



CITY COUNCIL MEETING MINUTES
TUESDAY MAY 5, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, May 5, 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, McCoy, Grotting

ABSENT: None

STAFF: City Administrator Kaltsas, Administrative Services Director Simon,
Public Works Director Lehman

VISITORS: Scott Hohag

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 April 21, 2026, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24350-24364).
- c. Non-City Assembly Permit Requests:
 - 1351 Nelson Road: Wedding - May 22, 2026
 - 909 County Road 19: Wedding – June 6, 2026

Motion by McCoy, seconded by Betts to approve the consent agenda. Ayes: Spencer, Fisher, McCoy, Grotting and Betts. 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:

- City Clean Up Day

Council member Betts Attended the following meeting:

- None

Council member McCoy Attended the following meeting:

- WHPS Public Safety

Council member Grotting Attended the following meeting:

- Planning Commission

Mayor Spencer Attended the following meeting:

- Planning Commission
- Sensible Land Use – Metcouncil
- Senate Transportation Committee with Kaltsas
- West Suburban Fire quarterly meeting
- West Suburban Fire Interviews for Deputy Chief
- WHPS Full-Time Officer Interviews
- LSIA Spring Meeting
- WHPS Commission Meeting
- WBIF/PSCWS (zoom)
- City Clean Up Day

Amber Simon Attended the following meeting:

- HC Election Training
- City Clean Up Day
- Planning Commission

Mark Kaltsas Attended the following meeting:

- Clean Up Day
- Audit
- Will do a proclamation for the Church Group for clean up day

6. **Public Hearing:** Consideration to Adopt Excel Energy Franchise Agreements for Gas and Electric.

City Administrator Kaltsas introduced both franchise agreement items together. He explained that Xcel Energy (Northern States Power, d/b/a Xcel Energy) contacted the City at the end of 2025 to advise that the previously executed franchise agreements were expiring and to request the adoption of new agreements. The new agreements are 20-year term agreements, consistent with the prior agreements. City Attorney Bob Vose reviewed the agreements and worked with Xcel's attorneys to refine the language.

Kaltsas noted that the ordinances as presented do not include franchise fees — an optional mechanism by which cities can charge an additional fee on utility bills for specific purposes. Staff indicated no franchise fee was being proposed at this time, though the City retains the ability to add one in the future.

Brief discussion followed regarding the extent of Xcel's gas service within Independence, with Kaltsas confirming that Xcel does provide gas service to at least the northwest portion of the city.

Councilmember Grotting inquired about the CenterPoint and Wright-Hennepin franchise agreements. Kaltsas confirmed those agreements are not up for renewal in the near term and that the City would address them upon expiration. Discussion also touched on how utility service territories are determined at the state level and how those boundaries differ from telecommunications franchises.

The public hearing was opened. No members of the public offered comment.

Motion by Betts, seconded by Grotting to close the public hearing. Ayes: Spencer, Fisher, McCoy, Grotting and Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

a. **ORDINANCE No. 2026-04:** Electric Franchise Ordinance

Motion by McCoy, seconded by Fisher to approve ORDINANCE 2026-04. Ayes: Spencer, Fisher, McCoy, Grotting and Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

b. **ORDINANCE No. 2026-05:** Gas Franchise Ordinance

Motion by Grotting, seconded by McCoy to approve ORDINANCE 2026-05. Ayes: Spencer, Fisher, McCoy, Grotting and Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

7. Scott Hohag (Applicant/Owner) requests that the City consider the following action for the property located at 6288 Drake Drive, Independence, MN (PID No. 26-118-24-32-0003):
 - a. **RESOLUTION No. 26-0505-01:** Considering approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

City Administrator Kaltsas presented the request on behalf of the applicant, Scott Hohag. The property at 6288 Drake Drive is zoned Rural Residential, within which detached Accessory

Dwelling Units (ADUs) are permitted as a conditional use. The applicant is currently in the process of constructing a new principal residence on the property and subsequently requested approval to construct a detached accessory building containing an ADU.

Kaltsas walked through each of the applicable ordinance criteria and confirmed the proposal meets all requirements:

- The proposed ADU of 640 square feet is subordinate in size to the 3,574 sq. ft. principal dwelling.
- The proposed accessory structure totals 2,080 sq. ft., within the 2,800 sq. ft. maximum allowable for the approximately 3-acre parcel.
- The ADU includes one bedroom with permanent provisions for cooking, living, and sanitation, satisfying the requirement and remaining within the two-bedroom maximum.
- The septic system has been sized to accommodate the additional bedroom.
- The structure's placement respects primary and secondary septic sites; the property has no further subdivision eligibility.
- The applicant confirmed the ADU would be occupied by a relative of the homesteaded owner.
- A building permit will be required, and all applicable building code requirements must be met as a condition of approval.

Kaltsas noted that the Planning Commission held a public hearing on this item, at which one neighboring property owner from 1015 Drake Drive asked for general clarification on conditional use permits but expressed no opposition to the specific application. The Planning Commission reviewed the proposal, found it met all applicable criteria, and recommended approval to the City Council.

A brief question was raised regarding whether the ADU would be located on the main floor of the accessory structure, which Kaltsas confirmed.

Motion by Grotting, seconded by McCoy to approve RESOLUTION 26-0505-01 approving a Conditional Use Permit for a detached Accessory Dwelling Unit at 6288 Drake Drive.

Ayes: Spencer, Fisher, McCoy, Grotting and Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

8. Open/Misc.

Highway 12 Funding Update: The Mayor reported that he and City Administrator Kaltsas have appeared before both the House and Senate Transportation Committees regarding Highway 12 funding. The current legislative session is set to conclude on May 8, 2026. The original funding request was \$20 million; the Mayor indicated the outcome remains uncertain, noting he had spoken with a contact who described the situation as "on the fence." Funding for a railroad crossing improvement was also mentioned as a possibility but with no confirmed outcome.

Lakeshore Improvement Association – Boat Lift: The Mayor reported that a longstanding informal cost-sharing arrangement between the Lake Association and the Sportsman's Club for a boat lift at the public landing had broken down. He was approached about whether the City would fund a replacement lift. The Mayor declined on behalf of the City, explaining that City involvement would trigger requirements for a more expensive ADA-accessible lift and that the City does not own the landing, which falls under the jurisdiction of the Minnesota DNR or the City of Greenfield.

Letter from a Resident: The Mayor read into the record a letter submitted by Spencer Kim, a seven-year-old resident of Perkinsville Road, requesting that the City construct a sidewalk on Perkinsville Road so that he could safely ride his bike without being confined to his driveway due to fast-moving traffic. The letter prompted a broader discussion among the Mayor, City Administrator Kaltsas, Councilmember Grotting, and Amber Simon regarding the feasibility of a trail connection along Perkinsville Road to Baker Park (Three Rivers Park District).

Kaltsas recounted that during the Bridgevine development review, the City had explored the possibility of a trail along Perkinsville connecting to the Baker Park campground trail system, but Three Rivers Park District declined to allow an official public trail connection to the campground. The City had also commented on the Baker Park master plan with the same request and received a similar response. Kaltsas noted that the path forward would likely require engagement with Three Rivers Park District and Hennepin County regarding a trail on County Road 19 that could eventually tie into the Bridgevine pedestrian infrastructure. He suggested that the upcoming comprehensive plan process — within the next two years — would be an appropriate time to revisit those conversations, noting the City's strong relationship with Three Rivers Executive Director Bo Carlson. The Council acknowledged the letter favorably and agreed the matter warrants continued attention, with no formal action taken at this time.

9. Adjourn.

Motion by Betts, seconded by Fisher to adjourn the meeting at 7:00PM. Ayes: Spencer, Fisher, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-

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