



CITY COUNCIL MEETING MINUTES  
TUESDAY MARCH 3, 2026

**CITY COUNCIL MEETING TIME: 6:30 PM**

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, March 3, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

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

ABSENT: McCoy

STAFF: City Administrator Kaltsas, Administrative Services Director Simon,  
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 February 10, 2026, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24229-24252).
- c. Agriculture Preserve Enrollment – Parcel ID No. 22-118-24-21-0004
- d. Rubbish Haulers - Annual License Renewals:
  - Randy’s Sanitation/Republic Services
  - Curbside Waste
  - Waste Management
- e. Liquor License – Annual Renewals
  - Ox Yoke Inn: Off Sale, On Sale and Sunday License
  - Windsong Golf Club: Off Sale, On Sale and Sunday License and Tobacco License
  - Pioneer Creek Golf Club: On Sale, Sunday License

**Motion by Betts, seconded by Fisher to approve the consent agenda. Ayes: Spencer, Betts, Fisher and Grotting. Nays: None. Absent: McCoy. Abstain: None. Motion Approved. 4-0**

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

**Council member Fisher Attended the following meeting:**

- LMCC

**Council member Betts Attended the following meeting:**

- None

**Council member Grotting Attended the following meeting:**

- None

**Mayor Spencer Attended the following meeting:**

- NW Hennepin League
- Bright Author Training

6. Funds Transfer Consideration

- a. **RESOLUTION No. 26-0303-01** – Consider transfer of funds from the General Fund (Fund 100) to the Road Capital Improvement Fund (Fund 402).

City Administrator Kaltsas explained that the city had budgeted \$175,000 in the 2025 budget for the gravel road project. The city issued bonds for the gravel road project in addition to the budgeted amount, and they are still completing the initial phase. To ensure the earmarked money goes toward gravel road projects, they need to transfer the unused 2025 funds from the general fund to the road capital improvement fund (Fund 402).

Kaltsas noted this is standard practice when budgeted funds aren't fully expended in a given year. The city anticipates using bond proceeds and potentially some of these transferred funds on the remaining 2025 project work to be completed in 2026. Any unused funds will be applied to a new 2026 gravel road project that will go out for bid.

The Mayor asked about which roads would be worked on this summer. Kaltsas responded that Public Works Director Ben has developed a plan including Pagenkopf, Fogelman, and Post roads, though he noted some leftover work from the previous year as well. He indicated they would be bringing the full 2026 project proposal to council soon and would provide a complete list of roads to be addressed.

**Motion by Fisher, seconded by Betts to approve RESOLUTION 26-0303-01 transferring \$175,000 from the General Fund to the Road Capital Improvement Fund. Ayes: Spencer, Betts, Fisher and Grotting. Nays: None. Absent: McCoy. Abstain: None. Motion Approved. 4-0**

7. Consider Approval of Purchasing a GIS System/Software (Geographic Information Systems) for Documentation, Cataloging and Maintenance of the City's Utilities and Underground Infrastructure.

City Administrator Kaltsas presented the proposal for purchasing GIS software licensing to maintain a database of underground utilities, though it would also document above-ground utilities. The system would be set up initially by the city engineer to create a mapping database that could be continuously updated and used for utility locates and facility documentation.

The proposal includes an initial setup cost of approximately \$30,000 and an ongoing annual license fee of about \$1,500. Kaltsas explained they can offset these costs within the current year's budget by utilizing existing funds, resulting in no net budget change for 2026. He noted that Public Works Director Ben is enthusiastic about implementing this system, and upcoming law changes will require digital documentation for locates and underground utilities.

The system would document various infrastructure including sewer systems, storm water facilities, culverts, ponding areas, and city signage like stop signs. The Mayor asked about grain tile documentation, and Kaltsas confirmed they would incorporate known grain tile mapping and any new drain tile information discovered during future projects.

Council Member Grotting, participating via Zoom, expressed initial concern about entering into another ongoing subscription service but was reassured that all data would remain the city's property if they ever changed providers. He noted that Ben had identified a reputable provider and that lighter-weight competitors had left the market. Grotting acknowledged this is necessary work that must be done.

**Motion by Spencer, seconded by Grotting to approve RESOLUTION 26-0303-02 approving the GIS system subscription and setup. Ayes: Spencer, Betts, Fisher, Grotting. Nays: None. Absent: McCoy. Abstain: None. Motion Approved. 4-0**

8. Discussion Relating to Upcoming Conduit Financing Request for North Shore Gymnastics New Facility in Maple Plain.

City Administrator Kaltsas introduced this item as it will come before council at their next meeting. He noted he would not be present at that meeting, so he wanted to provide an overview. North Shore Gymnastics, located in Maple Plain for nearly 40 years, is constructing a new 48,000 square foot youth gymnastics facility in the same industrial park where they currently lease space, next to the Proto Labs building.

North Shore requested conduit financing from Maple Plain, but Maple Plain is issuing its own debt in 2026 and lacks capacity to issue debt on behalf of North Shore. Maple Plain passed a resolution allowing Independence to issue the conduit financing on their behalf. This arrangement allows the nonprofit to take advantage of tax-exempt bond issuance while the city assumes no financial liability and charges a 0.5% fee.

The proposed issuance is approximately \$8.5 million, which would generate about \$42,500 for Independence. While largely administrative, the process does require annual follow-up work for auditing purposes, including obtaining financial information from the borrower.

Kaltsas explained they will use a different attorney than in the past because Kennedy & Graven lost their entire TIF practice about a year ago. They will work with Maren McGill from Taft Law, a well-regarded municipal and bond counsel firm recommended by the city attorney.

The process will include a public hearing on March 17th (notice already published) followed by approval of approximately 150 pages of agreements. Kaltsas noted this is a standard process and described the new facility as a significant improvement that will serve their loyal following in the community.

The Mayor requested that a representative from North Shore Gymnastics attend the March 17th meeting to provide a presentation about the project for residents' information. Kaltsas agreed to contact Director Ryan Roers, who lives locally, to arrange this.

The \$8.5 million issuance would largely use up the city's annual capacity (limit of \$10 million), though the city has no other planned bond issuances for the year.

#### 9. Open/Misc.

The Mayor reported that the Minnehaha Creek Watershed District is forming a 2027 advisory commission. While he had attended a setup meeting and most subsequent meetings would be during daytime hours when he couldn't attend, he recommended Joe Baker for appointment. Baker serves as the city's commissioner to the Pioneer Creek Watershed District and has been chair for ten years. Jim Whisker's committee appointed Baker to serve on the Minnehaha Creek advisory commission.

The Mayor also discussed a request for a letter of support from Rockford's mayor Mike regarding their wastewater treatment facility improvement project. The letter would support Rockford's application to Congressman Emmer for fiscal year 2027 community project funding. The Mayor explained that upgraded treatment facilities benefit regional water quality, as these plants discharge treated water into area waterways. He noted potential regional benefits including possible future collaboration between Rockford and Greenfield regarding Greenfield's failing system.

Council Member Grotting supported the letter, citing the value of the Crow River as a resource. The Mayor indicated he would submit the letter of support to Rockford's mayor.

No other council members had additional items to discuss.

#### 10. Adjourn.

**Motion by Betts, seconded by Fisher to adjourn the meeting at 6:57PM. Ayes: Spencer, Betts, Fisher, Grotting. Nays: None. Absent: McCoy. Abstain: None. Motion Approved.  
4-0**