

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, NOVEMBER 17, 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.

3. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

2. ROLL CALL (Note: all noted present were “virtually” present

PRESENT: Mayor Johnson, Councilors Spencer and Grotting

ABSENT: Councilor Betts and McCoy

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner, City Attorney Horner

VISITORS: Glen Hartman

3. ****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 October 20, 2020 Regular City Council Meeting.
- b. Approval of City Council Minutes from the November 10, 2020 Special City Council Meeting.
- c. Approval of Accounts Payable; Check Numbers 20043 to 20071.

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

4. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

5. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- Highway 12 Safety Coalition Meeting (zoom)
- City Council Work Session

Grotting attended the following meetings:

- City Council Workshop

McCoy attended the following meetings:

Betts attended the following meetings:

Johnson attended the following meetings:

- Planning Commission Meeting (zoom)
- Highway 12 Towards Zero Deaths (2 webinars)
- Two Orono School Board Meetings (zoom)
- Sensible Land Use Coalition Meetings (zoom)
- State of the County Meeting (zoom)
- Met with Assessor Atkinson and Kaltsas (zoom)
- Election Judge
- Highway 12 Safety Coalition Meeting (zoom)
- Lorraine Koch funeral
- Regional Council of Mayors Meeting (zoom)
- City Council Workshop
- Highway 55 Corridor Coalition Executive Committee Meeting (zoom)
- SCS Finance Meeting (zoom)
- Small Cities Council Meeting (zoom)

Horner attended the following meetings:

- Met with BKV architects
- City Council Workshop

Kaltsas attended the following meetings:

- Urban Land Institute Meeting on the Status of the Economy (zoom)

7. Discussion to Approve Payment of Routine and Previously Contracted Claims.

a. RESOLUTION 20-1117-2020

Kaltsas said the Council is being asked to consider approval of the proposed resolution allowing routine and previously contracted bill payments prior to scheduled City Council meeting dates and payment claim listing will be provided at the subsequent council meeting. To eliminate late payments, the proposed resolution allows the City Administrator to approve claims payments before council meetings. The City Administrative Official will present to the City Council at the first council meeting after payment of claims a list of the claims paid and an explanation of the payment.

Motion by Grotting, second by Spencer to approve RESOLUTION 20-1117-2020 subject to auditors review approving payment of Routine and Previously Contracted Claims. Ayes: Johnson, Grotting and Spencer. Nays: None. Absent: Betts and McCoy. Abstain. None. MOTION DECLARED CARRIED.

8. City Hall Renovation Update:

a. Consider approval of Alternate Bid Items.

Kaltsas said the City Hall bids included a series of add alternates that staff would like to review with Council. The City bid the following add alternates:

1. Community room parking lot: Remove existing asphalt and base course, prep soils and install seed for limits indicated on landscape planting plan.

2

2. Millwork in Conference 127 (large conference room): Remove and replace existing millwork countertops at north and south side of the room with solid surface SSQ-1.
3. Ceiling fans in Lobby A and Lobby B: Provide (1) 84” dia. fan at Lobby A and (2) 84” dia. fans at Lobby B. Hunter Trak model, no light, 54” rod, medium gray. <https://www.hunterfan.com/pages/industrial-commercial-ceiling-fans-trak> Our engineers have proposed these as an optional feature to address air stratification in the lobby spaces, given their height and our skylights. Spaces will be comfortable without these fans, which would specifically move warm air down from the ceiling rather than letting it naturally rest at the level of the trusses.
4. Replace carpet and base at eleven rooms in West Hennepin Public Safety, as indicated on the drawings. Work includes: a. Removal of existing sheet carpeting and adhered carpet base. Includes portion requiring cutting around existing millwork to remain at open office areas. b. Wall patching and repair at gwb partitions, including paint touch ups. c. Installation of new carpet and resilient wall base.
6. This alternate and the associated pricing was identified to be inaccurate at the time the bids were provided. Staff will not be recommending approval of this alternate and will want to revisit the raised planter beds adjacent to the rear patio at a future time with Rochon Corp.
7. Use similar stone tile in lieu of concrete to match interior flooring on the rear patio spaces.

Alt #1 Cmty Pkg Lot	\$13,850.00
Alt #2 Millwork Top	\$5,120.00
Alt #3 Destrat Fans	\$9,850.00
Alt #4 Cpt/Base at WPS	\$22,300.00
Alt #5 NOT USED	
Alt #6 Raised Planting Bed	\$23,100.00
Alt #7 East Patio Finish	\$3,650.00
Alt #8 NOT USED	

Based on staff and Council discussion at the most recent workshop, staff is recommending the following alternatives to be approved by City Council:

Alternate #1: \$13,850
 Alternate #2: \$5,120
 Alternate #3: \$9,850
 Alternate #4: \$22,300
Alternate #7: \$3,650
TOTAL: \$54,770

It is recommended that the City Council approve Alternates 1, 2, 3, 4 and 7 and authorize the City Administrator and Mayor to execute the requisite contract documents adding those alternates to the contract scope.

Motion by Spencer, second by Grotting to approve Alternates 1, 2, 3, 4 and 7 (\$54,770 total) and authorize the City Administrator and Mayor to execute the requisite contract documents adding those alternates to the contract scope. Ayes: Johnson, Grotting and Spencer. Nays: None. Absent: Betts and McCoy. Abstain. None. MOTION DECLARED CARRIED.

8. OPEN/MISC.

Kaltsas gave an update on the status of the 2020 Comp Plan per the request of Mayor Johnson. Kaltsas said the Comp Plan was submitted to Met Council quite awhile ago. He noted there were issues over how to calculate our density and affordable housing so the City may need to amend this part of the plan. He noted Covid has caused a delay of about six months.

9. ADJOURN.

Motion by Spencer, second by Grotting to adjourn at 7:21 p.m. Ayes: Johnson, Grotting and Spencer. Nays: None. Absent: Betts and Spencer. None. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,
Trish Gronstal/ Recording Secretary

DRAFT