

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
TUESDAY, APRIL 21, 2020 –6:30 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 6:30 p.m. via Zoom video call.

2. Pledge of Allegiance

3. ROLL CALL

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

ABSENT: City Attorney Vose

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner

VISITORS: WHPS Chief Kroells, Steve McDonald (ABDO), Tammy Omdahl (Northland), Andrew Budde (Bolton & Menk)

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 April 2, 2020 Special City Council Meeting.
- b. Approval of Board of Review Minutes from the April 7, 2020 Board of Review Meeting.
- c. Approval of City Council Minutes from the April 7, 2020 Regular City Council Meeting.
- d. Approval of Accounts Payable; Checks Numbered 19567-19599.

**Motion by McCoy, second by Spencer to approve the Consent Agenda. Ayes: Johnson, Betts, McCoy, Spencer. Nays: None. Absent: Grotting. Abstain. 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:**

- Pioneer Sarah Creek Watershed Meeting
- City Council Special Session
- Met with Planning Applicants

**Grotting attended the following meetings:**

- Planning Commission Meeting
- City Council Special Session
- Emergency Meeting
- Phone call with Representative Phillips

**McCoy attended the following meetings:**

- City Council Special Session
- Resident Phone Calls About Shady Beach Planning Application
- Resident Phone Calls about Internet Service

**Betts attended the following meetings:**

- City Council Special Session
- Resident Phone Calls about Internet Service
- Resident Phone Calls About Shady Beach Planning Application

**Johnson attended the following meetings:**

- Resident Call about getting state back to work
- Resident Phone Calls about Internet Service
- Resident Phone Calls About Shady Beach Planning Application
- League of Minnesota Cities Webinar
- Community Action Webinar
- Regional Council of Mayors Zoom Meeting
- Conference Call with Congressman Phillips
- City Council Special Session

**Horner attended the following meetings:**

- City Council Special Session

**Kaltsas attended the following meetings:**

7. WEST HENNEPIN PUBLIC SAFETY – DIRECTOR GARY KROELLS: PRESENTATION OF THE MARCH 2020 ACTIVITY REPORT.

Kroells outlined the March Activity Report. He said numbers are down, but they are still doing traffic stops. DWI's seem to be up which is surprising considering the lower traffic numbers. Fatalities are also up.

\*for a complete list of incidents see the packet\*

8. CONSIDERATION OF THE FOLLOWING ITEMS RELATING TO THE PROPOSED CITY HALL IMPROVEMENTS AND STREET RECONSTRUCTION PLANS:

- a. Finance Plan – Provides a detailed overview of this bond issuance (for reference only; no action is needed).
- b. Resolution Setting the Sale of Bonds – **RESOLUTION 20-0421-01** - calling for the May 19<sup>th</sup> sale of the bonds.
- c. Approval of the Municipal Advisory Agreement – Agreement engaging Northland Securities as the City of Independence Municipal Advisor for this bond sale.

Kaltsas said The City has determined that certain streets in the City need reconstruction, repair and improvements. The City based its findings on the long-range street improvement plans which assess all streets in the City based on their age, condition, number of users and current condition. The overlay

project will provide for an approximately one and half inch bituminous overlay on top of the existing roads included in the project. Approximately 6 miles of existing bituminous roads will be included. The City has prepared and adopted a 5-year street reconstruction plan which corresponds with the bituminous overlay. In addition to the street reconstruction plan, the City is in the process of reviewing conditions and preparing plans and specifications for an update to the City Hall/West Hennepin Public Safety Building. The update would include the replacement of a portion of the HVAC equipment used to heat and cool the building, the replacement of the existing carpet/flooring throughout the building, replacement/repair of wall coverings, updating and making restrooms ADA compliant, updating the community room and City Council chambers, refinishing/painting portions of the building exterior and the addition of a new multi-purpose accessory building for WHPS and PW. The City has prepared and adopted the requisite five-year capital improvement plan identifying the proposed building improvements.

The City has held a public hearing relating to the five-year capital improvement plan and street reconstruction plan and preliminarily approved the issuance of bonds required to finance the plans. A copy of the finance plan is attached to this report for information. Following the public hearing, the City allowed for the requisite the 30-day public recall period. The City is now in a position to consider approval of setting the sale date for the bonds to be issued.

There is one point to note relating to the issuance of the bonds. The City has received bids on the street reconstruction plan that realized a considerable savings in comparison to the initial estimate. Based on the savings, staff would like to shift a portion of the anticipated bond issuance from the street reconstruction bonds to the capital improvement bonds. The maximum principal amount that the City can issue for the capital improvement plan is limited to \$2,500,000. The City would be able to move approximately \$100,000 towards the CIP bond issuance. Staff would like Council direction and concurrence with this adjustment.

Omdahl outlined the bond and payment terms which begin in 2022 and final maturity is 2041. Interest rates are around 2.4%. The plan is including a section on COVID-19 noting the volatility in rates and the challenge of predicting what it will exactly be. She said the City has a strong rating of Double A+ which results in lower interest rates.

Johnson asked if it is common practice to do a rating every time. Omdahl said it is common practice and needed for the S&P report.

**Motion by Betts, second by Spencer to approve RESOLUTION 20-0421-01 - calling for the May 19<sup>th</sup> sale of the bonds. Attached to the resolution is the Financial Plan for Bond Sale and the Municipal Advisory Agreement. Ayes: Johnson, Betts, Spencer and McCoy. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED.**

Grotting entered the Zoom meeting.

9. CONSIDERATION OF AWARDING 2020 STREET RECONSTRUCTION PROJECT (BITUMINOUS OVERLAY) TO WM MUELLER AND SONS, INC.

- a. **RESOLUTION 20-0421-02** – Awarding the Contract for the 2020 Street Reconstruction Project.

Johnson asked Kaltsas to address the street bids. Kaltsas said the City has received multiple bids and the lowest came in from WM Mueller and Sons. He noted the City Engineer reviewed the bids and recommended WM Mueller and Sons.

Spencer asked the timeframe for the project. Budde stated COVID-19 will determine project status. He also noted WM Mueller has a great reputation and he is happy they were the low bid.

**Motion by Betts, second by Spencer to approve RESOLUTION 20-0421-02- Awarding the Contract for the 2020 Street Reconstruction Project. Ayes: Johnson, Betts, Grotting, Spencer and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

10. OPEN/MISC.

Kaltsas updated Council on status of Xtratyme and the ability to upgrade the tower. Bolton & Menk looked at the bigger tower and it would actually have less power and would not have the capacity to add on another piece. The upgraded tower would be \$24,000 versus the \$5,000 initial proposal.

Spencer asked about WHPS getting a weather station placed on the tower. Kaltsas said it could be offered but may not be the most conducive site. It would be able to accommodate the small panel.

Betts said the \$5000 tower is a really good starting point and residents would appreciate it happening sooner than later.

11. ADJOURN.

**Motion by Betts, second by Spencer to adjourn at 7:14 p.m. Ayes: Johnson, Betts, Grotting, Spencer and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

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Respectfully Submitted,  
Trish Gronstal/ Recording Secretary