Ostberg stated RAM, their contractor, is quite experienced with these kinds of projects. Palmquist complimented the applicants on the completeness of their application.

Brent Visser of 361 Game Farm Road went to the podium, just south of the property. He had a concern regarding the 8-10 owners visiting their 12 horses 3-4 times per week during the hours of operation. He felt the number of horses would be a concern-adding 12 would add more traffic going down Game Farm toward the Luce Line. Now there are a few that go by, but not many. This is about ½ mile for them to get to the trail which would also create more manure. These hours of operation are during our quiet times. Lighting could be an issue-outdoor lighting may be needed for the outdoor arena. Last year they had a fox hunt and there were trucks and trailers lining the road. One trailer blocked Visser's driveway. Regarding the conditions for granting a conditional use permit, he disagreed that the proposed use will not have a detrimental effect on the use and enjoyment because of the extra traffic they'd see on Game Farm, and due to the hours of operation felt they would have extra noise during their quiet time. Visser also felt this would affect the hunting that they do. He stated offensive odors, dust could be an issue, and he's not convinced a commercial business really fits in to the area. This would have an adverse on their lives. Utilize management control on flies and odors-hard for him to imagine this wouldn't be an issue. He felt it would be more natural for a home and a barn.

Ostberg commented they didn't anticipate much use of Game Farm or the Luce Line for the horses. These are show horses. There will be no outdoor lighting. In the winter they will be indoors where they will have lighting. There will be deliveries maybe around 7:00 a.m. Hours will be more like 9-6. Phillips asked about the frequency of clinics, and Ostberg didn't anticipate any outdoors. Kaltsas stated that it's in there so that

if there were something that would bring more than 50 people, it would be a special permit through the City. This is standard language. Ostberg said that if they have any it would be in December or March so they would be indoors with less than 50 attendees. Phillips asked about dust control on the driveway. Gardner asked if it would be a gravel driveway, to which Ostberg confirmed it was. Gardner suggested they have the City do it for them. Ostberg stated that her husband has a car collection so would want to reduce any gravel time if possible. Dumas asked about manure management, and Kaltsas stated the generic permit is on file with MPC which is required. Kaltsas said Ostberg's will haul their manure off-site which is a better option than land applying. This is Ag, a horse farm is permitted 38 animals are permitted. What isn't permitted is boarding.

Motion by Gardner to close the Public Hearing.

Public Hearing Closed

Palmquist brought up whether drainage would be an issue. Kaltsas said Hakanson is reviewing this and they seem to be in agreement with the applicants engineer. There are two holding ponds and the building is 23,000 sq ft so it will be able to capture run-off. Palmquist confirmed that drainage for the neighboring properties would not be an issue. Thompson wondered whether the building permitting process, and Hakanson's findings will ensure this is a safe project, and Kaltsas assured him it was. We are fairly well regulated. Phillips thought we'd be remiss if we didn't address dust control, and wondered why the number of parking spaces was not mentioned. Kaltsas said dust control is great, and the parking issue is not necessarily an issue. He felt 10 spaces was enough, as there is not a great standard for this. Their description of how they'd use their 10 spaces would adequately accommodate. Gardner noted it's not like a shopping center, that often times horse trailers are driving on the grass. Thompson wondered if when crossing over into commercial space, it makes us wonder if there was more involved-such as where and how do they turn around. Kaltsas felt this was adequate to accommodate their needs. Turn around on outside of the facility. Ostberg said it may be gravel, and Kaltsas said we could add that. Thompson asked if there was a public safety fire truck turn around issue. Kaltsas said he did not receive any comments regarding this. We will confirm that access road outside the building. Phillips asked if the lighting issue would be addressed, and Kaltsas said we could include as a condition no outdoor lighting. Phillips recapped that the subjects of adequate parking, best management for dust control, and no artificial lighting outdoors should be addressed.

Motion by Palmquist to approve the request for a conditional use permit to allow a commercial riding stable, a bunkhouse and an accessory building which is greater than 5,000 square feet subject to adding provisions for adequate parking, best management employed for dust control measures and no artificial lighting allowed on the outdoor arena, second by Thompson. Ayes: Gardner, Palmquist, Dumas, Thompson and Phillips. Nays: None. Absent: None. Abstain: None. Motion approved.

5. PUBLIC HEARING: A proposed text amendment to the City of Independence Ordinances as follows:

- a. Chapter 5, Section 520.21 Definitions, Subd. 2 Accessory Dwelling Units- Amending/ adding language that will allow a basement or mechanical/ utility room as a part of an accessory dwelling unit without being counted towards the total square footage.

Kaltsas noted this clarify language around the total square footage for accessory dwelling units.

Public Hearing Open

No comments or questions.

Motion by Palmquist to close the Public Hearing, second by Gardner.

Public Hearing Closed

Motion by Gardner to approve the proposed text amendment to Chapter 5, Section 520.21 Definitions, Subd. 2 Accessory Dwelling Units- Amending/ adding language that will allow a basement or mechanical/ utility room as a part of an accessory dwelling unit without being counted towards the total square footage, second by Palmquist. Ayes: Gardner, Palmquist, Dumas, Thompson and Phillips. Nays: None. Absent: None. Abstain: None. Motion approved.

6. Meeting/ Schedule Update

Kaltsas noted the City Council is changing their meeting times and there were some inquiries as to whether Planning needed to make some schedule changes also. He said after August the Council meeting dates will change to the 1st and 3rd Tuesdays. Kaltsas said Planning Commission could meet on the same night but the time would be changed to 7:30 p.m. instead of 6:30 p.m. Phillips said a later start could get too late for Public Hearings. Phillips said it is not a workable solution and maybe a different day needs to be selected for the Planning Commission meeting.

7. Open/ Misc.

Kaltsas noted the City is conducting CUP reviews. Dumas asked how many they were. Kaltsas said they were actively going down the list and addressing each CUP. He said there were between 75-80 total.

Phillips said he would like to add a discussion under new business around Commercial Equestrian operations. Specifically he wants to address outdoor arenas and lighting and the operations built on or near wetlands. He said there needs to be a filter strip requirement to protect the wetlands. Phillips said it would be nice to have this discussion by the end of the year. Thompson asked if this could be looked at holistically instead of case by case.

8. Adjourn.

Motion by Gardner, second by Palmquist to adjourn at 7:30 p.m. Ayes: Phillips, Gardner, Thompson, Dumas and Palmquist. Nays: None. Absent: None. Abstain: None. Motion approved.

Respectfully Submitted,

Beth Horner
Recording Secretary

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others—all applications are viewed on a case-by-case basis.

- ☐ *Appeal*

☐ *Comprehensive Plan Amendment*

☐ *Concept Plan*

☒ *Conditional Use Permit*

☐ Residential

☐ Commercial/Light Industrial

☐ Telecommunications

☒ Agriculture

☐ Home Occupation

☐ Non-Conforming Use

☐ Guest/Bunk House

☐ Institutional

☐ CUP Amendment

☐ *Extension Request*

☐ *Final Plat*

☐ *Interim Use Permit*

☐ *Lot Consolidation*

☐ *Minor Subdivision (Survey)*

☐ Lot Subdivision

☐ Lot Combination

☐ Lot Line Rearrangement

☐ *Moving Buildings*

☐ *Preliminary Plat*

☐ *Rezoning*

☐ *Site Plan Review (Commercial)*

☐ *Vacation*

☐ *Variance*

☐ Subdivision Regulations

☐ Zoning

☐ Road Frontage

☐ *Zoning Text Amendment*

**Please check all that apply*

Request: Conditional Use Permit to operate a small
horse boarding and training farm and for a future
caretaker apartment. The property will also be our
residence.

Site Address or Property Identification Number(s):

PID #3311824140003

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. ***To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.*** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

Date

Application Amount

Application Check #

Escrow Paid

Escrow Check #

Date Accepted by Planner

Accepted By

City Planner

*****Note:** All parties with a fee interest in the real estate must sign this application before the City will review for consideration!

Applicant Information:


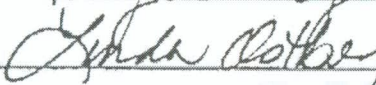
Name: Gary and Linda Ostberg

Address: 621 Montcalm Place

City, State, Zip: Saint Paul, MN 55116

Phone: 651-647-9682

Email: Gary@ostbergarchitects.com

Signature: 


Owner Information (if different than applicant)

Name: James Block

Address: 125 Ingerson Rd.

City, State, Zip: Maple Plain, Mn 55357

Phone: 952.270.9928

Email: drjamesblock@gmail.com

Signature: 
5/4/2017 1:34:12 PM CDT

Checklist: Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

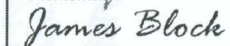
Review Deadline and Timeline: All applications must be received by the deadline according to the schedule attached hereto. Failure to submit by the date shown will result in a delay in the scheduling of the application review by Planning Commission and City Council.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2014 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are shown at the bottom of this form. By signing this form, the applicant recognizes that he/she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature:  
Date: May 4, 2017

Owner Signature (if different): 
Date: 5/4/2017
5/4/2017 1:34:09 PM CDT

The Ostberg Architects

475 Cleveland Avenue North
Suite 202
Saint Paul, Minnesota 55104

e-mail Linda@ostbergarchitects.com
651-647-9682
www.ostbergarchitects.com

May 9, 2017

City of Independence
1920 County Road 90
Independence, MN 55359

Re: Conditional Use Permit: Additional Information

3a. Contact Information

Current Property Owner:
James C Block Trustee
11601 Minnetonka Mills Road
Minnetonka, MN 55305

Proposed Property Owners:
Donald K Rockenbach Trust
Gary and Linda Ostberg, Trustees
621 Montcalm Place
Saint Paul, MN 55116
651-647-9682

Architects:
The Ostberg Architects
475 Cleveland Avenue North, Suite 202
Saint Paul, MN 55104
651-647-9682

General Contractor:
RAM Construction Services
Rollie Radtke
592 Industrial Drive
Winsted, MN 55395
320-485-2844

Civil Engineer:
MM Engineering
Michael Mayer, PE
830 26th Avenue North
St. Cloud, MN 56303
320-656-9073

Ecologist/Wetland Specialist
Kjolhaug Environmental Services Company
Ben Carlson, WDC
26105 Wild Rose Lane
Shorewood, MN 55331
952-401-8757

Surveyor:
Gronberg & Associates
Mark Gronberg, LS
445 Willow Drive North
Long Lake, MN 55356
952-473-4141

3b. Site data

Address Unassigned. PID Number 3311824140003. Zoned: Agriculture Preserve. 39.92 acres, 1,738,952 square feet.

Legal Description:

That part of the following described property: The Southeast Quarter of the Northeast Quarter of Section 33, Township 118 North, Range 24 West of the 5th Principal Meridian, EXCEPT the East 400 feet of said Southeast Quarter of the Northeast Quarter; ALSO the Southwest Quarter of the Northeast Quarter of said Section 33; ALSO that part of the Northeast Quarter of the Northeast Quarter of said Section 33 lying West of the East 400 feet of said Northeast Quarter of the Northeast Quarter and lying South of the Southerly right of way line of County Road No. 6, which lies southeasterly of the following described line and its extensions:
Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 1 degree 13 minutes 30 seconds West along the West line of said

Southwest Quarter of the Northeast Quarter a distance of 655.00 feet to the point of beginning of the line being described; thence North 89 degrees 28 minutes 30 seconds East a distance of 1545.00 feet; thence along a tangential curve concave to the Northwest with a central angle of 77 degrees and a radius of 300.00 feet a distance of 403.17 feet; thence North 12 degrees 28 minutes 30 seconds East to its intersection with the Southerly right of way line of County Road No. 6, and said line there ending.

Much of the land is currently being farmed. There are no buildings on the property.

3c. Proposed use:

Horse farm with a 12-stall barn, indoor and outdoor riding rings, paddocks and pastures, future caretaker apartment, house and garage. 2 to 4 stalls will be used for our own horses, 8 to 10 stalls will be for boarders' horses. Our daughter is a trainer and will be riding and providing lessons to the boarders; there will be no lesson horses. We anticipate one additional employee to assist with barn and horse chores.

The 8 to 10 horse owners will be coming on site approximately 3 to 4 times per week for 2 to 3 hours each time to ride their horses; either in a lesson or to exercise. Deliveries and farriers will be on site periodically once every few weeks. Occasionally, a horse trailer will be on site to pick up or drop off horses going to horse shows, veterinarian, and so on. Manure removal will be once every few weeks, garbage removal once a week.

There will be a new driveway from County Road 6 which will extend south to the building areas. The drive will be closer to the east property line in order to not interfere with a small farmed wet land area. Building areas are located within a part of the farmed land where there are no trees.

Landscaping, including new trees, will be provided around the buildings. No trees will be planted within pastures or paddocks; pastures and larger paddocks will be seeded with a pasture mix seed.

3d. Impact on community:

Proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity or on the normal development of surrounding property. Existing roads and new drive will be adequate to accommodate anticipated traffic. There will be sufficient off-street parking adjacent to the barn to serve this use. The proposed use can be adequately serviced by local gas and power utilities. There will be on-site sewage treatment for waste water, manure will be hauled off site. There should be no pollution hazards. Natural drainage, tree growth, and wetlands will be maintained. Natural topography will be maintained as much as possible with slight modifications as necessary at buildings. There should be no offensive odors, fumes, dust, noise or vibration that would constitute a nuisance. The use is consistent with the comprehensive plan of Independence and will not stimulate incompatible growth.

**STORM WATER POLLUTION PREVENTION PLAN
FOR
GARY & LINDA OSTBERG**

SECTION 33, TOWNSHIP 118N RANGE 32W
CITY OF INDEPENDENCE, HENNEPIN COUNTY

PREPARED BY
MICHAEL M. MAYER, PE
830 26TH AVENUE NORTH
SAINT CLOUD MN 56303
320-656-9073

MAY 2017

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



MICHAEL M. MAYER, PE

DATE:

5/13/2017

REG. NO. 15043

**STORM WATER POLLUTION PREVENTION PLAN
FOR
GARY & LINDA OSTBERG**

May 12, 2017

Project Location:

The project site is located in the NE ¼ of Section 33, Township 118N, Range 24W, City of Independence, Hennepin County, Minnesota. Location: latitude 44.9894, longitude -93.7089. Parcel ID# 3311824140003

Existing Conditions:

The Ostberg site is a 40.2 acre parcel that is currently used for crop production. Row crops and hay are the primary crops grown on the site. The site has four delineated wetlands. The property is surrounded by rural residential properties and agricultural land. County Road 6 (Watertown Road) is the north boundary and Game Farm Rd is 400' to the east.

Soils within the site are identified in the published Hennepin County Soil Survey as L22C2 and L22D2 Lester, L23A Cordova, L24A Glencoe, L36A Hamel, L37B Angus and L50A Muskego and Houghton Complex.. The site is all C and D soils as defined by NRCS. See the attached Hydrologic Soil Group listing.

Runoff from the site flows in several different directions, with the runoff ending up in the wetlands. See the attached Drainage Exhibit.

The project site receives a small amount of offsite runoff from the adjacent property to the east.

Project Description:

The owners are proposing to construct a home, two garages, a horse stall barn, indoor arena, outdoor ring, eight grass horse paddocks and an entrance drive. There will be no public roads or residential lots associated with this project.

The project will disturb approximately 7 acres for preparing the site for the building and driveway. Existing drainage patterns will be maintained. The project will be completed in one phase. Existing impervious area is none. Proposed impervious area is 1.69 acres.

There are no Impaired or Special waters, as defined by MPCA, within one mile of the site. There are no other lakes or rivers within 1/2 mile of the site. Runoff flows to the south, through several large wetland complexes, eventually entering Deer Creek, Ox Yoke Lake and Pioneer Creek.

The project is not located in a Karst area and no additional measures are required to protect drinking water.

Temporary & Permanent Sedimentation Basins:

Since the project will not be disturbing more than 10 acres that drains to one point temporary sediment basins are not required. Temporary BMP's including silt fence, bio logs, rock checks and temporary seeding/mulching will be used to contain sediment within the disturbed area of the site.

Water quality volume required for this project as required by the Watershed District is 6748 cubic feet (73616 sf x 1.1"/12) and will be provided in the constructed basin. Approximately 8,000 cubic feet of water quality volume will be created.

Converting the site from primarily ag production to a combination of lawn and pasture, plus the buildings and drives, will reduce the runoff and water volume.

Runoff rates for pre-settlement and proposed conditions have been calculated for the 2, 10 & 100-year storm events. See the attached HydroCad printouts for rates and volumes. Runoff will be routed through two water quality ponds or directed overland for a minimum of 75' before being released back to natural flow paths and property lines. One storm water pond is planned adjacent to the north wetland, along the entrance drive, to accept and treat driveway runoff. The runoff from the remainder of the site will be directed to a water quality pond, south of the grass paddocks. Sand filters will be used to treat the runoff and release it back to the wetlands.

Knowledgeable Person:

Gary & Linda Ostberg have retained the following person to prepare the SWPPP. Implementation of the SWPPP before & during construction and the long term operation and maintenance of the storm water management system will be performed by the owner and subcontractors.

Michael M. Mayer, P.E.
830-26th Avenue North
St. Cloud MN 56303
320-656-9073

Gary & Linda Ostberg
475 Cleveland Ave S
St. Paul MN 55104
651-647-9682

RAM Buildings Inc., will complete installation and maintenance of the erosion control measures outlined in the plan. Contact: Rollie Radtke 320-212-9414

The Permittee, or any subcontractor, must keep the SWPPP, all changes to it, and inspection and maintenance records at the site during construction. The SWPPP can be kept in either the field office or in an on site vehicle.

Project Sequencing:

A) Pre-Construction Phase

Install silt fence as shown on the project plans or downstream from any disturbed area.

B) Construction Phase

Salvaged topsoil is to be pushed or stockpiled away from critical areas (flowage areas, wetlands and property lines). As the wetland area is filled and graded, silt fence, rock check dams or fabric barriers are to be installed and maintained. Special attention will be required on areas where the proposed grade is over 3:1 or concentrated flow grades are over 5% (confined ditch or waterway). After completion of the grading, the area will be seeded and have disc-anchored mulch, erosion blankets and sediment barriers installed promptly and as necessary to reduce sediment movement.

Erosion blanket or disc anchored mulch is required upon final grading and seeding to stabilize the disturbed areas. Seed shall be MNDOT mix 150 (application rate 40#/ac), Board of Water & Soil Resources (BWSR) UT1 or an approved equal for temporary cover. Final seeding of road ditches and disturbed areas shall be MNDOT mix 240 or 260 (application rate varies 100-120 #/ac). For

areas not to be maintained, seed mix 240 or 250 is recommended or an approved equal. Mulch shall be MNDOT Type 3, weed free, applied at approximately 2000#/ac.

Disturbed area for this project will be as shown on the site plan. The disturbed area will be defined by the location of silt fence and property lines. The owner shall delineate the construction site with silt fence on the north and east sides.

There will be disturbed or created slopes on the project that will be over 12%. These areas will have erosion blanket installed after seeding.

Soil stockpiles are to be located away from runoff flow paths and contained with silt fence.

The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.

There will be two driveway culverts planned for this project. Outlet protection will be provided.

Establish a rain gauge location onsite.

Inspections and Maintenance:

The Permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection which occurs within 24 hours after a rainfall event, the next inspection must be conducted within seven (7) days after that.

All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP in accordance with Part III.D. Records of each inspection and maintenance activity shall include:

Date and time of inspections;

Name of person(s) conducting inspections;

Findings of inspections, including recommendations for corrective actions;

Corrective actions taken (including dates, times, and party completing maintenance activities);

Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours;

Documentation of changes made to the SWPPP as required in Part III.A.4; and

Where parts of the construction site have permanent cover, but work remains on other parts of the site, inspections of the areas with permanent cover may be reduced to once per month. Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site must be inspected for a period of twelve (12) months (the inspections may be ceased during frozen ground conditions). Following the twelfth month of permanent cover and no construction activity, inspections may be terminated until construction activity is once again initiated or sooner if notified in writing by the MPCA. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first.

All erosion prevention and sediment control BMPs must be inspected to ensure integrity and effectiveness. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access unless another time frame is specified below. The Permittee(s) must investigate and comply with the following inspection and maintenance requirements:

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.

Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access (see Part IV.D.).

Sediment shall be removed from ponds when the depth is 8" or greater.

Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition. The Permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.

The Permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The Permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces, within 24 hours of discovery, or if applicable, within a shorter time to comply with Part IV.C.6.

The Permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMPs, as well as all erosion prevention and sediment control BMPs, for the duration of the construction work at the site. The Permittee(s) are responsible until another Permittee has assumed control according to Part II.B.5 over all areas of the site that have not been finally stabilized or the site has undergone Final Stabilization, and a NOT has been submitted to the MPCA.

If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.

Pollution Prevention Management Measures:

Solid Waste: Collected sediment, asphalt and concrete millings, floating debris, paper, plastic,

fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.

Hazardous Materials: Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations. Gasoline, motor oil, lubricants and similar products used with construction equipment shall be contained in a locked storage structure on site or transported to and from the site daily.

External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of.

Concrete washout onsite: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

Equipment Washing & Equipment Cleaning: There will be no earthen material trucked to the site, so equipment cleaning or street cleaning will not be a concern. If truck washing is required a location shall be agreed upon with the owner. Water & sediment shall be contained. No engine degreasing is allowed on site. A rock construction entrance shall be provided from Schulz Road during road construction. See detail attached.

SWPPP Changes or Revisions:

The Permittee(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations whenever:

- a. There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or underground waters;
- b. Inspections or investigations by site operators, local, state or federal officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances (e.g. nuisance conditions as defined in Minn. R. 7050.0210, subp. 2); or
- c. The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.

At any time after permit coverage is effective, the MPCA may determine that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or that the SWPPP does not incorporate the applicable requirements in Part III.A.9, Discharges to Impaired Waters and TMDLs. If MPCA makes such determination(s) or any of the determinations

in Parts III.A.5.a.-c., MPCA will notify the Permittee(s) in writing. In response, the Permittee(s) must develop a supplemental BMP action plan or appropriate SWPPP amendments describing SWPPP modifications to address the identified concerns and submit information requested by MPCA, which may include an individual permit application. If MPCA's written notification requires a response, failure to respond within the specified timeframe constitutes a permit violation.

Final Stabilization:

The Permittee(s) must ensure Final Stabilization of the site. Final Stabilization requires all of Parts IV.G.1-5 or Part IV.G.6:

Final Stabilization requires that all soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70% over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.

The Permittee(s) must ensure that the permanent stormwater treatment system meets all requirements in Part III, C. This includes but is not limited to, a final clean out of temporary or permanent sedimentation basins that are to be used as permanent water quality management basins and final construction or maintenance of infiltration basins. All sediment must be removed from conveyance systems and ditches must be stabilized with permanent cover.

Prior to submission of the NOT, all temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) must be removed on the portions of the site for which the Permittee is responsible. BMPs designed to decompose on site (such as some compost logs) may be left in place.

For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished & temporary erosion protection and down gradient perimeter control has been completed and the residence has been sold to the homeowner. Additionally, the Permittee must distribute the MPCA's "Homeowner Fact Sheet" to the homeowner to inform the homeowner of the need for, and benefits of, permanent cover.

For construction projects on land used for agricultural purposes (e.g., pipelines across crop or range land) Final Stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use.

A Permittee may terminate permit coverage prior to completion of all construction activity if all of the following conditions are met in addition to Part IV.G.2 through Part IV.G.3 and where applicable, Part IV.G.4 or Part IV.G.5.

Construction activity has ceased for at least 90 days.

At least 90% (by area) of all originally proposed construction activity has been completed and permanent cover established on those areas.

On areas where construction activity is not complete, permanent cover has been established.

After 30 days from the seeding date and the vegetation has been established, remove silt fence, sediment logs or other temporary BMP's used to control erosion

Records Retention

The SWPPP (original or copies) including, all changes to it, and inspections and maintenance records must be kept at the site during construction by the Permittee who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.

All owner(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the NOT as outlined in Part II.C. This does not include any records after submittal of the NOT.

Any other permits required for the project;

Records of all inspection and maintenance conducted during construction (see Part IV.E.Inspections and Maintenance);

All permanent operation and maintenance agreements that have been implemented, including all right of way, contracts, covenants and other binding requirements regarding perpetual maintenance; and

All required calculations for design of the temporary and Permanent Stormwater Management Systems.

C) Post Construction Phase:

Sediment shall be removed from ponds when the depth is 8" or greater. Sediment shall be removed from a rain garden when over 25% of the original volume has been displaced.

Individual basins are designed to infiltrate runoff. If runoff tends to pond in the basin and does not soak away in 78 hours corrective action needs to be completed. Moving the basin or expanding its size are options to be considered.

Storm Water Runoff:

A summary of storm water runoff rates and volumes is included in this report. Several exhibits are included showing the existing and proposed drainage patterns, disturbed areas, retention/detention areas and runoff curve number comparisons.

Specifications:

Temporary Erosion Control During Construction:

A) Use, where possible, horizontal slope grading, construction phasing and other construction practices that minimize erosion.

B) Unless precluded by snow cover, all exposed soil areas with a continuous positive slope from a water of the state or from a curb, gutter, storm drain inlet, temporary or permanent drainage ditch or other storm water system shall have temporary or permanent cover for the exposed soil areas within the following time frame:

Slope

Temporary or permanent cover where area has not been, or will not be worked by the contractor for:

Steeper than 3:1 (H:V)	14 days
10:1 to 3:1	14 days
Flatter than 10:1	14 days

For the purpose of this provision, exposed soil areas do not include stockpiles or surcharge area of sand, gravel, aggregate, concrete or bituminous.

C) The bottom of any temporary or permanent drainage ditch constructed to drain water from the construction site must be stabilized within 200 feet of a water of the state. Stabilization must be initiated within 24 hours of connecting the drainage ditch to the wetland, existing gutter, storm drain inlet, drainage ditch, or other storm water conveyance system which discharges to waters of the state and completed within 24 hours.

D) Prior to connecting any pipe to a water of the state or drainage ditch, the pipe's outlet must be provided with temporary or permanent energy dissipation to prevent erosion.

"Water of the State" means all streams, lakes, ponds, marshes, wetlands, water courses, drainage systems and all other bodies or accumulations of water natural or artificial, public or private, which are contained within, flow through, or border upon the state or any portion thereof. Waters of the state do not include storm water detention basins or wetlands constructed for the purposes of treating storm water, which do not discharge to surface waters.

"Temporary Cover" means methods employed to prevent erosion. Examples include: seeding of oats or rye, wood fiber or straw erosion control blanket, wood chips, straw mulch and erosion netting.

"Permanent Cover" means final stabilization. Examples include grass cover, gravel or rock, asphalt and concrete.

Exhibits:

The following exhibits, details and standard plates are made a part of this plan:

Site Plan

Soils Map

HydroCad 2, 10 & 100-yr storm event printouts (existing and proposed conditions)

Sediment Control- Silt Fence, Rock Checks and Biologs/Wattles

MNDOT Erosion Control Details

MNDOT Standard Plate-Outlet Protection at CMP Culverts

North American Green-Erosion Control Blanket Installation Detail

Inspection Log Form

Work & Materials List

Although not made a part of this plan, a good reference for erosion control is MnDOT Standard Specifications, Section 2573 and related sections for Bale Checks, Silt Fence, Inlet Protection, Sandbags and Sediment Mat.

SWPPP Training Information:

Designer: Michael M. Mayer, PE., Certification expires 2016

Training Course: U of M Erosion and Sediment Control Program, Design Of Construction

SWPPP, October 14-15, 2009, St. Cloud MN; Re-certification October 30, 2012, Shoreview MN

Re-certification April 7, 2016, St. Cloud MN

Mass Grading Contractor:_____

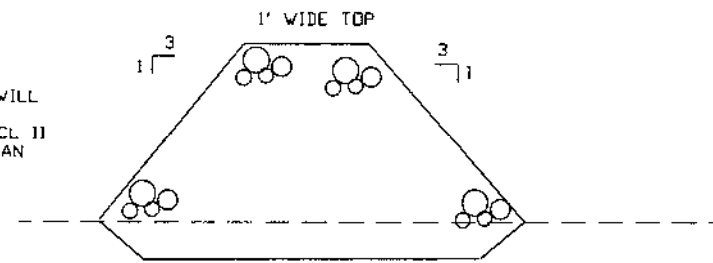
Contractor SWPPP Installer/Inspector:_____

Training/Certification:_____

Individual Lot SWPPP Installer/Inspector:_____

Training/Certification:_____

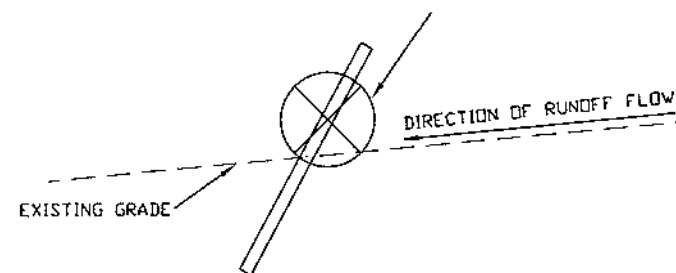
CHECK DAM HEIGHT WILL VARY, 1' MINIMUM ROCK TO BE MNDOT CL II OR AS SHOWN ON PLAN



CUT INTO EXISTING GRADE
INSTALL FILTER FABRIC
UNDER FILTER DAM

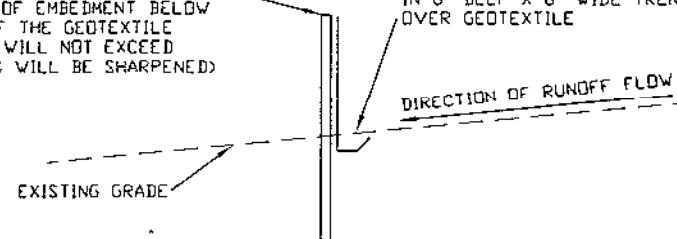
ROCK CHECK DAM SECTION

6" STRAW OR COCONUT FIBER WATTLE
1" X 2" X 15" WOOD STAKES
WRAP ENDS OF WATTLE UP GRADE
TO TRAP SEDIMENT



TYPICAL STRAW WATTLE X-SECTION

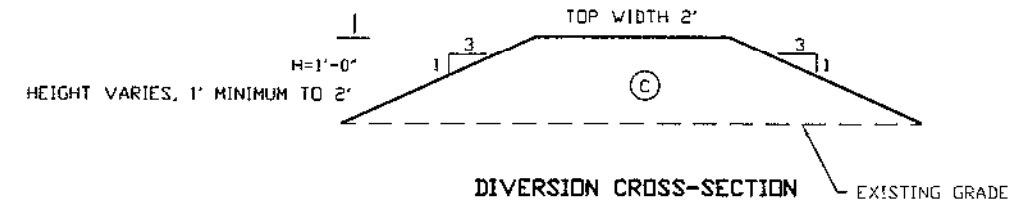
WOODEN POSTS SHALL BE 2" SQUARE,
PROTRUDE 1.5' OF EMBEDMENT BELOW
THE BOTTOM OF THE GEOTEXTILE
POST SPACING WILL NOT EXCEED
8 FEET (POSTS WILL BE SHARPENED)



TYPICAL SILT FENCE X-SECTION

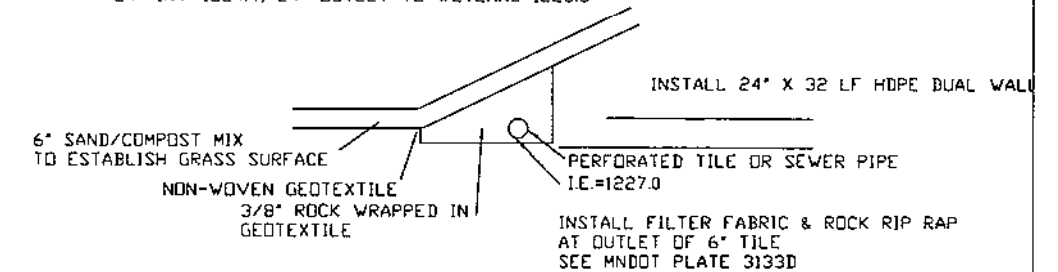
FOR LONGER DURATION INSTALLATIONS USE HEAVY
DUTY FABRIC (WOVEN MONOFILAMENT-130# GRAB TENSILE)
AFTER INSTALLATION, PLACE A 3/8" LATHE OR WOOD STRIP
OVER THE FABRIC AND SECURE TO EACH POST
WITH NAILS OR WOOD SCREWS

GEOTEXTILE TO BE PLACED ON UPSTREAM SIDE OF POSTS
PLACE GEOTEXTILE 6" INTO GROUND 6" UPSTREAM
IN 6" DEEP X 6" WIDE TRENCH, REPLACE AND COMPACT FILL
OVER GEOTEXTILE

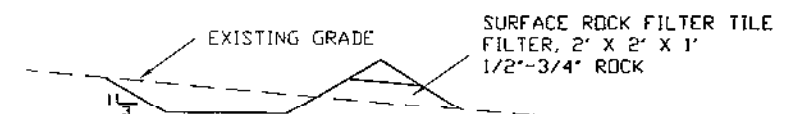


DIVERSION CROSS-SECTION

CONSTRUCT 2 OUTLET STRUCTURES
30" RISER INLET, W/ GRATE, ELEV 1230.6
24" INV=1224.4, 24" OUTLET TO WETLAND 1223.5



WATER QUALITY FILTER OUTLET



WATER QUALITY POND

FILTER TRENCH & WATER QUALITY POND DETAILS

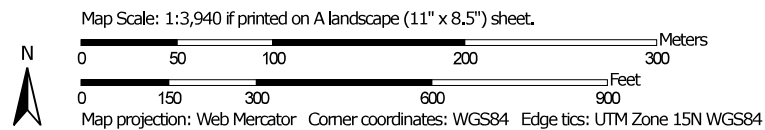
CONSTRUCTION NOTES:
WATER QUALITY BASIN ALONG DRIVEWAY REQUIRES 700 CF OF VOLUME.
USE 230 LF DIVERSION, MINIMUM 1' TALL AND 15 FT OF RETENTION AREA
MAXIMUM SLOPE 6.7% (15:1) TO CREATE STORAGE VOLUME
OUTLET WQ POND WITH FILTER AS SHOWN ABOVE.

WATER QUALITY BASIN ALONG SOUTH LINE OF GRASS PADDOKS REQUIRES 7000 CF OF VOLUME.
USE 340 LF DIVERSION, MINIMUM 2' TALL AND 45 FT OF RETENTION AREA
MAXIMUM SLOPE 4.5% (22:1) TO CREATE STORAGE VOLUME
OUTLET WQ POND WITH FILTER AS SHOWN ABOVE.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.
MICHAEL H. HAYER DATE: 5/13/17 REG. NO. 15043

SURVEY:	GARY & LINDA OSTBERG	
DRAWN:	SECTIONS	
DESIGN: MM 5/2/2017		
DRAWN: MM 5/2/2017		
CHECKED: MM 5/2/2017		
REVISED: MM 5/12/2017		
DRAWING FILE: OSTBERG2	PLAN SHEET 2 OF 2	

Soil Map—Hennepin County, Minnesota (OSTBERG SITE)



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

5/9/2017
Page 1 of 3

Soil Map—Hennepin County, Minnesota (OSTBERG SITE)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota

Survey Area Data: Version 12, Sep 19, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 16, 2012—Apr 6, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Hennepin County, Minnesota (MN053)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L22C2	Lester loam, 6 to 10 percent slopes, moderately eroded	C	13.0	33.9%
L22D2	Lester loam, 10 to 16 percent slopes, moderately eroded	C	1.8	4.7%
L23A	Cordova loam, 0 to 2 percent slopes	C/D	5.8	15.1%
L24A	Glencoe clay loam, 0 to 1 percent slopes	C/D	3.1	8.2%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	C/D	0.7	1.8%
L37B	Angus loam, 2 to 6 percent slopes	C	9.1	23.7%
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	C/D	4.8	12.6%
Totals for Area of Interest			38.4	100.0%

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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MSE 24-hr 3 Rainfall=2.56"

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Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EXISTING SITE

Runoff Area=40.200 ac 0.00% Impervious Runoff Depth>0.98"
Flow Length=1,152' Tc=21.5 min CN=81 Runoff=41.53 cfs 3.295 af

Subcatchment2S: PROPOSED SITE

Runoff Area=40.200 ac 4.13% Impervious Runoff Depth>0.83"
Tc=0.0 min CN=78 Runoff=68.97 cfs 2.771 af

Total Runoff Area = 80.400 ac Runoff Volume = 6.066 af Average Runoff Depth = 0.91"
97.94% Pervious = 78.740 ac 2.06% Impervious = 1.660 ac

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Summary for Subcatchment 1S: EXISTING SITE

Runoff = 41.53 cfs @ 12.33 hrs, Volume= 3.295 af, Depth> 0.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 Rainfall=2.56"

Area (ac)	CN	Description
25.000	81	Row crops, C + CR, Good, HSG C
1.300	73	Woods, Fair, HSG C
6.100	79	Woods, Fair, HSG D
* 7.300	85	Wetland 50% Ponded
0.500	78	Meadow, non-grazed, HSG D
40.200	81	Weighted Average
40.200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	150	0.0330	0.42		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.56"
5.5	500	0.0280	1.51		Shallow Concentrated Flow, Cultivated Straight Rows Kv= 9.0 fps
10.0	502	0.0280	0.84		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
21.5	1,152	Total			

Summary for Subcatchment 2S: PROPOSED SITE

Runoff = 68.97 cfs @ 12.05 hrs, Volume= 2.771 af, Depth> 0.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 Rainfall=2.56"

Area (ac)	CN	Description
* 0.680	98	Roof
* 0.490	98	Paved Drive
* 0.490	98	Gravel drive
* 1.040	85	Sand outdoor ring
16.740	74	Pasture/grassland/range, Good, HSG C
5.560	74	>75% Grass cover, Good, HSG C
* 7.300	85	Wetland
* 0.500	78	meadow
* 1.300	73	Woods, C
* 6.100	79	Woods, D
40.200	78	Weighted Average
38.540		95.87% Pervious Area
1.660		4.13% Impervious Area

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MSE 24-hr 3 Rainfall=4.26"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EXISTING SITE

Runoff Area=40.200 ac 0.00% Impervious Runoff Depth>2.34"
Flow Length=1,152' Tc=21.5 min CN=81 Runoff=101.30 cfs 7.834 af

Subcatchment2S: PROPOSED SITE

Runoff Area=40.200 ac 4.13% Impervious Runoff Depth>2.10"
Tc=0.0 min CN=78 Runoff=176.30 cfs 7.022 af

Total Runoff Area = 80.400 ac Runoff Volume = 14.856 af Average Runoff Depth = 2.22"
97.94% Pervious = 78.740 ac 2.06% Impervious = 1.660 ac

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MSE 24-hr 3 Rainfall=7.32"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EXISTING SITE

Runoff Area=40.200 ac 0.00% Impervious Runoff Depth>5.10"
Flow Length=1,152' Tc=21.5 min CN=81 Runoff=217.78 cfs 17.076 af

Subcatchment2S: PROPOSED SITE

Runoff Area=40.200 ac 4.13% Impervious Runoff Depth>4.77"
Tc=0.0 min CN=78 Runoff=389.12 cfs 15.966 af

Total Runoff Area = 80.400 ac Runoff Volume = 33.042 af Average Runoff Depth = 4.93"
97.94% Pervious = 78.740 ac 2.06% Impervious = 1.660 ac

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MSE 24-hr 3 Rainfall=2.56"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EXISTINGSECorner Runoff Area=19.050 ac 0.00% Impervious Runoff Depth>0.93"
Flow Length=1,152' Tc=21.5 min CN=80 Runoff=18.45 cfs 1.475 af

Subcatchment2S: ProposedSE Runoff Area=19.050 ac 7.24% Impervious Runoff Depth>0.82"
Flow Length=1,780' Tc=46.6 min CN=78 Runoff=10.18 cfs 1.307 af

Total Runoff Area = 38.100 ac Runoff Volume = 2.781 af Average Runoff Depth = 0.88"
96.38% Pervious = 36.720 ac 3.62% Impervious = 1.380 ac

OSTBERG2

MSE 24-hr 3 Rainfall=2.56"

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Page 2

Summary for Subcatchment 1S: EXISTINGSECorner

Runoff = 18.45 cfs @ 12.33 hrs, Volume= 1.475 af, Depth> 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 Rainfall=2.56"

Area (ac)	CN	Description
11.650	81	Row crops, C + CR, Good, HSG C
1.300	73	Woods, Fair, HSG C
6.100	79	Woods, Fair, HSG D
19.050	80	Weighted Average
19.050		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	150	0.0330	0.42		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.56"
5.5	500	0.0280	1.51		Shallow Concentrated Flow, Cultivated Straight Rows Kv= 9.0 fps
10.0	502	0.0280	0.84		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
21.5	1,152	Total			

Summary for Subcatchment 2S: ProposedSE

Runoff = 10.18 cfs @ 12.69 hrs, Volume= 1.307 af, Depth> 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 Rainfall=2.56"

Area (ac)	CN	Description
* 0.680	98	Roof
* 0.700	98	Paved Drive
* 1.040	85	Sand Paddock
9.230	74	Pasture/grassland/range, Good, HSG C
* 1.300	73	Woods, C
* 6.100	79	Woods, D
19.050	78	Weighted Average
17.670		92.76% Pervious Area
1.380		7.24% Impervious Area

OSTBERG2*MSE 24-hr 3 Rainfall=2.56"*

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	150	0.0330	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 2.56"
6.7	400	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.7	280	0.0350	2.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
8.7	350	0.0020	0.67		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
17.1	600	0.0070	0.59		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
46.6	1,780	Total			

OSTBERG2

MSE 24-hr 3 Rainfall=4.26"

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Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EXISTINGSECorner Runoff Area=19.050 ac 0.00% Impervious Runoff Depth>2.26"
Flow Length=1,152' Tc=21.5 min CN=80 Runoff=46.28 cfs 3.580 af

Subcatchment2S: ProposedSE Runoff Area=19.050 ac 7.24% Impervious Runoff Depth>2.09"
Flow Length=1,780' Tc=46.6 min CN=78 Runoff=27.24 cfs 3.315 af

Total Runoff Area = 38.100 ac Runoff Volume = 6.895 af Average Runoff Depth = 2.17"
96.38% Pervious = 36.720 ac 3.62% Impervious = 1.380 ac

OSTBERG2

MSE 24-hr 3 Rainfall=7.32"

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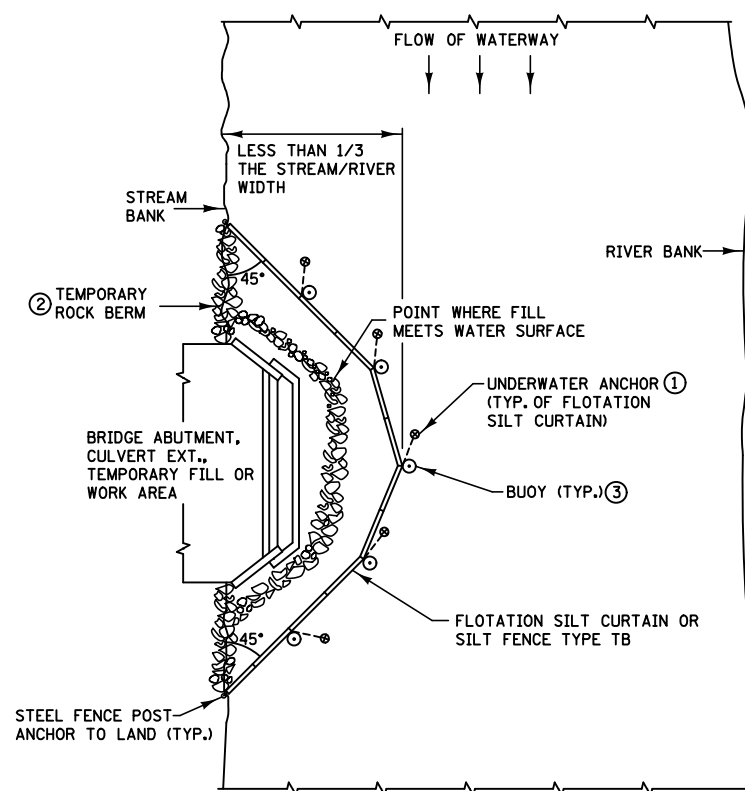
Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

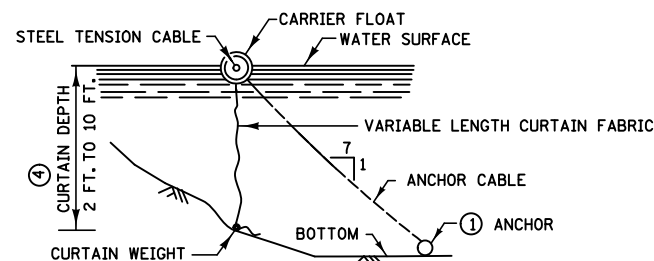
Subcatchment1S: EXISTINGSECorner Runoff Area=19.050 ac 0.00% Impervious Runoff Depth>4.98"
Flow Length=1,152' Tc=21.5 min CN=80 Runoff=101.20 cfs 7.913 af

Subcatchment2S: ProposedSE Runoff Area=19.050 ac 7.24% Impervious Runoff Depth>4.75"
Flow Length=1,780' Tc=46.6 min CN=78 Runoff=62.20 cfs 7.541 af

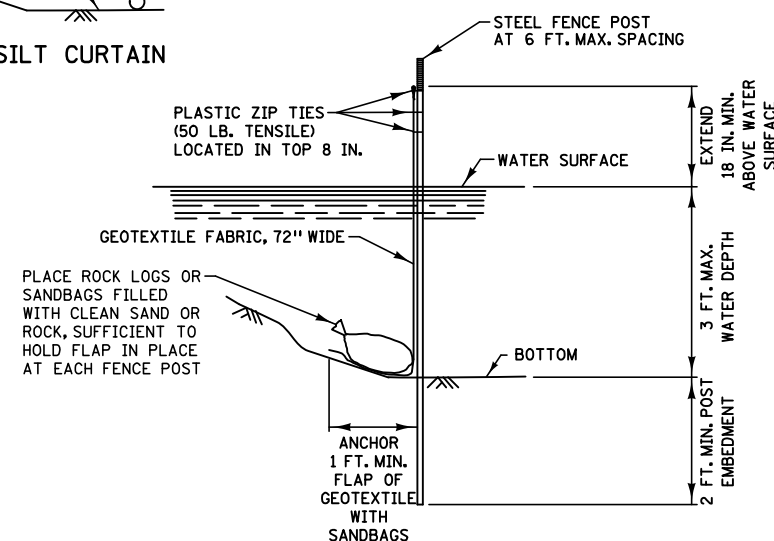
Total Runoff Area = 38.100 ac Runoff Volume = 15.454 af Average Runoff Depth = 4.87"
96.38% Pervious = 36.720 ac 3.62% Impervious = 1.380 ac



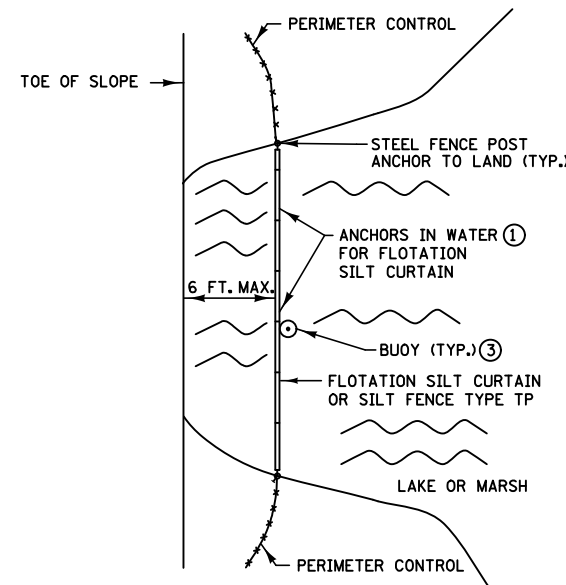
PLAN VIEW FOR STREAM ⑤



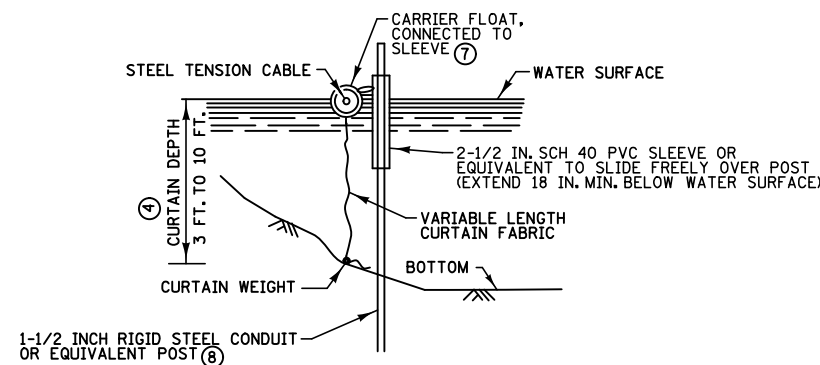
FLOTATION SILT CURTAIN



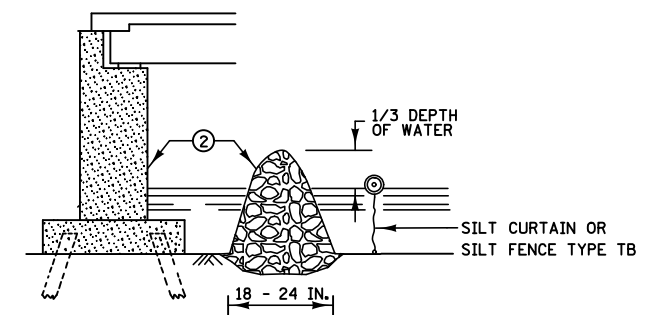
SILT FENCE TYPE TB ⑥



PLAN VIEW FOR LAKE OR MARSH ⑤



ALTERNATE FLOTATION SILT CURTAIN

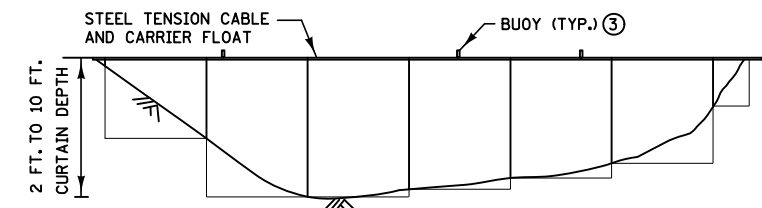


TEMPORARY ROCK BERM FOR SEDIMENT CONTROL

INSTALLATION GUIDELINES
SILT FENCE TYPE TB
MINIMUM WATER DEPTH: 1 FT.
MAXIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER VELOCITY: 5 FT./SEC.

INSTALLATION GUIDELINES ④
FLOTATION SILT CURTAIN
TYPE: STILL WATER
MINIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER DEPTH: 10 FT.
MAXIMUM WATER VELOCITY: 2 FT./SEC.
MAXIMUM WAVE HEIGHT: 1 FT

INSTALLATION GUIDELINES ④
FLOTATION SILT CURTAIN
TYPE: MOVING WATER
MINIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER DEPTH: 10 FT.
MAXIMUM WATER VELOCITY: 5 FT./SEC.
MAXIMUM WAVE HEIGHT: 2 FT.



FRONT VIEW FOR FLOTATION SILT CURTAIN

NOTES:

SEE SPECS. 2573, 3886, 3887 & 3893.

- ① FOR ANCHOR SPACING AND WEIGHT REQUIREMENTS, SEE SPEC. 2573.
- ② IN AREAS WHERE THE PLAN CALLS FOR RIPRAP AT A BRIDGE, CULVERT, OR SLOPE, A TEMPORARY ROCK BERM CONSTRUCTED FROM THE RIPRAP CAN BE USED TO PROVIDE ADDITIONAL PROTECTION. WHEN THE WORK IS COMPLETE THE RIPRAP CAN THEN BE MOVED TO THE PERMANENT LOCATION INDICATED IN THE PLANS. THE TEMPORARY ROCK BERM IS INCIDENTAL.
- ③ ON U.S. COAST GUARD OR OTHER MOTORIZED WATERWAYS, BUOYS ARE REQUIRED TO MARK THE ENDS AND SPECIAL AREAS FOR VISIBILITY. PLACE BUOYS AS REQUIRED FOR NAVIGATIONAL PURPOSES.
- ④ MINIMUM WATER DEPTH APPLIES TO THE DEEPEST POINT ALONG THE FLOTATION SILT CURTAIN OR SILT FENCE TYPE TB FOR DETERMINING APPLICABILITY OF FLOTATION SILT CURTAIN OR SILT FENCE TYPE TB.
- ⑤ SILT CURTAIN SHOULD BE REMOVED WHEN THE AREA CONTRIBUTING DIRECT RUNOFF HAS BEEN TEMPORARILY OR PERMANENTLY STABILIZED. SILT CURTAIN SHOULD ALSO BE REMOVED BEFORE WINTER IF ICE UP OR ICE FLOW IS ANTICIPATED.
- ⑥ EMBED POST INTO BOTTOM A MINIMUM OF 40% OF THE WATER DEPTH (INCLUDING WAVE HEIGHT), BUT IN NO CASE SHALL EMBEDMENT BE LESS THAN 2 FEET.
- ⑦ ANCHOR FLOAT MUST BE CONNECTED SECURELY TO SLEEVE WITH A MINIMUM TENSILE STRENGTH OF 100 LBS. CONNECTION METHOD MUST ALLOW FOR SLEEVE TO MOVE FREELY ON POST.
- ⑧ PROVIDE SUFFICIENT NUMBER OF POST ANCHORS TO MAINTAIN SILT CURTAIN POSITION.

REVISION:

APPROVED: 8-6-2014

[Signature]
CHIEF ENVIRONMENTAL OFFICER



[Signature]
STATE DESIGN ENGINEER

REVISED:

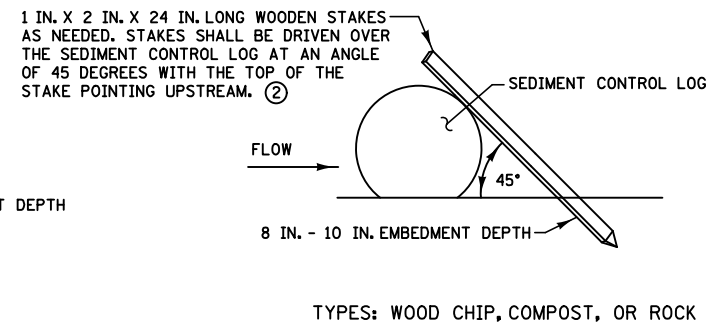
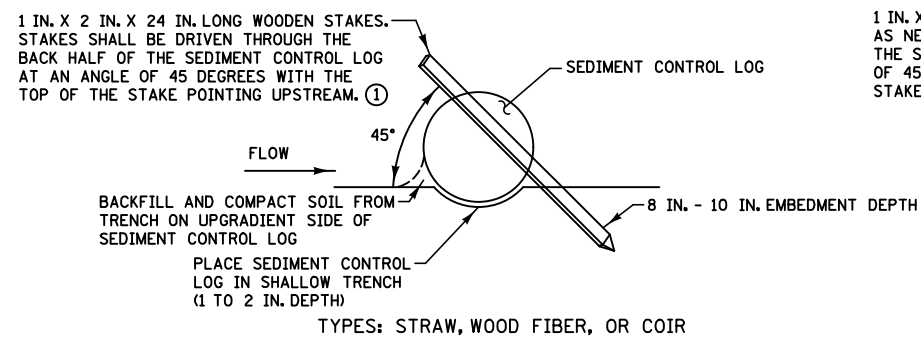
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8-6-2014

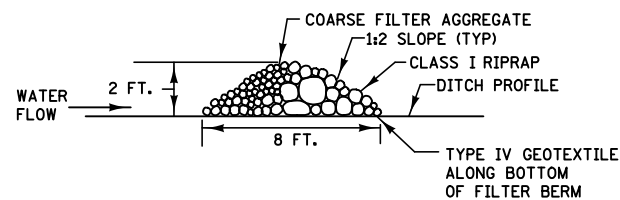
TEMPORARY SEDIMENT CONTROL
SILT CURTAIN OR SILT FENCE TYPE TB

STANDARD PLAN 5-297.405

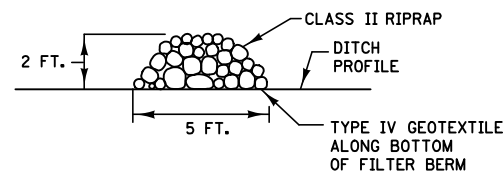
1 OF 7



SEDIMENT CONTROL LOGS

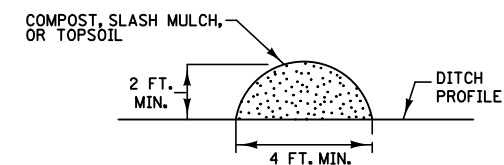


TYPE 3 (ROCK WEEPER)

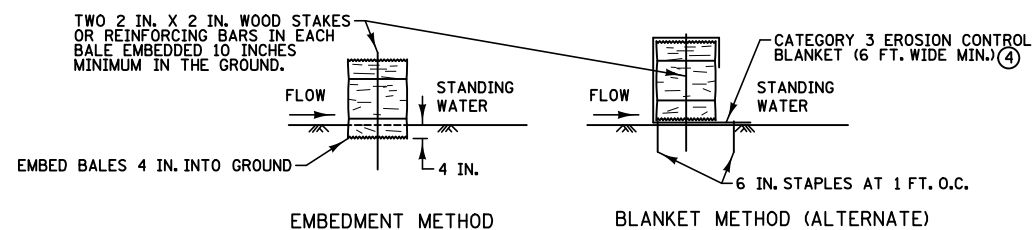


TYPE 5 (ROCK)

FILTER BERMS



TYPE 1 (COMPOST), TYPE 2 (SLASH MULCH), OR TYPE 4 (TOPSOIL)



BALE BARRIERS ③

NOTES:

SEE SPECS. 2573, 3149, 3874, 3882, 3886, & 3897.

- ① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1 FOOT FOR DITCH CHECKS OR 2 FEET FOR OTHER APPLICATIONS.
- ② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
- ③ TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS (6 INCH MAX. DEPTH). BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14 IN. X 18 IN. X 36 IN. LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
- ④ INSTEAD OF TRENCHING, PLACE BALE ON THE BLANKET AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISION:

APPROVED: 8-6-2014

[Signature]
CHIEF ENVIRONMENTAL OFFICER



REVISED:

[Signature]
STATE DESIGN ENGINEER

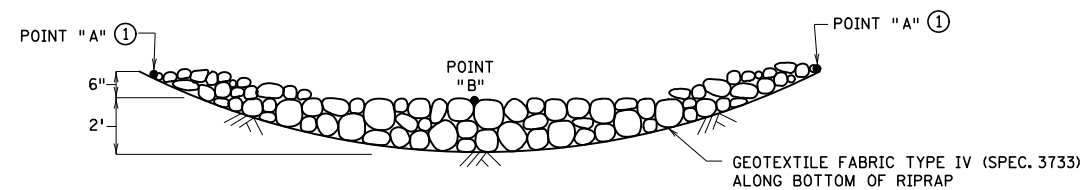
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8-6-2014

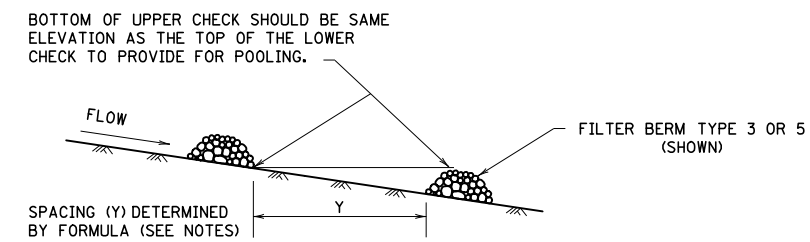
TEMPORARY SEDIMENT CONTROL
FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS

STANDARD PLAN 5-297.405

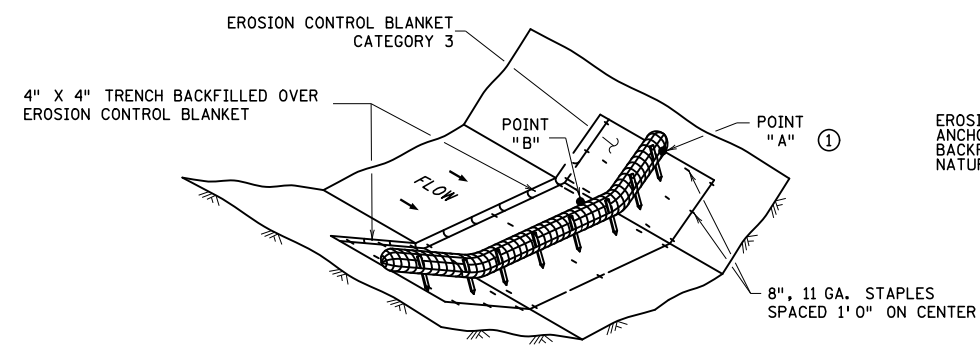
2 OF 7



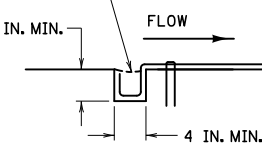
ROCK DITCH CHECKS
 FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) ②③
 (FOR USE ON ROUGH GRADED AREAS)



DITCH CHECK SPACING
 (FOR ALL FILTER BERM TYPES)



EROSION CONTROL BLANKET
 ANCHORAGE TRENCH,
 BACKFILL WITH TAMPED
 NATURAL SOIL.

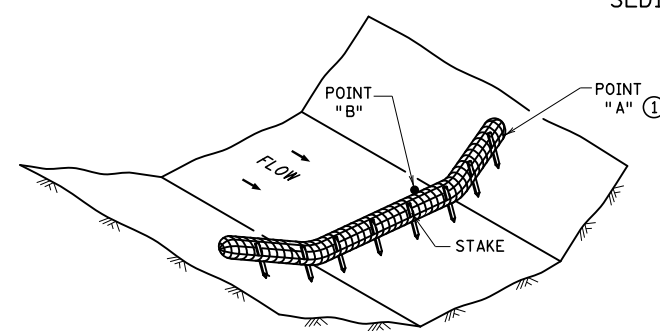


1 IN. X 2 IN. X 24 IN. LONG WOODEN STAKES AT 1 FT. MAXIMUM
 SPACING. STAKES SHALL BE DRIVEN THROUGH THE BACK HALF
 OF THE SEDIMENT CONTROL LOG AT AN ANGLE OF 45
 DEGREES WITH THE TOP OF THE STAKE POINTING UPSTREAM.

SEDIMENT CONTROL LOG TYPE WOOD FIBER
 EROSION CONTROL BLANKET
 CATEGORY 3 (8 FT. MIN. WIDTH)

STAPLE BLANKET IN ROWS WITH 6 IN. STAPLES AT 18 IN.
 MAX. SPACING WITHIN ROWS AND 2 FT. MAX. SPACING
 BETWEEN ROWS. LEADING AND TRAILING EDGE SHALL BE
 STAPLED APPROX. 6 IN. FROM EDGE (TYP.)

SEDIMENT CONTROL LOG TYPE BLANKET SYSTEM ④



SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST ⑤
 (FOR USE ON ROUGH GRADED AREAS)

NOTES:

SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3889.

FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH
 THE ENDS FACING UPSTREAM.

APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT.)} = Y = \frac{\text{DITCH CHECK HEIGHT (FT)}}{\% \text{ CHANNEL SLOPE}} \times 100$$

① POINT "A" MUST BE A MINIMUM OF 6 INCHES HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE
 DIKE AND NOT AROUND THE ENDS.

② PERMANENT ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6
 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.

③ DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC..

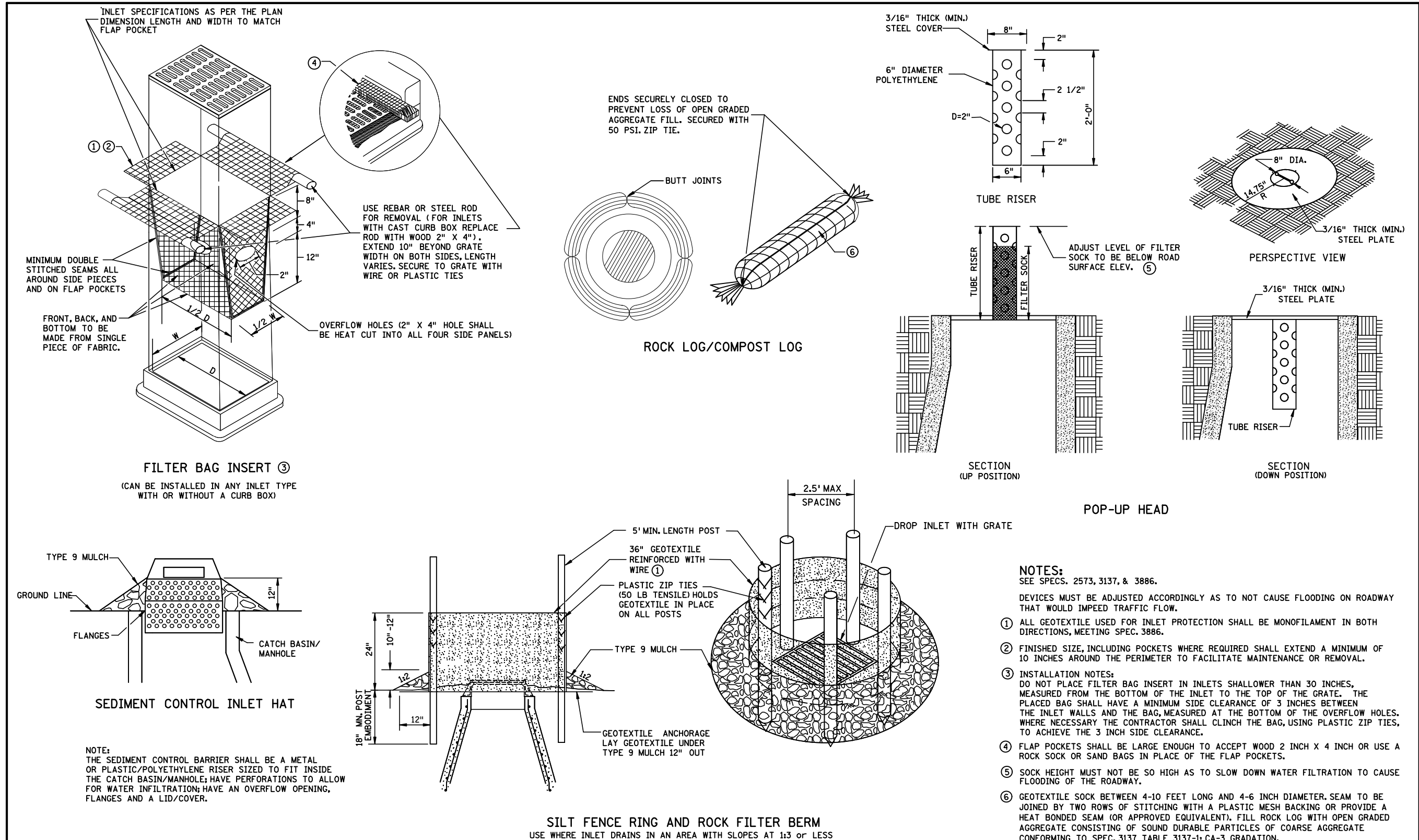
④ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC..

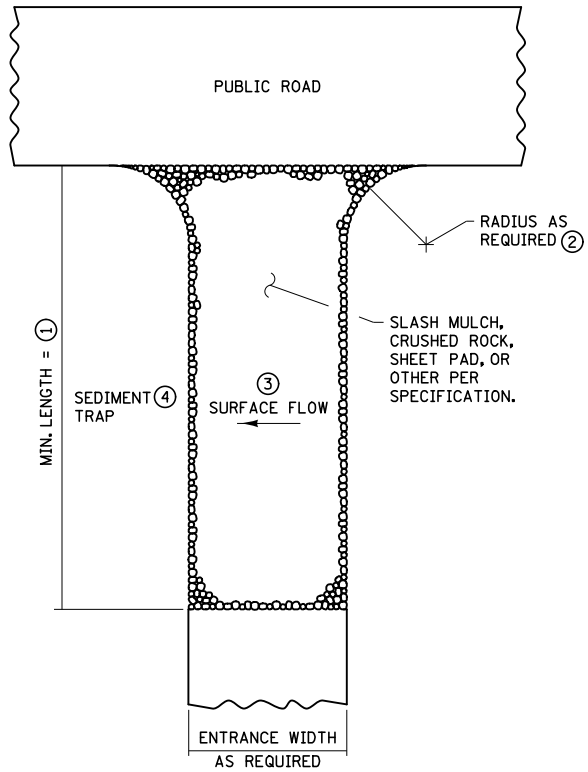
⑤ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC..

REVISION:
 APPROVED: 8-6-2014
 Chief Environmental Officer

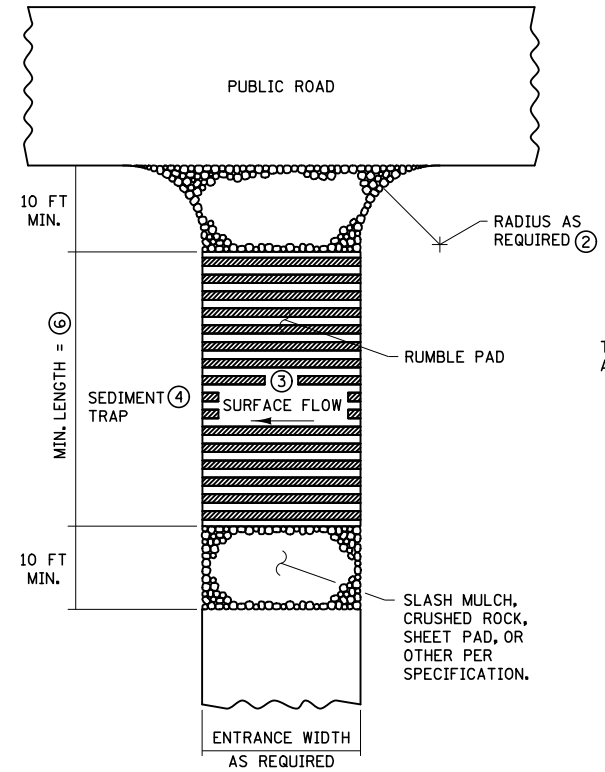
MINNESOTA
 DEPARTMENT OF TRANSPORTATION
 Revised: 8-6-2014
 State Design Engineer

TEMPORARY SEDIMENT CONTROL
 DITCH CHECK
 STANDARD PLAN 5-297.405
 3 OF 7

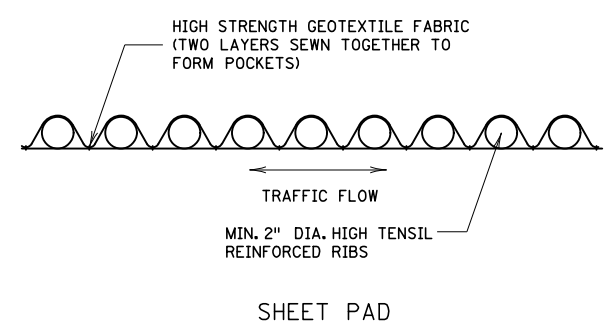
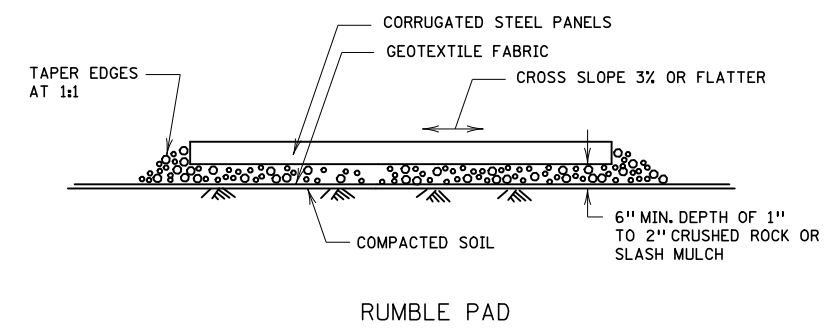




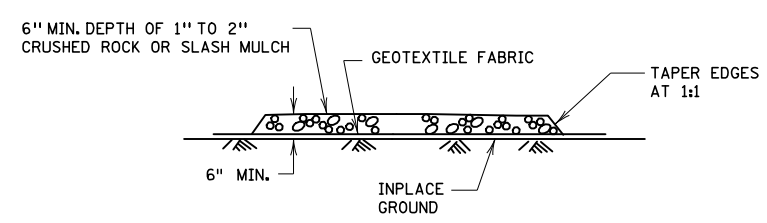
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT ⑤⑦



RUMBLE PAD CONSTRUCTION EXIT ⑤⑦



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

- NOTES:
- SEE SPECS. 2573 & 3882.
- ① MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
 - ② PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
 - ③ IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
 - ④ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
 - ⑤ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
 - ⑥ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
 - ⑦ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

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APPROVED: 8-6-2014

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REVISION:

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STATE DESIGN ENGINEER

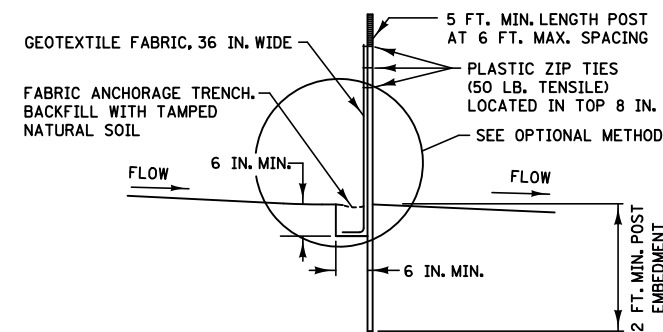
APPROVED: 8-6-2014

TEMPORARY SEDIMENT CONTROL

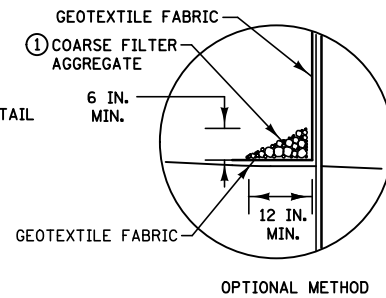
CONSTRUCTION EXITS

STANDARD PLAN 5-297.405

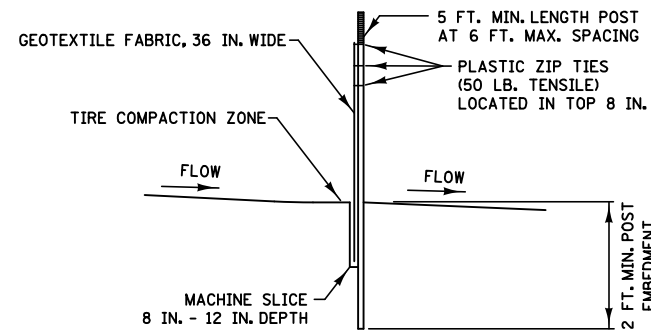
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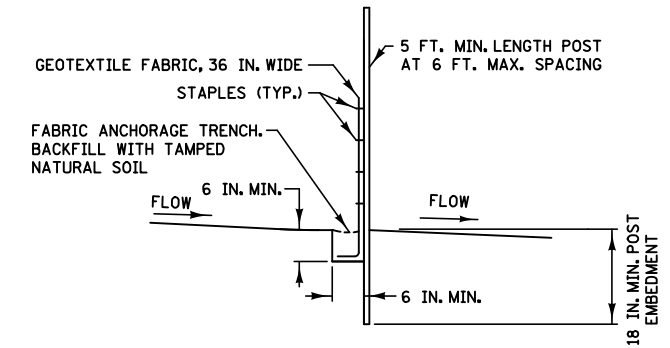
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(HAND INSTALLED)



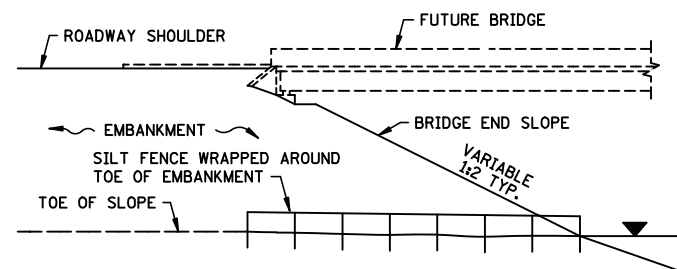
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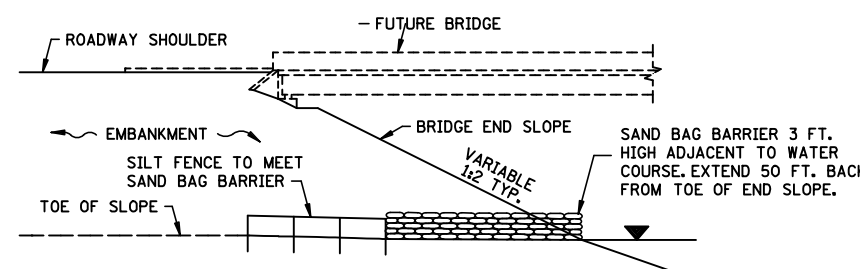
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(MACHINE SLICED)



SILT FENCE TYPE PA ③
(PREASSEMBLED)

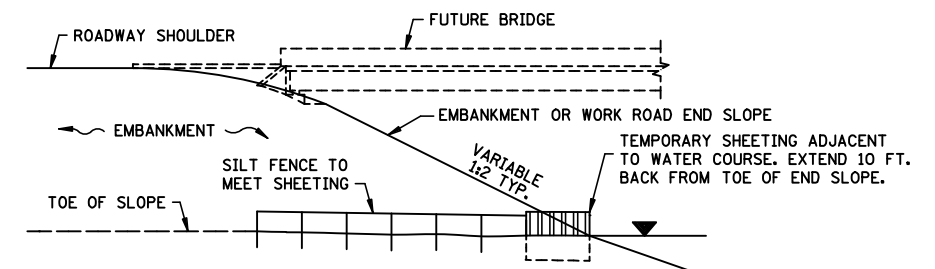


SILT FENCE ONLY ④

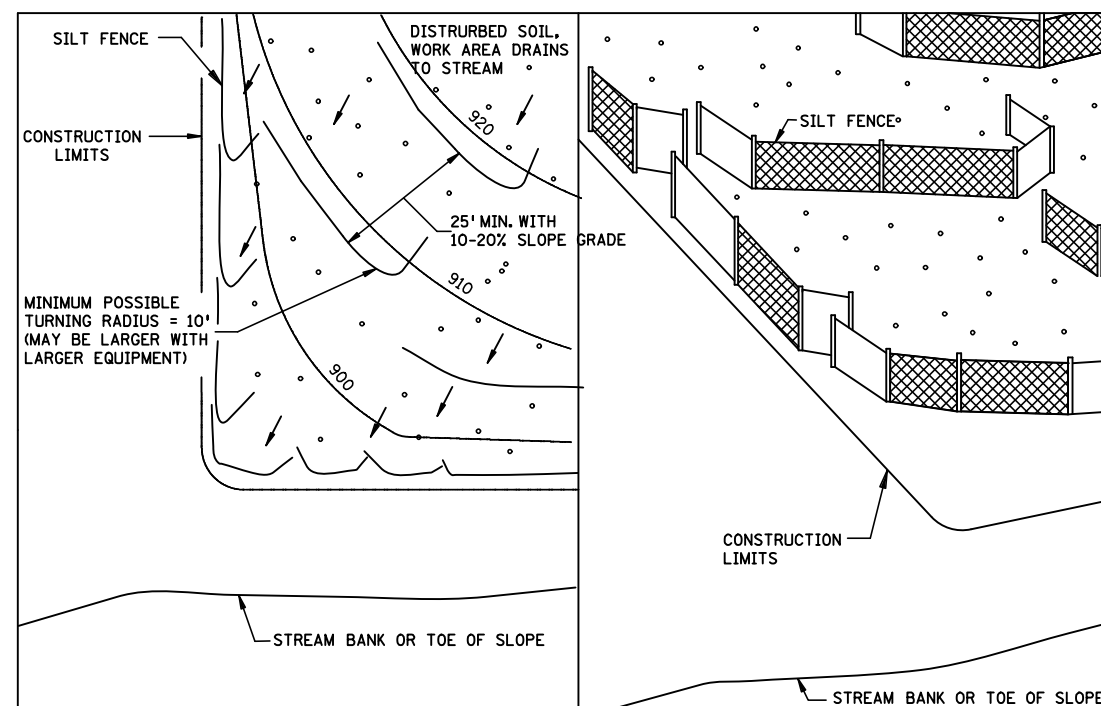


SILT FENCE WITH SAND BAGS ⑤

INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER



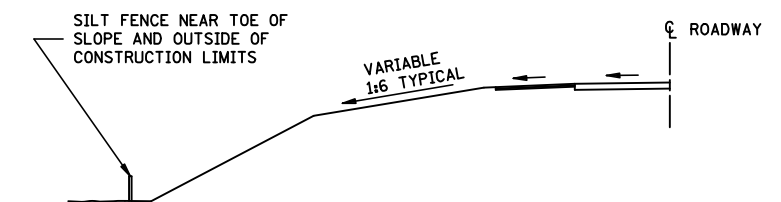
SILT FENCE WITH SHEETING ⑥



PLAN VIEW

PERSPECTIVE VIEW

J-HOOK INSTALLATION



LOCATION AT TOE OF ROADWAY EMBANKMENT

NOTES:

SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.

② TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA: 1 ACRE.

③ TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.

④ WATER COURSE FLOW VELOCITY: STANDING.

CONTRIBUTING SLOPE AREA: 1/2 ACRE.

⑤ WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC.

CONTRIBUTING SLOPE AREA: 1 ACRE.

⑥ WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC.

CONTRIBUTING SLOPE AREA: 3 ACRES.

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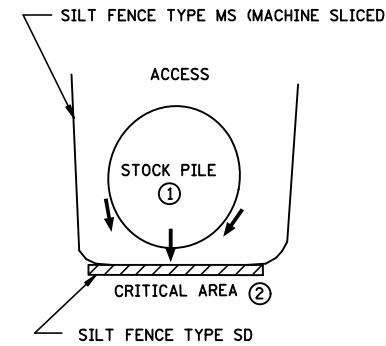
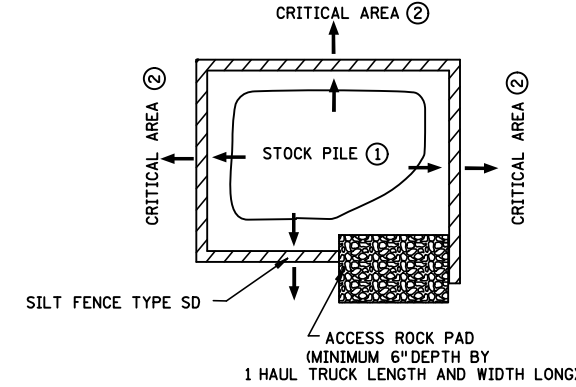
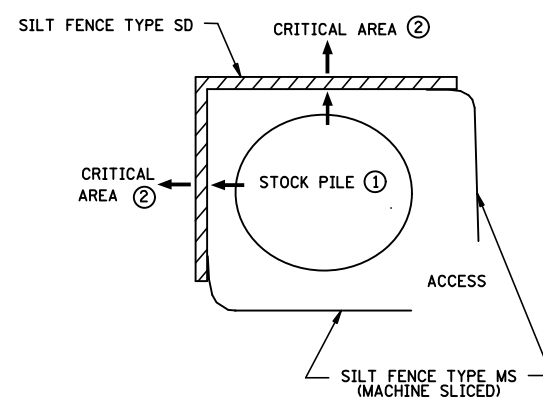
APPROVED:

8-6-2014

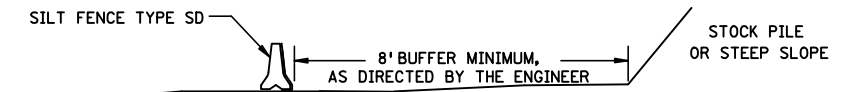
TEMPORARY SEDIMENT CONTROL
SILT FENCE

STANDARD PLAN 5-297.405

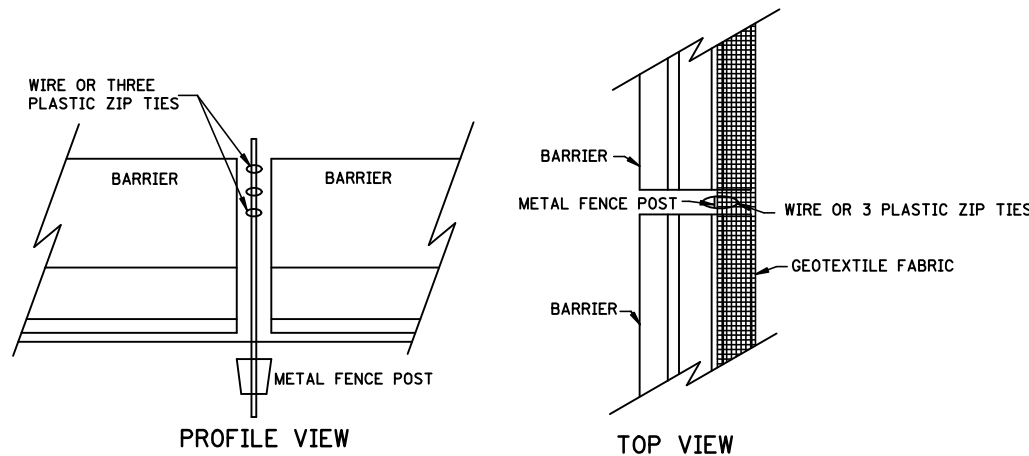
6 OF 7



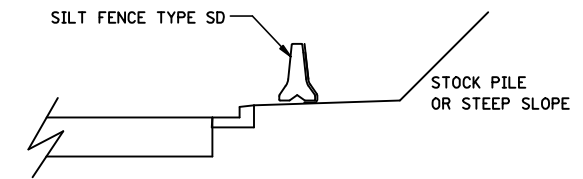
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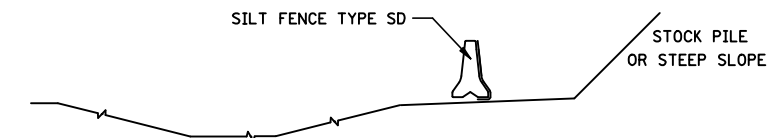
STOCKPILE SEDIMENT CONTROL



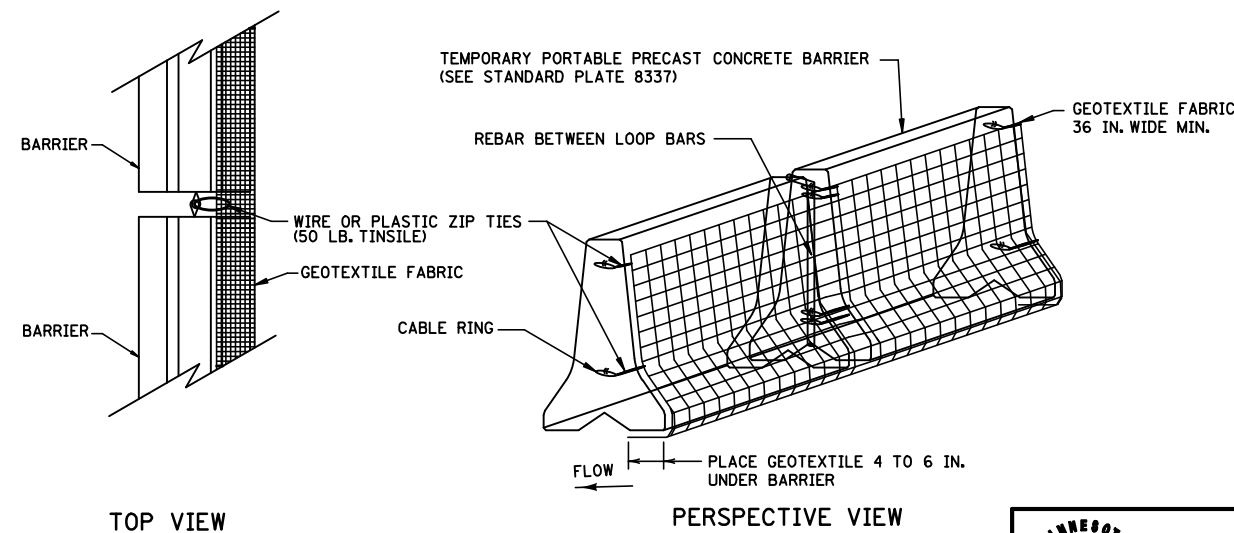
SILT FENCE TYPE SD (SUPER DUTY) BARRIER WITHOUT LOOP BARS



CURB AND GUTTER PROTECTION SYSTEM



DITCH PROTECTION SYSTEM



SILT FENCE TYPE SD (SUPER DUTY) BARRIER WITH LOOP BARS

NOTES:

SEE SPECS. 2533, 2573 & 3886.

SILT FENCE TYPE SD USED TO PROTECT CRITICAL AREAS FROM SHEET FLOW, AND AREAS WHERE OTHER SILT FENCES CANNOT BE PLACED. MAXIMUM CONTRIBUTING AREA: 1 ACRE. PLACE SILT FENCE TYPE SD ALONG A CONSTANT ELEVATION.

SILT FENCE TYPE SD CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

① PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, PLACE SILT FENCE SD AS SHOWN OR AS DIRECTED BY THE ENGINEER.

② CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

REVISION:

APPROVED: 8-6-2014

[Signature]

CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISOR:

APPROVED: 8-6-2014

[Signature]

STATE DESIGN ENGINEER

TEMPORARY SEDIMENT CONTROL

SUPER DUTY SILT FENCE

STANDARD PLAN 5-297.405

7 OF 7

APPROVED MARCH 17, 1997

Gerald J. Rohrer

STATE DESIGN ENGINEER

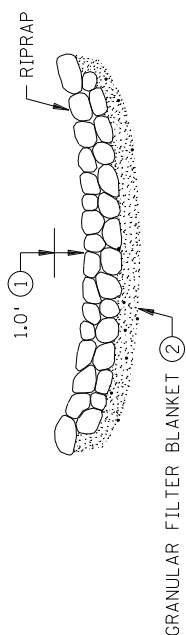
STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

RIPRAP AT CMP OUTLETS

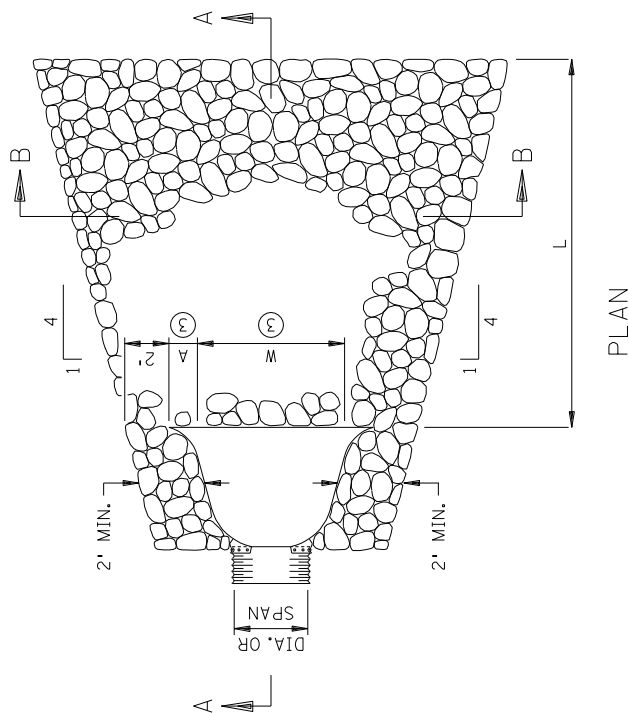
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3601
3733

REVISED
3-25-2000 A.K.J.

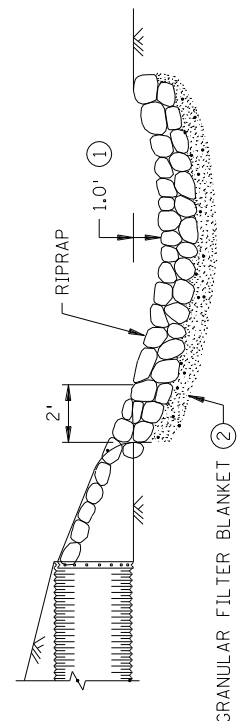
STANDARD
PLATE
NO.
3134C



SECTION B-B



PLAN



SECTION A-A

TABLE OF QUANTITIES
RIPRAP AT CMP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		12" DEPTH RIPRAP (CU. YD.)	6" DEPTH GRANULAR FILTER (CU. YD.)	18" DEPTH RIPRAP (CU. YD.)	18" DEPTH GRANULAR FILTER (CU. YD.)	9" DEPTH GRANULAR FILTER (CU. YD.)	24" DEPTH RIPRAP (CU. YD.)	12" DEPTH GRANULAR FILTER (CU. YD.)	24" DEPTH RIPRAP (CU. YD.)	12" DEPTH GRANULAR FILTER (CU. YD.)
12	8	3.2	1.6	4.7	2.4	2.4	6.3	3.2	6.3	3.2
15	8	3.5	1.8	5.2	2.6	2.6	6.9	3.5	6.9	3.5
18	10	4.7	2.4	7.0	3.5	3.5	9.4	4.7	9.4	4.7
21	10	5.5	2.8	8.2	4.1	4.1	10.9	5.5	10.9	5.5
24	12	6.5	3.3	9.8	4.9	4.9	13.0	6.5	13.0	6.5
30	14	8.6	4.3	12.8	6.4	6.4	17.1	8.6	17.1	8.6
36	16	10.9	5.5	16.3	8.2	8.2	21.8	10.9	21.8	10.9
42	18	13.5	6.8	20.3	10.2	10.2	27.0	13.5	27.0	13.5
48	20	16.0	8.0	24.0	12.0	12.0	32.0	16.0	32.0	16.0

TABLE OF QUANTITIES
RIPRAP AT CMP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		12" DEPTH RIPRAP (CU. YD.)	6" DEPTH GRANULAR FILTER (CU. YD.)	18" DEPTH RIPRAP (CU. YD.)	18" DEPTH GRANULAR FILTER (CU. YD.)	9" DEPTH GRANULAR FILTER (CU. YD.)	24" DEPTH RIPRAP (CU. YD.)	12" DEPTH GRANULAR FILTER (CU. YD.)	24" DEPTH RIPRAP (CU. YD.)	12" DEPTH GRANULAR FILTER (CU. YD.)
17	8	3.4	1.7	5.0	2.5	2.5	6.7	3.4	6.7	3.4
21	10	4.6	2.3	6.8	3.4	3.4	9.1	4.6	9.1	4.6
24	10	5.2	2.6	7.6	3.8	3.8	10.1	5.1	10.1	5.1
28	12	6.3	3.2	9.5	4.8	4.8	12.6	6.3	12.6	6.3
35	14	8.3	4.2	12.4	6.2	6.2	16.5	8.3	16.5	8.3
42	16	10.8	5.4	16.2	8.1	8.1	21.5	10.8	21.5	10.8
49	18	13.0	6.5	19.5	9.8	9.8	26.0	13.0	26.0	13.0
57	20	16.2	8.1	24.3	12.2	12.2	32.4	16.2	32.4	16.2

NOTES:

REQUIREMENTS FOR RIPRAP SIZE AND THICKNESS AND FILTER BLANKET
WILL BE DESIGNATED IN THE PLANS.

- FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
- THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE
FABRIC, SPEC. 3733, FOR THE GRANULAR FILTER BLANKET UNLESS
OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER
THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.
- DIMENSIONS W AND A ARE GIVEN ON STANDARD PLATES 3122 AND 3123.



Slope Installation Instructions EXCEL R-1™

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc.. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Step 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the slope to secure the upstream end of the blanket. The trench should run along the length of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.0' intervals along the terminal edge.

* Drawings Not to Scale

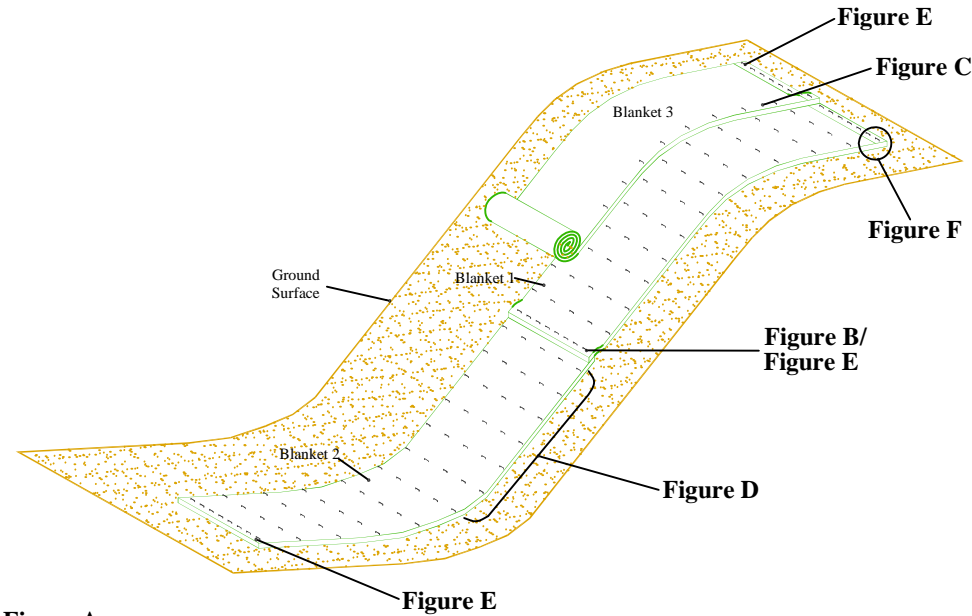


Figure A

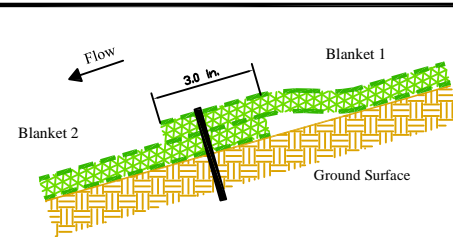


Figure B - Profile View

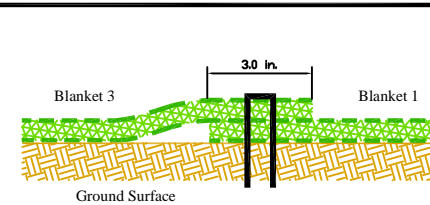


Figure C - Cross Section View

Product Application/Equivalency Specifications

Excel R-1 is produced by Western Excelsior and consists of a temporary Rolled Erosion Control Product (RECP) comprised of an excelsior matrix mechanically (stitch) bound to a single, photodegradable synthetic net (top). The expected longevity of Excel R-1 is approximately 18 months (actual longevity dependent on field and climatic conditions). Excel R-1 is manufactured to include physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_R1_SPEC and performance information may be found on document WE_EXCEL_R1_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel R-1 must meet identical criteria as Excel R-1 as follows:

1. Consist of machine produced, weed and debris free excelsior bound to a single, synthetic, photodegradable net.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 2C product.

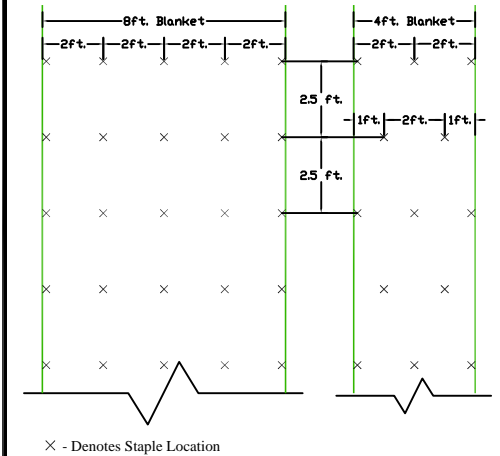


Figure D - Plan View

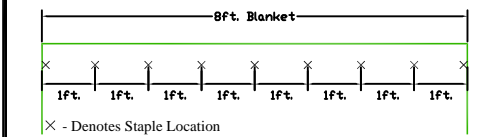


Figure E - Plan View

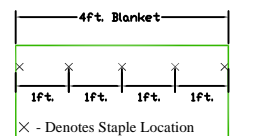


Figure F - Plan View

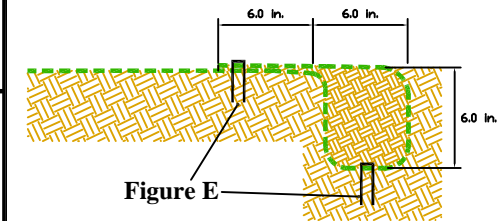


Figure G - Profile View

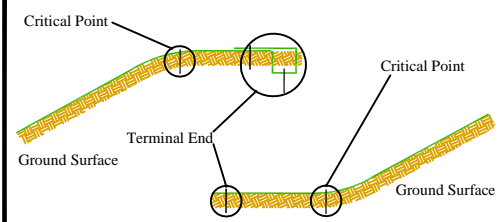


Figure H - Critical Point Securing



Channel Installation Instructions EXCEL R-1™

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc.. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Step 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the channel side slopes and the upstream terminal end of the channel to secure the edges of the blanket. The trench should run along the length and width of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.0' intervals along the terminal edge.

* Drawings Not to Scale

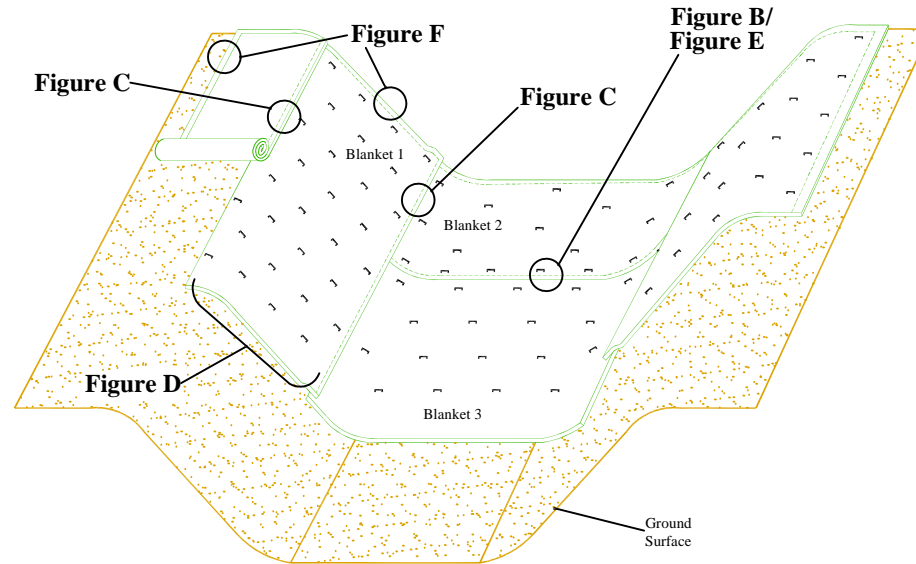


Figure A

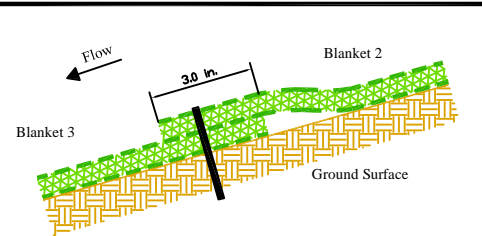


Figure B - Profile View

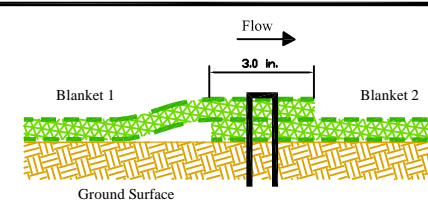
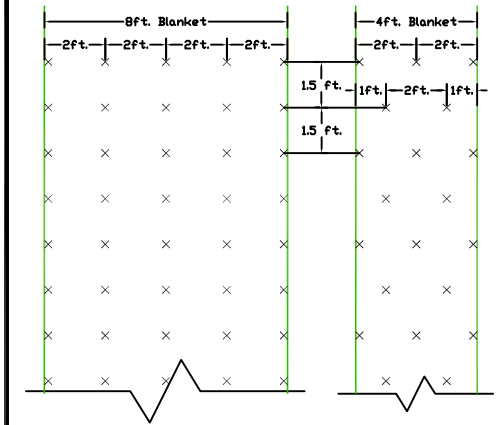


Figure C - Cross Section View

Product Application/Equivalency Specifications

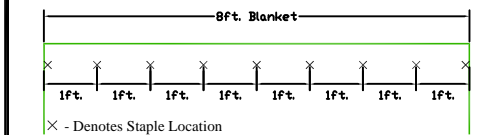
Excel R-1 is produced by Western Excelsior and consists of a temporary Rolled Erosion Control Product (RECP) comprised of an excelsior matrix mechanically (stitch) bound to a single, photodegradable synthetic net (top). The expected longevity of Excel R-1 is approximately 18 months (actual longevity dependent on field and climatic conditions). Excel R-1 is manufactured to include physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_R1_SPEC and performance information may be found on document WE_EXCEL_R1_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel R-1 must meet identical criteria as Excel R-1 as follows:

1. Consist of machine produced, weed and debris free excelsior bound to a single, synthetic, photodegradable net.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 2C product.



× - Denotes Staple Location

Figure D - Plan View



× - Denotes Staple Location

Figure E - Plan View

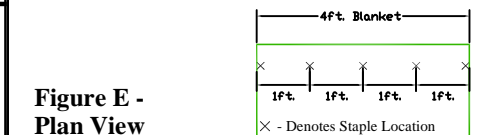


Figure E

Figure F - Profile View

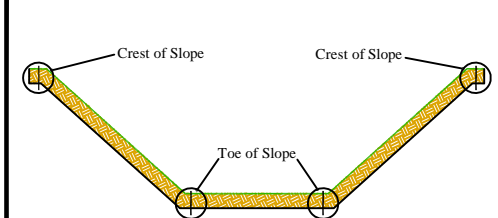


Figure G - Critical Point Securing

[illegible]

INSPECTORS LOG FOR MPCA STORM WATER PERMIT	INSPECTORS INITIALS	TYPE OF INSPECTION		DATE OF INSPECTION			TIME OF INSPECTION		ADDITIONAL COMMENTS:	
		ROUTINE WEEKLY	24HRS AFTER A RAIN EVENT	MONTH	DAY	YEAR		AM		PM

CERTIFICATE OF SURVEY FOR
GARY OSTBERG
IN THE NE 1/4 OF SEC. 33-118-24
HENNEPIN COUNTY, MINNESOTA

LEGAL DESCRIPTION OF PREMISES :

That part of the following described property:

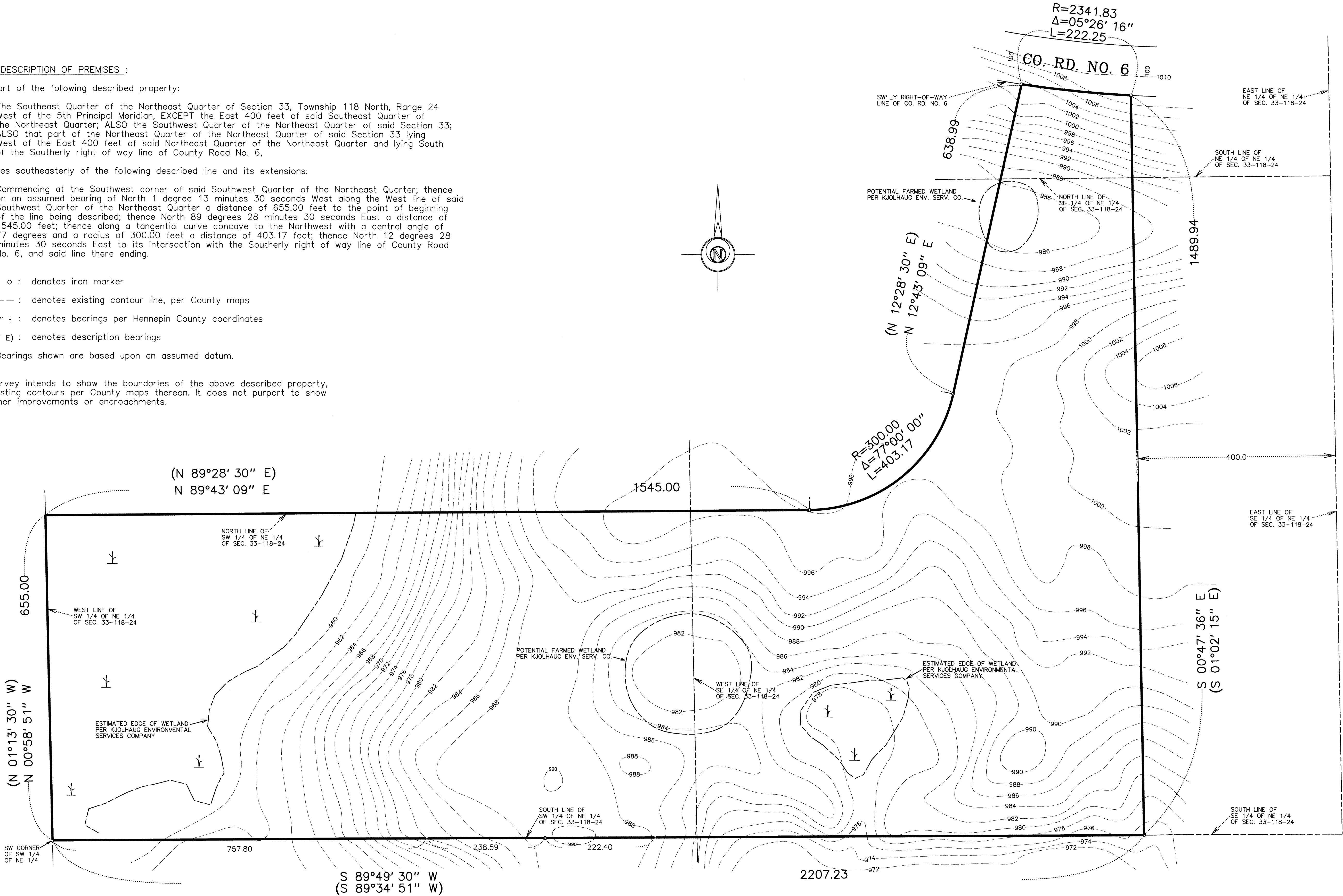
The Southeast Quarter of the Northeast Quarter of Section 33, Township 118 North, Range 24 West of the 5th Principal Meridian, EXCEPT the East 400 feet of said Southeast Quarter of the Northeast Quarter; ALSO the Southwest Quarter of the Northeast Quarter of said Section 33; ALSO that part of the Northeast Quarter of the Northeast Quarter of said Section 33 lying West of the East 400 feet of said Northeast Quarter of the Northeast Quarter and lying South of the Southerly right of way line of County Road No. 6,

which lies southeasterly of the following described line and its extensions:

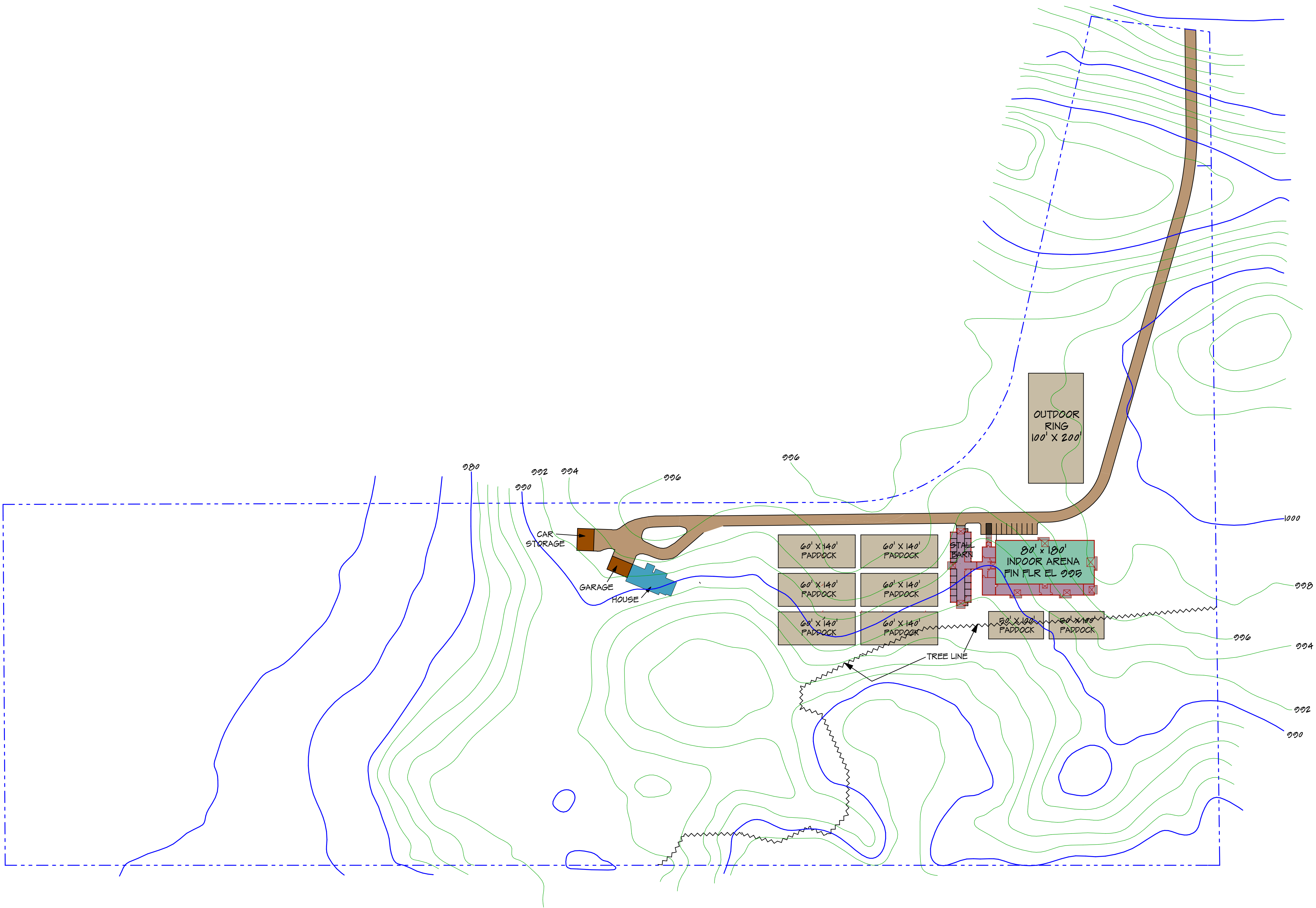
Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 1 degree 13 minutes 30 seconds West along the West line of said Southwest Quarter of the Northeast Quarter a distance of 655.00 feet to the point of beginning of the line being described; thence North 89 degrees 28 minutes 30 seconds East a distance of 1545.00 feet; thence along a tangential curve concave to the Northwest with a central angle of 77 degrees and a radius of 300.00 feet a distance of 403.17 feet; thence North 12 degrees 28 minutes 30 seconds East to its intersection with the Southerly right of way line of County Road No. 6, and said line there ending.

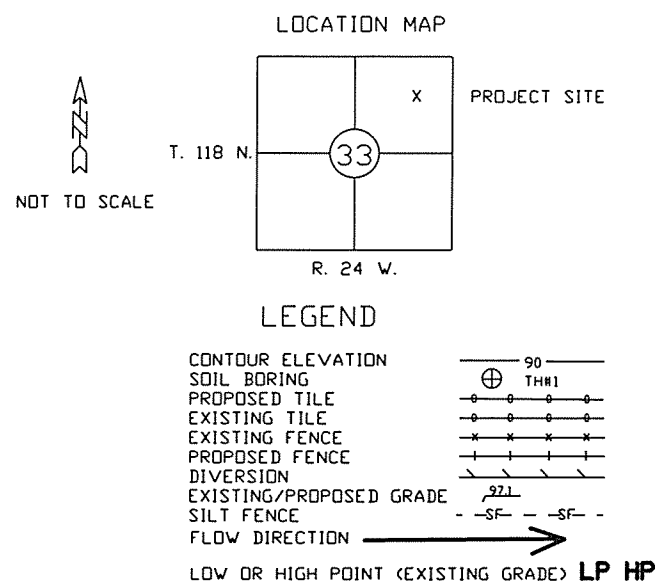
- o : denotes iron marker
---917--- : denotes existing contour line, per County maps
N 00°14' 39" E : denotes bearings per Hennepin County coordinates
(N 00°14' 39" E) : denotes description bearings
Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and existing contours per County maps thereon. It does not purport to show any other improvements or encroachments.



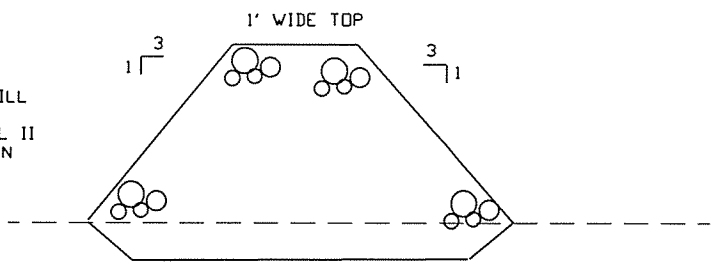
Gronberg & Associates, Inc. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 5-4-17	SCALE 1"=100' 17-177
PROJECT	
I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Mark S. Gronberg Minnesota License Number 12755	
DATE	REMARKS





SURVEY:	GARY & LINDA OSTBERG			
DRAWN:				
DESIGN: MM	SITE PLAN			
5/22/17				
DRAWN: MM				
5/2/17				
CHECKED:	SECTION 33	T. 118 N.	R. 24 W.	HENNEPIN CO.
5/2/17	DRAWING FILE: OSTBERG.DWG			
RECD:	PLAN SHEET		1 OF 2	
5/16/2017				

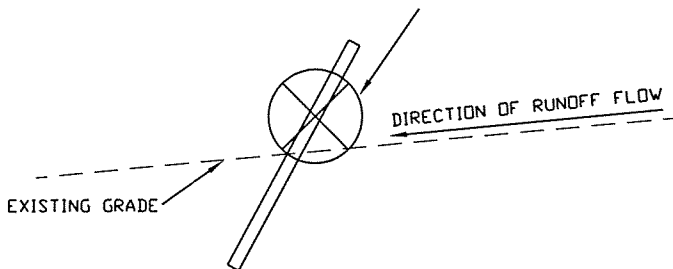
CHECK DAM HEIGHT WILL VARY, 1' MINIMUM
ROCK TO BE MNDOT CL II
OR AS SHOWN ON PLAN



CUT INTO EXISTING GRADE
INSTALL FILTER FABRIC
UNDER FILTER DAM

ROCK CHECK DAM SECTION

6" STRAW OR COCONUT FIBER WATTLE
1" X 2" X 15" WOOD STAKES
WRAP ENDS OF WATTLE UP GRADE
TO TRAP SEDIMENT

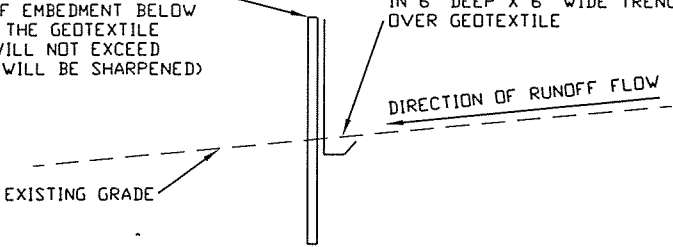


TYPICAL STRAW WATTLE X-SECTION

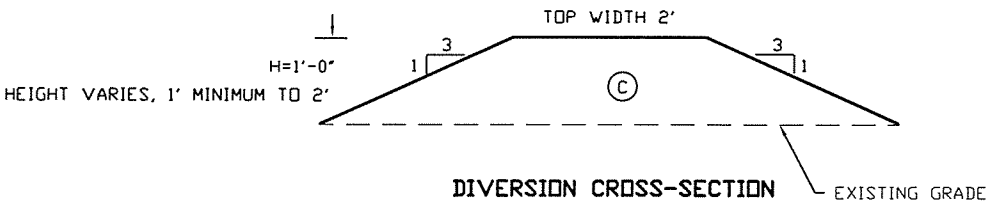
FOR LONGER DURATION INSTALLATIONS USE HEAVY
DUTY FABRIC (WOVEN MONOFILAMENT-130# GRAB TENSILE)
AFTER INSTALLATION, PLACE A 3/8" LATHE OR WOOD STRIP
OVER THE FABRIC AND SECURE TO EACH POST
WITH NAILS OR WOOD SCREWS

GEOTEXTILE TO BE PLACED ON UPSTREAM SIDE OF POSTS
PLACE GEOTEXTILE 6" INTO GROUND 6" UPSTREAM
IN 6" DEEP X 6" WIDE TRENCH, REPLACE AND COMPACT FILL
OVER GEOTEXTILE

WOODEN POSTS SHALL BE 2" SQUARE,
PROTRUDE 1.5' OF EMBEDMENT BELOW
THE BOTTOM OF THE GEOTEXTILE
POST SPACING WILL NOT EXCEED
8 FEET (POSTS WILL BE SHARPENED)

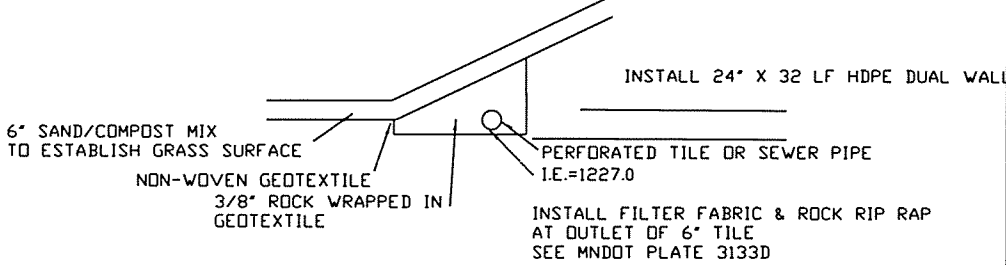


TYPICAL SILT FENCE X-SECTION

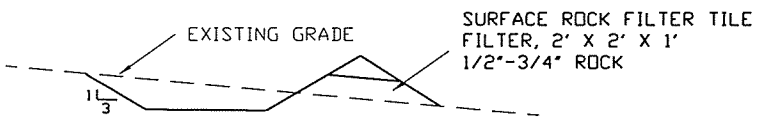


DIVERSION CROSS-SECTION

CONSTRUCT 2 OUTLET STRUCTURES
30" RISER INLET, W/ GRATE, ELEV 1230.6
24" INV=1224.4, 24" OUTLET TO WETLAND 1223.5



WATER QUALITY FILTER OUTLET



WATER QUALITY POND

FILTER TRENCH & WATER QUALITY POND DETAILS

CONSTRUCTION NOTES:
WATER QUALITY BASIN ALONG DRIVEWAY REQUIRES 700 CF OF VOLUME.
USE 230 LF DIVERSION, MINIMUM 1' TALL AND 15 FT OF RETENTION AREA
MAXIMUM SLOPE 6.7% (15:1) TO CREATE STORAGE VOLUME
OUTLET WQ POND WITH FILTER AS SHOWN ABOVE.

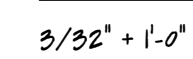
WATER QUALITY BASIN ALONG SOUTH LINE OF GRASS PADDOCKS REQUIRES 7000 CF OF VOLUME.
USE 340 LF DIVERSION, MINIMUM 2' TALL AND 45 FT OF RETENTION AREA
MAXIMUM SLOPE 4.5% (22:1) TO CREATE STORAGE VOLUME
OUTLET WQ POND WITH FILTER AS SHOWN ABOVE.

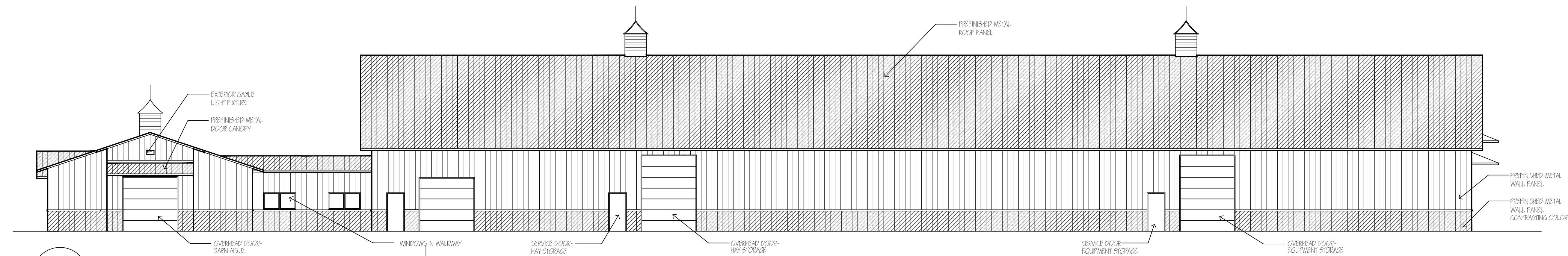
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

Michael H. Mayer
MICHAEL H. MAYER DATE: 5/13/17 REG. NO. 15043

SURVEY:	GARY & LINDA OSTBERG	
DRAWN:		
DESIGN: MM 5/2/17	SECTIONS	
DRAWN: MM 5/2/17		
CHECKED: MM 5/2/17		
REVISED: MM 5/12/2017	DRAWING FILE: OSTBERG2	PLAN SHEET 2 OF 2

DATE: 5/15/2017

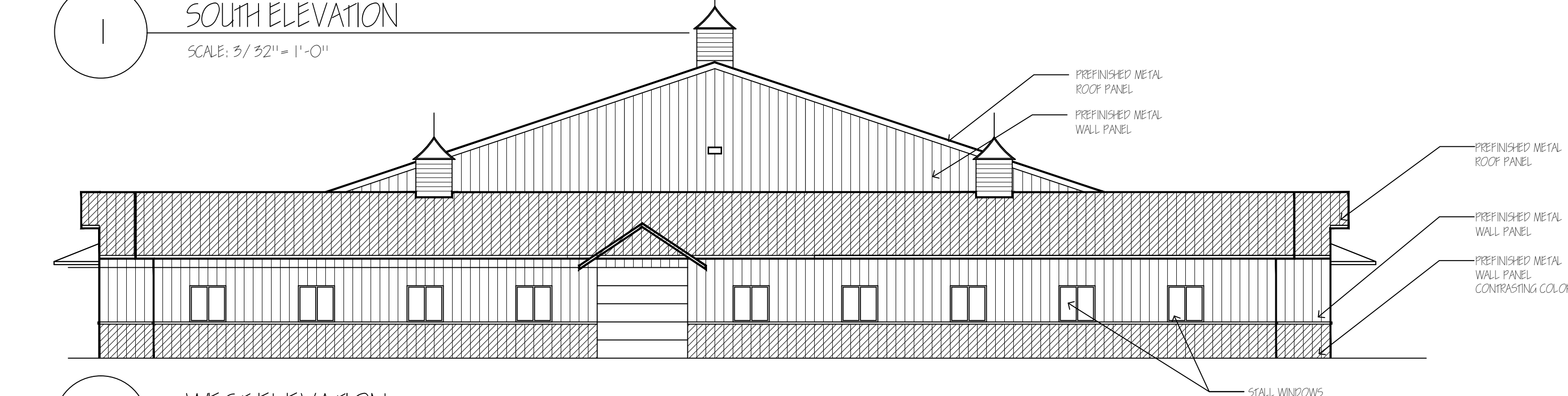




1

SOUTH ELEVATION

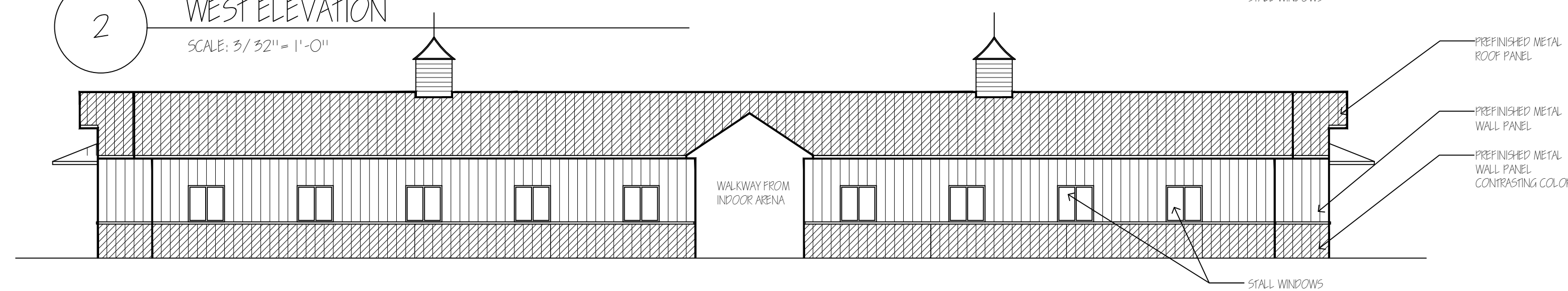
SCALE: 3/32" = 1'-0"



2

WEST ELEVATION

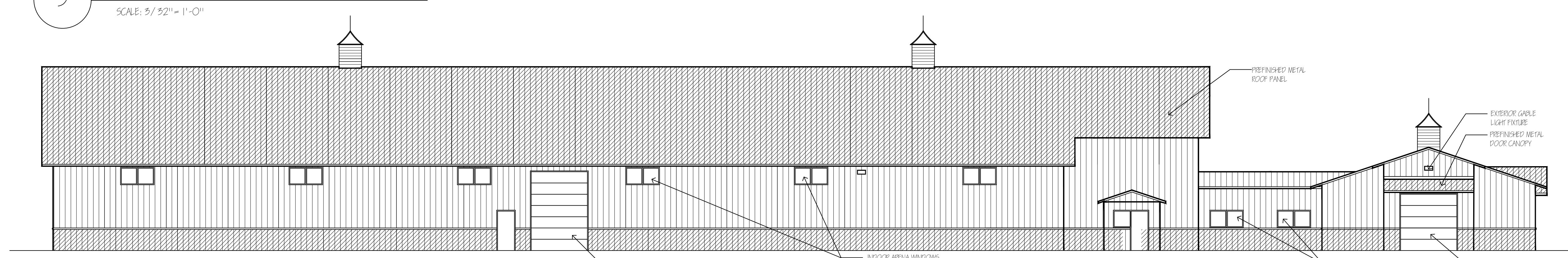
SCALE: 3/32" = 1'-0"



3

PARTIAL EAST ELEVATION

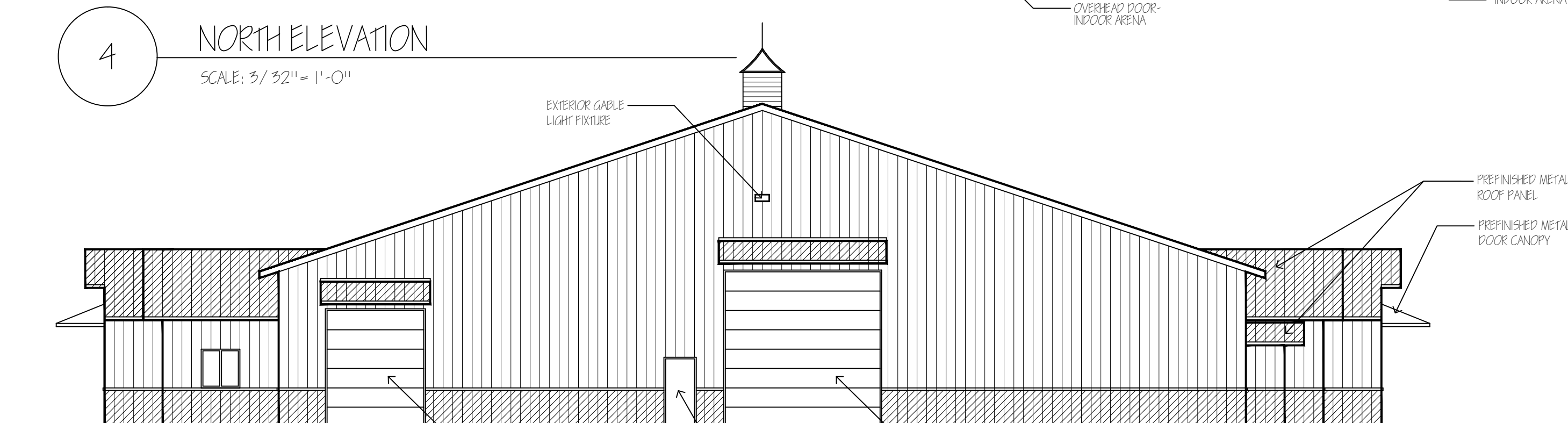
SCALE: 3/32" = 1'-0"



4

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



5

EAST ELEVATION

SCALE: 3/32" = 1'-0"

THE
OSTBERG
ARCHITECTS

651 647-9682 voice
linda@ostbergarchitects.com

475 Cleveland Avenue North
Suite 202
Saint Paul, MN. 55104

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA.

LINDA OSTBERG
DATE 5/1/2017 REG. NO. 13043

P.I.D. NO. 3311824140003
OSTBERG FAMILY FARM
COUNTY ROAD 6/
GAME FARM ROAD
INDEPENDENCE, MN

BARN ELEVATIONS

DATE: 5/15/2017

City of Independence

A Proposed Text Amendment to Chapter V of the City of Independence Ordinance – Section 510.05, Definitions - Accessory Dwelling Units

To: City Council
From: Mark Kaltsas, City Planner
Meeting Date: July 11, 2017

Discussion:

In January of this year the Planning Commission discussed and prioritized potential ordinance amendments. The first priority identified was to ‘clean up’ the accessory dwelling unit ordinance. The City has had several questions pertaining to the application of the ordinance over the last several years. The ordinance prescribes a total area permitted for accessory dwelling units. At the May 2017 Planning Commission Meeting, Commissioners recommended adding language to the ordinance which would allow mechanical rooms and or unfinished basements to be excluded from the total square footage permitted in the accessory dwelling unit. The proposed amendment would clearly provide for mechanical rooms and unfinished basements to not be counted towards the total square footage of an accessory dwelling unit.

Planning Commissioners held a public hearing at the June 20 PC Meeting. Commissioners recommended approval of the amended ordinance to the City Council.

Attachments: Proposed Ordinance Amendment



**CITY OF INDEPENDENCE
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

ORDINANCE NO. 2017-03

**AMENDING SECTION 510.05 OF THE INDEPENDENCE CITY CODE RELATING TO
DEFINITIONS AND SECTION 530.01 AND 530.05 RELATING TO CONDITIONAL USES**

THE CITY OF INDEPENDENCE DOES ORDAIN:

Section 1. Section 510.05 of the Independence City Code is hereby amended as follows:

520.21 Definitions. Subdivision 1. The following words and terms, and their derivations have the meanings given in this zoning code.

Subd. 2. "Accessory Dwelling Unit." A secondary dwelling unit that is:

- (a) Physically attached to or within a single family dwelling unit or within a detached^a accessory building that has a principal structure on the parcel; and*
- (b) Subordinate in size to the single family dwelling unit; and*
- (c) Fully separated from the single family dwelling unit by means of a wall or floor, with or without a door; and*
- (d) Architecturally compatible with the principal structure (using similar materials, finishes, style and colors similar to the principal structure); and*
- (e) The lesser of 33% of the above ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet. **The total square footage shall not include a designated mechanical room or unfinished basement below the accessory dwelling unit;** and*
- (f) Not in excess of the maximum square footage for accessory structures as permitted in this code; and*

- (g) Has permanent provisions for cooking, living and sanitation; and*
- (h) Has no more than 2 bedrooms; and*
- (i) Limited to relatives of the homesteaded owner occupants or the homesteaded owners of the principal structure. The total number of individuals that reside in both the principal dwelling unit and accessory dwelling unit may not exceed the number that is allowed by the building code; and*
- (j) Uses the existing on-site septic system^b or an approved holding tank; and*
- (k) Respectful of the future subdivision of the property and the primary and secondary septic sites. The City may require a sketch of the proposed future subdivision of a property; and*
- (l) In compliance with the adopted building code relating to all aspects of the dwelling unit.*

^a On lots less than 2.5 acres, the accessory dwelling unit must be attached to the principal dwelling unit or located/constructed within an existing detached accessory structure that meets all criteria of this section.

^b The existing on-site septic system will be required to be inspected by the City to ensure compliance with all applicable standards. Any system that does not meet all applicable standards shall be brought into compliance as a part of the approval of the accessory dwelling unit.

Sec. 2. This ordinance shall take effect upon the day of publication.

Adopted this ____ day of _____, 2017.

Marvin D. Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator