



CITY COUNCIL MEETING AGENDA
TUESDAY NOVEMBER 14, 2023

6:30 PM REGULAR MEETING

1. Call to Order

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

2. Pledge of Allegiance

Mayor Johnson led the group in the Pledge of Allegiance.

3. Roll Call

Present: Mayor Johnson, Councilors Spencer, Betts,
Absent: Councilors Grotting and McCoy
Staff: Kaltsas and Simon and Kroells
Visitors: None

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

All items listed under Consent Agenda are considered 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 October 12, 2023, Special/Workshop City Council Meeting.
- b. Approval of City Council Minutes from the October 17, 2023, Regular City Council Meeting.
- c. Approval of Accounts Payable (Batch # 1; Checks Numbered 22397-22406, Batch # 2; Checks Numbered 22407-22416, Batch # 3; Checks Numbered 22417-22428, Batch # 4; Checks Numbered 22429-22430 and Batch # 5; Checks Numbered 22431-22454).
- d. Approval to not waive the monetary limits on Tort Liability established by MN Statutes, to the extent of the limits of liability coverage obtained from the LMCIT.
- e. Temporary Gambling Permit – Wayzata Clay Target Booster Club

Motion by Spencer, seconded by Betts to approve the Consent Agenda. Ayes: Johnson, Spencer and Betts. Nays: None. Absent: Grotting and McCoy None. Abstain. None. MOTION DECLARED CARRIED. 3-0

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.

Spencer would like to add comment on Lake Minnetonka Cable Commission Meeting at the end.

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

Spencer attended the following meetings:

Lake Minnetonka Cable Commission Executive Meeting
Lake Minnetonka Cable Commission Meeting
Future Chief of Fire Department lunch with Dennison

Betts attended the following meetings:

Hwy 12 Corridor Coalition Meeting

Johnson attended the following meetings:

Zoom Meeting National Community Action Board HC
Orono School Board Meeting
Healthy Youth Committee Meeting
Sensible Land Use Coalition
David Smiglewski Mayor of Granite Falls Funeral
Orono Fire Task Force Meeting
Hwy 12 Corridor Coalition Meeting
Howard Schleif Funeral – Former Corcoran Council Member
Greg Eckblad wife funeral – Rockford Township Supervisor
Chamber of Commerce coffee breakfast chat/meeting Haven Homes
Interview with potential police officer
NW League
3 Veterans Day Programs
Regional Council of Mayors Meeting
Chamber of Commerce Meeting
Delano Senior Center 20-year celebration

Kaltsas attended the following meetings:

Metro Cities Annual
County Assessor Coming Up
Hwy 12 Corridor Coalition Meeting

7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the September 2023 Activity Report.
3286 Incident Complaints (314 Independence) / (191 Maple Plain)
Active in traffic enforcement
Interview last Wednesday – FT Opening since July 1st, low interest, no applicants even with a \$5000 sign on bonus.

Developing at PT (3) officers. Current, active, etc...Lots of applicants for PT
View Santa – December 2nd cookies and cocoa – Food shelf donations

8. Certification of Delinquent Sewer Service Charges as Special Assessments.

- a. **RESOLUTION NO. 23-1114-01** – Resolution certifying delinquent sewer service charges.

Annual Review of delinquent Sewer Service Charges

Motion by Johnson, seconded by Spencer to approve the certification of delinquent sewer charges as Special Assessments. Ayes: Johnson, Spencer and Betts. Nays: None.

Absent: Grotting and McCoy None. Abstain. None.

MOTION DECLARED CARRIED. 3-0

9. Peter Bullemer (Applicant/Owner) is requesting the following action for the property located at 3375 Lake Haughey Road (PID No.s 08-118- 24-33-0007 and 08-118-24-33-0008) in the City of Independence, MN:

- a. **RESOLUTION NO. 23-1114-02** – Resolution approving a minor subdivision to allow a lot combination which would combine the two properties into one property.

Lots are under the same ownership both zoned AG. One property is vacant land, other has the home. Property with principal structure on 3375 Haughey Rd (2.28 acres), South is vacant lot (4.07 acres) = 6.38 acres combined in the after condition. West side of Lake Haughey Road. We did let them know that the condition of the property as 2 lots as cannot replicate the split again, they would still like to combine. Pros for the applicant, accessory dwelling buildings. They would like to have all on one tax statement. No comments at Public Hearing or written comments. Planning Commission recommended approval subject to conditions.

Motion by Betts, seconded by Spencer to approve resolution no. 23-1114-02 resolution approving a minor subdivision to allow a lot combination which would combine the two properties into one property. Ayes: Johnson, Spencer and Betts. Nays: None.

Absent: Grotting and McCoy None. Abstain. None.

MOTION DECLARED CARRIED. 3-0

10. Sam Vandeputte (Applicant) and 1985 Co Rd 90 Llc (Owner) is requesting the following action for the properties located at 1985 and 1989 County Road 90 (PID No.s 22-118-24-41-0005 and 22-118-24-41-0001) in the City of Independence, MN:

- a. **RESOLUTION NO. 23-1114-03** – Resolution approving a minor subdivision to allow a lot combination which would combine the two properties into one property.

Sam's landscaping to combine two lots to allow for the development that was approved two years ago for a new commercial building. Both are Commercial Light Industrial, both guided. 7.5 acres in combined condition. There was an existing home

on 1985 and 1989 just sticks out. The county requested 17ft if the property was to be platted. The applicants site plan does set back beyond the 17ft but their parking lot will come closer to the right of way should the county ever acquire that right of way but it is there and that will not be built on. We did issue a grading permit and will be pulling a building permit tomorrow for the buildings to go up.

Johnson – why was this split off previously.

Kaltsas – I don't know. I didn't see it in title either.

Johnson – told Sam that the original public works building was on their property.

Motion by Spencer, seconded by Betts to approve resolution no. 23-1114-03 resolution approving a minor subdivision to allow a lot combination which would combine the two properties into one property. Ayes: Johnson, Spencer and Betts. Nays: None. Absent: Grotting and McCoy None. Abstain. None.
MOTION DECLARED CARRIED. 3-0

11. Approval of the Issuance and Sale of Conduit Bonds for 180 Degrees, Inc.

- a. **RESOLUTION NO. 23-1114-04** – Resolution approving the authorization of the issuance, sale and delivery of revenue bonds for 180 Degrees, Inc. Projects (this includes the renovation and expansion of two facilities; “Minneapolis Project,” and together with the St. Cloud Project, the “Projects”).

Approved preliminary issuance for a project earlier this year. 180 degrees is MN nonprofit looking to issue revenue bonds for a facility they operate in St. Cloud and Minneapolis. The city is in a position to issue revenue bonds on behalf of the organization and get a fee for doing that. There is no risk to the city. We are not responsible for repayment of the bonds if they default on the bonds themselves. We have had success doing this previously. It generates revenue for our taxpayers. They pay for all costs associated with the issuance of the bonds with our attorneys review of the bonds and the loan agreement and everything else that goes along with that.

Johnson – is there any concern since we only have 3 here on council.

Kaltsas – the rep is on the call tonight if we have any questions, but I should check quick to see if it needs a 4/5 vote. We can check on this and approve it pending.

\$6M. Passing out status on to the issuer – 180 degrees. We would have a .05% fee. The city would receive the administrative fee and about \$30,000. Kennedy & Graven did review all the documents. Did tweak the loan documents and asked that the lender be responsible for providing financials.

Motion by Johnson, seconded by Spencer to approve resolution no. 23-1114-04 Resolution approving the authorization of the issuance, sale, and delivery of revenue bonds for 180 Degrees, Inc. Projects (this includes the renovation and expansion of two facilities; “Minneapolis Project,” and together with the St. Cloud Project, the “Projects”). Ayes: Johnson, Spencer and Betts. Nays: None. Absent: Grotting and McCoy None. Abstain. None.
MOTION DECLARED CARRIED. 3-0

12. Open/Misc.

Spencer – survey of all member cities for the future of the Lake Minnetonka Cable Commission. It is slowly diminishing funding sources. Conclusion was LMCC would sell their building in Spring Park and use the proceeds to extend the life of the organization. LMCC is in the process of negotiating an agreement with Long Lake Public Works building on a lease building. By the post office on Douglas. If we budget proceeds and renovate, it should continue 8 years.

Johnson – Vinland center has remodeled and put in new windows. It looks very attractive. I hardly recognize it.

13. Adjourn.

Motion by Spencer, seconded by Betts to Adjourn meeting at 7:25pm. Ayes: Johnson, Spencer and Betts. Nays: None. Absent: Grotting and McCoy None. Abstain. None. MOTION DECLARED CARRIED. 3-0