



CITY COUNCIL MEETING MINUTES
TUESDAY FEBRUARY 10, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, February, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, McCoy, Betts, Fisher, Grotting (virtual)

ABSENT: None

STAFF: City Administrator Kaltsas, Administrative Services Director Simon, PW
Supervisor Ben Lehman, WHPS Chief DuRose

4. ****CONSENT AGENDA****

Mayor Spencer stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

- a. Approval of City Council Minutes from the January 20, 2026, Regular City Council Meeting.
- b. Approval of City Council Minutes from the February 4, 2026, City Council Workshop.
- c. Approval of Accounts Payable; (Batch #1 - Checks No. 24172-24194 and Batch #2 - Checks No. 24195-24228).
- d. Approval of the Updated City Council Meeting Dates for 2026 - Changing the Meeting Time of the August 4th City Council Meeting from 6:30 PM to 5:00 PM and moving the November 3rd City Council Meeting from November 3rd to November 10th and Canceling the November 17th Meeting.

Motion by McCoy, seconded by Betts to approve the consent agenda. Ayes: Spencer, Betts, McCoy, Fisher Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

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

Council member Fisher Attended the following meeting:

- WHPS recognition ceremony
- City Council Workshop

Council member Betts Attended the following meeting:

- Police Commission
- City Council Workshop
- WHPS recognition ceremony

Council member Grotting Attended the following meeting:

- Planning Commission
- City Council Workshop

Council member McCoy Attended the following meeting:

- Police commission
- City Council Workshop

Mayor Spencer Attended the following meeting:

- Planning Commission
- WHPS Police Commission
- WHPS recognition ceremony
- City Council Workshop
- LMC Mayors Conference
- LMC Next Level Leaders

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the January 2026 Activity Reports.

Director DuRose presented the updated activity report format, explaining that it had been refreshed to better align with how they report statistics to the FBI through the National Incident Based Reporting System (NIBRS). He outlined the difference between Group A offenses (more serious) and Group B offenses, noting that the reporting now counts multiple offenses within a single incident.

For January 2026, Independence had 5 Group A offenses and 1 Group B offense, all theft-related, stemming from 4 incidents. Director DuRose reported many crashes in the city during January, mostly related to deer collisions, which had increased significantly.

Director DuRose highlighted the community engagement section of the report, which captured meetings, problem-solving initiatives, and events like the Polar Plunge. The West Hennepin Public Safety team raised just over \$1,900 for Special Olympics with 10 participants, and Director DuRose mentioned they plan to grow the team for 2027.

Councilmember Betts complimented the report's accessibility for screen readers, noting that the format was compatible with her reading device, unlike many reports with graphs.

Director DuRose also mentioned the positive feedback from the February 2nd recognition ceremony and expressed interest in making it an annual event to recognize staff achievements in front of friends, family, and community members.

7. Mike Kuka (Applicant/Owner) requests that the City consider the following action for the property located at 4405 County Road 92 N, Independence, MN (PID No. 04-118-24-31-0002):
 - a. **RESOLUTION No. 26-0210-01** – Considering approval of a conditional use permit (CUP) to allow a detached accessory building to exceed 5,000 square feet. The applicant has an existing detached accessory building that is currently larger than 5,000 SF (approximately 7,200 SF) and considered lawful non-conforming. The applicant would like to add approximately 5,520 square feet to the existing building which will enlarge the structure and create the need for the conditional use permit.

City Administrator Mark Kaltsas presented the conditional use permit request from Mike Kuka to expand an existing accessory building. The property, located at 4405 County Road 92 North, is zoned and guided as agriculture and is approximately 80 acres in size.

Kaltsas explained that the existing building is approximately 7,200 square feet and considered lawfully nonconforming as it was constructed before current standards were adopted. The applicant wished to add approximately 5,500 square feet (72' x 76') to the structure, bringing the total to about 12,700 square feet.

The proposed expansion meets all setback requirements, being approximately 50 feet from the north property line where only 15 feet is required. Kaltsas noted that the Planning Commission had reviewed the application and found that the size of the property, the building's limited visibility from surrounding properties and County Road 92, and its intended personal use (not connected to the commercial indoor riding arena on the same property) satisfied the criteria for a conditional use permit.

The Planning Commission recommended approval with conditions that the building not be associated with the existing commercial riding arena conditional use permit, and that grading and drainage would be reviewed during the building permit process.

Motion by McCoy, seconded by Fisher to approve RESOLUTION 26-0210-01 Granting the Conditional Use Permit. Ayes: Spencer, Betts, McCoy, Fisher, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

8. Open/Misc.

9. Adjourn.

Motion by Betts, seconded by Fisher to adjourn the meeting at 6:49PM. Ayes: Spencer, Betts, McCoy, Fisher, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0